



## 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, March 18, 2014**

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

**CLOSED SESSION SPECIAL MEETING – 3:15 P.M.  
REGULAR MEETING – 4 P.M.**

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

### **CALL TO ORDER / ROLL CALL**

### **ANNOUNCEMENT OF CLOSED SESSION**

1. **CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**  
Pursuant to Government Code Section 54956.9(d)(2)  
One (1) Potential case
  
2. **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**  
AUTHORITY: Government Code Section 54956.9(a),(d)(1)  
NAMES OF CASES:
  - a) *Nicky Rottens Investment Group, Inc. v. City of Coronado, et al.*  
U.S. District Court (S.D. Cal.) Case No. 12-cv-2173-JM-RBB
  
  - b) *Michael Lewis, Lauren Taylor, et al. v. City of Coronado*  
San Diego Superior Court, Case No. 37-2013-00061742-CU-CR-CTL
  
  - c) *City of Coronado v. Michael Cohen, et al.*  
Sacramento Superior Court, Case No. 34-2013-00145407-CU-OE-GDS  
Sacramento Superior Court, Case No. 34-2013-80001694-CU-WM-GDS

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**AS A COURTESY TO OTHERS, PLEASE SILENCE CELL PHONES**

- d) *The Affordable Housing Coalition of San Diego County v. Tracy Sandoval, et al.*  
Sacramento Superior Court, Case No. 34-2012-80001158-CU-WM-GDS
- e) *Elizabeth A. Uremovic v. City of Coronado*  
San Diego Superior Court, Case No. 37-2013-00060783-CL-MC-CTL
- f) Conference with Legal Counsel – Initiation of Litigation  
Government Code Section 54956.9(a), (d)(4)  
One (1) potential case

3. **COMMUNICATIONS - ORAL:** Each person wishing to speak before the City Council on only matters listed on this agenda shall approach the City Council, give their name, and limit their presentation to 3 minutes.

#### **ADJOURN TO CLOSED SESSION**

#### **RECONVENE AND ANNOUNCE ACTION**

#### **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 March 4, 2014.
- 4. CEREMONIAL PRESENTATIONS:
  - a. Presentation of *USS Coronado* Youth Poster Contest Winners. (Pg 1)
- 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 3)  
**Recommendation: Approve the reading by title and waive the reading in full of all Ordinances on the agenda.**

**Joint City Council/SA Meeting**

**March 18, 2014**

**AS A COURTESY TO OTHERS, PLEASE SILENCE CELL PHONES**

- \*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 5)  
**Recommendation: Approve the Warrants as certified by the City/Agency Treasurer.**
- c. Authorization to Transmit the 2014 Annual Housing Progress Report to the State Office of Housing and Community Development. (Pg 47)  
**Recommendation: Authorize transmission of the 2014 Annual Housing Progress Report to HCD.**
- d. Award of Construction Contract to Select Electric, Inc. for the Accessible Pedestrian Signals and Tenth Street Reconfiguration Project in the Amount of \$199,900. (Pg 55)  
**Recommendation: Authorize the City Manager to enter into a construction contract with Select Electric, Inc. in the amount of \$199,900 for construction of the Accessible Pedestrian Signal and Tenth Street Reconfiguration project.**
- e. Award of Contract for the Americans with Disabilities Act (ADA) Transition Plan to Moore Iacofano Goltsman, Inc. for an Amount Not to Exceed \$50,000. (Pg 57)  
**Recommendation: Authorize the City Manager to enter into a contract with Moore Iacofano Goltsman, Inc. (MIG) to create a current ADA Transition Plan for an amount not to exceed \$50,000.**
- f. Award of Construction Contract to Tharsos, Inc. in the Amount of \$255,233.60 for the Coronado Cays Wastewater Force Main Internal Assessment and Air Vacuum Valve Assembly (AVA) Replacement Project and Authorize the City Manager to Approve a Work Order for Harris and Associates in the Not-to-Exceed Amount of \$34,545 to Provide Construction Support Services. (Pg 107)  
**Recommendation: Award a contract to Tharsos, Inc. in the amount of \$255,233.60 for construction of the Coronado Cays Wastewater Main Internal Assessment and Air Vacuum Valve Assembly (AVA) project and authorize the City Manager to execute a work order to Harris and Associates in the not-to-exceed amount of \$34,545 for construction support services.**
- g. Authorization for the City Manager to Execute a Professional Services Contract with Harris and Associates for the Design of Repairs to the Golf Course Cart Barn and Appropriation of \$50,000 from the Golf Enterprise Fund to the Project Account. (Pg 113)  
**Recommendation: (1) Authorize the City Manager to execute an agreement for engineering services for the repair of the Golf Course Cart Barn; and (2) Appropriate \$50,000 from the Golf Course Enterprise Fund to Project Account #520782-8252-14RCART-8252.**

- h. Authorization for the City Manager to Enter into a Professional Engineering Design Services Contract with Psomas for a Fee of \$77,270 for FY 13/14 Street, Curb, and Gutter Improvements on D Avenue, Third Street, and Country Club Lane, and Allocation of \$144,000 Toward the Project. (Pg 139)  
**Recommendation: Authorize the City Manager to execute an agreement with Psomas for a fee of \$77,270 for the design of the FY 13/14 Street, Curb, and Gutter Improvement project and authorize the allocation of \$144,000 toward the project.**
- i. Authorization to Advertise the Street Preventive Maintenance FY 13-14 Project for Bid. (Pg 149)  
**Recommendation: Authorize staff to advertise the Street Preventive Maintenance FY 13-14 project for slurry sealing streets for bid.**
- j. Award of Consultant Contract to Graphic Solutions, LTD, in the Amount of \$41,850 for Phase II of the Wayfinding Signage Plan. (Pg 153)  
**Recommendation: Authorize the City Manager to enter into a contract for \$41,850 with Graphic Solutions, LTD, to create the final Wayfinding Signage plan.**

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: Consideration of a One Lot Tentative Subdivision Map to Allow for Conversion of Nine Existing Apartments to Seven Condominium Units for the Historically Designated Property Legally Described as Lots 21 and 22, Block 121, of Map 376 CBSI, Addressed as 1106 Fourth Street and Located in the R-4 (Multiple Family Residential) Zone of the Orange Avenue Corridor Specific Plan (PC 2013-09 1106 Fourth Avenue LLC). (Pg 241)  
**Recommendation: Adopt the resolution, entitled “A Resolution of the City Council of the City of Coronado Approving a One Lot Tentative Subdivision Map to allow for conversion of nine existing apartments to seven condominium units for the historically designated property legally described as Lots 21 and 22, Block 121, of Map 376 CBSI, addressed as 1106 Fourth Street and located in the R-4 (Multiple Family Residential) Zone of the Orange Avenue Corridor Specific Plan (PC 2013-09 1106 Fourth Avenue LLC).”**

9. ADMINISTRATIVE HEARINGS: None.
10. COMMISSION AND COMMITTEE REPORTS: None.
11. CITY COUNCIL:
  - a. Council Reports on Inter-Agency Committee and Board Assignments. (Questions allowed to clarify but no responses, discussion or action.) (Pg 289)
  - b. Wastewater Enterprise Fund Financial Strategies Workshop. (Pg 293)  
**Recommendation: (1) Receive report on the Wastewater Fund and preliminary rate analysis prepared by the City's rate consultant; (2) direct staff to either: Option A) implement a multi-year Wastewater User Rate schedule to take effect in FY 14/15, based upon current information, or Option B) postpone the rate schedule adjustment one year to allow for completion of the comprehensive Wastewater Master Plan/Rate Study; and (3) direct that the Navy's rate for its transmission costs be updated.**
  - c. Review and Establish Priorities for Fiscal Year 2014-2015. (Pg 307)  
**Recommendation: Review work and tasks assigned to City staff and provide direction with regard to priorities for FY 2014-15.**
12. CITY ATTORNEY: No report.
13. COMMUNICATIONS - WRITTEN: None.
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](http://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](mailto:cityclerk@coronado.ca.us).

Joint City Council/SA Meeting

March 18, 2014

AS A COURTESY TO OTHERS, PLEASE SILENCE CELL PHONES

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**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, March 4, 2014**

**CALL TO ORDER / ROLL CALL 3:32 p.m.**

**Present: Bailey, Ovrom, Tanaka, Woiwode  
Absent: Denny**

Councilmember Denny arrived during Closed Session.

**ANNOUNCEMENT OF CLOSED SESSION**

- 1. CLOSED SESSION – CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION  
AUTHORITY: Government Code Section 54956.9(a)  
NAME OF CASE: Tina Trainor v. City of Coronado  
WCAB No.: ADJ8431447**
- 2. CLOSED SESSION – CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION  
AUTHORITY: Government Code Section 54956.9(a)  
NAME OF CASE: Jason Manuel v. City of Coronado  
WCAB No.: Not Applicable**
- 3. COMMUNICATIONS - ORAL: None.**

**The City Council adjourned to Closed Session at 3:33 pm.**

**The City Council reconvened at 3:36 pm. Mayor Tanaka announced that staff was given direction on the closed session items.**

**Mayor Tanaka called the regular meeting to order at 4:00 pm.**

**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 amended minutes of the Regular Meeting of the City Council/the City Council Acting as the Successor Agency of February 18, 2014.

Councilmember Denny offered a correction to page 634, item j, where it says, "Councilmember Denny encouraged people to conserve water." She would like the minutes to reflect that she attended that meeting late due to jury duty. On page 641, under 11c, the last paragraph, line 4, should read "section 15308." On page 647, paragraph 5, she would like the minutes to reflect that this was where we were talking about the citizen survey and she wants the public to know that she and Mr. Ritter were speaking about the citizen survey and she had asked if the company that does the survey gave the City an award. At the time Mr. Ritter thought no but afterwards, the next day, she did receive a nice email from him and, in fact, the citizen survey company that the City paid to do the citizen survey did, in fact, give the City that award. Finally, on page 649, paragraph 3, line 12, where it says, "...so, too, Coronado should do more with less..." she asked that the words "...and nothing beats..." be removed so that it reads "...do more with less, fewer resources, less resources." The next line should read, "Nothing beats getting out on your feet and beating the pavement to talk to the public."

**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 February 18, 2014, as corrected. 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 5i and the addition of Item 13a.

Councilmember Woiwode suggested the addition of Item 13a.

Councilmember Ovrom commented on Item 13a. He encouraged staff to see if there are any other measures that they may want to recommend for the Council to consider for conservation.

Councilmember Denny commented on Items 5c and 5d. She will be voting no on Item 5c because the fire policy itself allows fires all over the beach, every square inch, on all the dunes and so forth so she doesn't care for the actual policy. She thinks it is not good for our beach or our residents. Also, it doesn't exclude the pallets per se so in trying to do it indirectly, the language of the ordinance could be considered void for vagueness and so she doesn't think it would withstand scrutiny. On top of that, the cost of enforcement is too high for taxpayers and also the practicalities for whoever is going to end up enforcing this is too unreasonable a burden. She will also be voting no on Item 5d, the housing element, because she believes very strongly in the need for transitional housing and special housing and emergency housing and so forth. That is really something we can't count on with this particular ordinance for special housing, nor can we count on it with the underlying housing element and, therefore, she is concerned that there will be a bait and switch by not putting in the special housing, all those good things that we want, and instead putting in just regular residential housing, making it extra dense but pointing to this as an excuse. Also, she can't vote for it because the final reason is that our own emergency first responders were not consulted with regard to this before it was presented to City Council and so she doesn't feel comfortable. She is uncomfortable voting for that without their input. Also, on Item 5j, she would like very much to discuss that a little bit. It is the Golf Course irrigation project and water is a very big expense here in our town. She would like the public to know a little bit about what is happening with this particular project.

**MSUC (Woiwode/Ovrom) moved that the City Council approve the Consent Calendar Items 5a through 5i and the addition of Item 13a.**

**AYES: Bailey, Denny, Ovrom, Woiwode, Tanaka**  
**NAYS: Denny, on Items 5c and 5d**  
**ABSTAINING: None**  
**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 Budget for FY 2013-2014. The City Council approved payment of City warrant Nos. 10099844 thru 10100028. The City Council approved the warrants as certified by the City/Agency Treasurer.**

**5c. Second Reading for Adoption of "An Ordinance of the City Council of the City of Coronado, California, Amending Section 48.04.120 of Chapter 48.04 of Title 48 of the Coronado Municipal Code Regarding Waste, Refuse and Fires on Public Beaches. The City Council adopted AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CORONADO, CALIFORNIA, AMENDING SECTION 48.04.120 OF CHAPTER 48.04 OF**

**TITLE 48 OF THE CORONADO MUNICIPAL CODE REGARDING WASTE, REFUSE AND FIRES ON PUBLIC BEACHES.** The Ordinance, having been placed on First Reading on February 18, 2013, was read by Title, the reading in its entirety unanimously waived and adopted by Council as Ordinance No. 2041. The City Council directed the City Clerk to read the title of the ordinance and to publish the ordinance in accordance with the law. Pursuant to Council Policy 11, when a Councilmember has cast a no vote on the introduction of the ordinance, the Councilmember's vote shall be recorded as a no vote for the adoption of the ordinance on the Consent Calendar. The votes were: Ayes – Bailey, Ovrom, Woiwode, Tanaka; Nays – Denny.

5d. Second Reading for Adoption of “An Ordinance Amending the Municipal Code to Address Required Implementation Programs for the City’s Certified 2013-2021 Housing Element to Include (1) Emergency Shelters in the Commercial Zone; (2) Transitional and Supportive Housing in all Residential Zones; (3) Large Residential Care Facilities and Single-Room Occupancy Units with a Major Special Use Permit in the R-4 (Multiple Family) Residential Zone; and (4) Definitions for Large Residential Care Facilities, Single-Room Occupancy Units, Supportive Housing, and Modifications to Transitional Housing Definition. The Following Chapters will be Amended to Achieve the Changes Summarized Above: 86.04, 86.08, 86.09, 86.10, 86.14, 86.18, and 86.55, of Title 86; and Amending Chapters IV and V of the Orange Avenue Corridor Specific Plan.” The City Council adopted AN ORDINANCE AMENDING THE MUNICIPAL CODE TO ADDRESS REQUIRED IMPLEMENTATION PROGRAMS FOR THE CITY’S CERTIFIED 2013-2021 HOUSING ELEMENT TO INCLUDE (1) EMERGENCY SHELTERS IN THE COMMERCIAL ZONE; (2) TRANSITIONAL AND SUPPORTIVE HOUSING IN ALL RESIDENTIAL ZONES; (3) LARGE RESIDENTIAL CARE FACILITIES AND SINGLE-ROOM OCCUPANCY UNITS WITH A MAJOR SPECIAL USE PERMIT IN THE R-4 (MULTIPLE FAMILY) RESIDENTIAL ZONE; AND (4) DEFINITIONS FOR LARGE RESIDENTIAL CARE FACILITIES, SINGLE-ROOM OCCUPANCY UNITS, SUPPORTIVE HOUSING, AND MODIFICATIONS TO TRANSITIONAL HOUSING DEFINITIONS. THE FOLLOWING CHAPTERS WILL BE AMENDED TO ACHIEVE THE CHANGES SUMMARIZED ABOVE: 86.04, 86.08, 86.09, 86.10, 86.14, 86.18, AND 86.55 OF TITLE 86, AND AMENDING CHAPTERS IV AND V OF THE ORANGE AVENUE CORRIDOR SPECIFIC PLAN and directed the City Clerk to read the title of the ordinance and to publish the ordinance in accordance with the law. The Ordinance, having been placed on First Reading on February 18, 2014, was read by Title, the reading in its entirety unanimously waived and adopted by Council as Ordinance No. 2040. Pursuant to Council Policy 11, when a Councilmember has cast a no vote on the introduction of the ordinance, the Councilmember's vote shall be recorded as a no vote for the adoption of the ordinance on the Consent Calendar. The votes were: Ayes – Bailey, Ovrom, Woiwode, Tanaka; Nays – Denny.

5e. Second Reading for Adoption of “An Ordinance of the City Council of the City of Coronado, California Amending Section 1.12.010 of Chapter 1.12 of Title 1 of the Municipal Code Regarding the Scope of Appeals to the City Council.” The City Council adopted AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CORONADO, CALIFORNIA, AMENDING CHAPTER 1.12 OF TITLE 1 OF THE MUNICIPAL CODE REGARDING THE SCOPE OF APPEALS TO THE CITY COUNCIL and directed the City Clerk to read the title of the ordinance and to publish the ordinance in accordance with the

law. The Ordinance, having been placed on First Reading on February 18, 2014, was read by Title, the reading in its entirety unanimously waived and adopted by Council as Ordinance No. 2042. The vote was unanimous.

5f. Acceptance of Grant Funds in the Amount of \$4,180 from the H.N. and Frances Berger Foundation and Appropriation of those Funds for Replacement Police Department Gymnasium Equipment. The City Council authorized the Police Department to accept the grant funds and purchase replacement gymnasium equipment as requested by the grantor.

5g. Authorization for the City Manager to Enter into an Agreement with The Planning Center DC&E for As-Needed Environmental Consulting Services. The City Council authorized the City Manager to enter into an agreement with The Planning Center DC&E for as-needed environmental consulting services.

5h. Authorization for the Director of Engineering and Project Development to Issue Encroachment Permit No. E1309-018 to Allow Construction of Improvements at 1017 Park Place to Encroach Along the Front of the Property into the City Right-of-Way. The City Council authorized the Director of Engineering and Project Development to issue Encroachment Permit No. E1309-018 to the owners of the property located at 1017 Park Place.

5i. Approve the August 2, 2014, Celebrate Oz! Event in Spreckels Park and Authorize Revisions to Used City-owned Street Banners in Support of Celebrate Oz! The City Council approved the *Celebrate Oz!* community event in Spreckels Park on August 2, 2014, from 10 a.m. – 5 p.m., and authorized alterations to used City-owned *USS Coronado* street pole banners to be re-purposed and repainted by local artists (youth and adults) and directed Public Services to hang them so they are on display from July 18-August 11.

5j. Adoption of a Resolution of the City Council of the City of Coronado to Establish Prequalification Procedures for the Golf Course Irrigation Controller Project. City Manager Blair King provided some background information on this item.

Councilmember Denny thanked Mr. King for explaining that the City has used the prequalification before on several projects that are shown on page 116 of the staff report. This has been something that the City has done in the past. In addition, she thanked staff for giving the Council the information that she asked for at the last meeting which was the water bills which, for FY 12 was \$726,000; FY 13 \$972,000; and for first half of this fiscal year is \$623,000. This is a major expense and is something we really need to think about.

MSUC(Woiwode/Ovrom) moved that the City Council adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONADO TO ESTABLISH PREQUALIFICATION PROCEDURES FOR THE GOLF COURSE IRRIGATION CONTROLLER PROJECT; APPROVE THE FORM OF A PREQUALIFICATION QUESTIONNAIRE; ADOPT A UNIFORM SYSTEM OF RATING BIDDERS; CREATE AN APPEAL PROCEDURE; AND APPROVE SUCH OTHER DOCUMENTS AS NECESSARY TO COMPLY

**WITH STATE LAW. The Resolution was read by title, the reading in its entirety unanimously waived and adopted by City Council as RESOLUTION NO. 8653. The City Council also directed that staff solicit contractor qualifications for the Golf Course Irrigation Controller Project.**

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

**6. ORAL COMMUNICATIONS:**

**a. Toni McGowan** has spoken to the Council before about Third Street as she lives at Third and F. They have been working hard on their new group, Third and Fourth Streets Planning Community, to come up with some solutions to their problems. She brought in a drawing done by an architect, Alejandro Marascol, who has added on to the renderings the City has done already. He added on to the plans for the refurbishing of the toll plaza. He wanted to include something that was a welcoming, beautification feature that would tie in with what they are hoping eventually to be the Avenue of Heroes theme going down Third and coming back on Fourth Street. Another slide showed the program called "Hometown Heroes Banner Program." She has spoken with Caltrans. She is a little confused. She knows that the streets are Caltrans but she didn't know if the light posts are or not. She is asking if the City would be in support of this program. This is a program where a family might buy a banner for \$300, including the mounting, and put it up for one year. Usually the VFW or another organization would partner with the family. At the end of that year, the banner goes to the family member. It would add in marking the roadway as significant for the precious cargo it carries every day. She knows it is an annoyance to the rest of the community but she lives on that street and is proud of them and it. They are trying to bring back a positive feeling to the neighborhood.

**b. Councilmember Ovrom** shared a piece of documentation that came out of Caltrans. It is called a Mile Marker for January 2014. There is a picture of the Caldecott Tunnel and another of the one at Devil's Slide. A lot of perseverance and patience led to the opening of the fourth tunnel.

**c. Councilmember Denny** announced that it is Women's History Month. She reminded people to join CERT and CERO. Many people have spoken with her about the articles that have been in the paper about the Caltrans study. The report shows that Caltrans in San Diego received very high marks.

**d. Councilmember Woiwode read a statement:** "I don't typically respond to blogs. However, I couldn't miss the headlines posted on two of our local electronic news media that proclaimed, "Coronado Corruption – City Officials Misappropriated Funds." Specifically, Mr. Bailey, Mr. Ovrom, Ms. Canlas, Mayor Tanaka, Mr. King, and I are accused by a Council member of violation of the Brown Act, meeting behind closed doors and misappropriating public funds. This is an allegation of criminal activity. This requires a response. The specifics of use of Bridge Toll Funds have been addressed time and again in our Council meetings. It is inevitable that some people will disagree with the City's interpretation of the legislative

language. Disagreement isn't criminal. Misappropriation, however, is criminal. It is a charge that we who are named are misusing public funds to our own benefit. The only responsible step for someone accusing us of a crime is to take the information to the District Attorney for investigation. Since I am confident in our City's process, I look forward to the result of the investigation that should ensue from this allegation. So much for the facts. What I really want to do is talk about integrity. To the citizens of Coronado, I assure you that Mr. Bailey, Mr. Ovrom, Ms. Canlas, Mayor Tanaka, Mr. King, and I do not benefit personally from the decisions made at City Hall. I have worked closely with each of these people on a wide range of matters over the course of my terms in office. These are people of the highest moral standing. They are committed to fair process, to follow the law, to open government, and to inclusion of the governed. These people are the role models I strive to emulate in the execution of my duties. As I deal with other cities in the region, I see that Coronado sets a standard for integrity that other cities envy. To Mr. Bailey, Mr. Ovrom, Ms. Canlas, Mayor Tanaka, and Mr. King, I am confident in your custody of this City's moral compass. I consider it a privilege to work with you in governing Coronado. Thank you, Mr. Mayor."

Mayor Tanaka stated he very much appreciated the statement made by Councilmember Woiwode.

7. **CITY MANAGER/EXECUTIVE DIRECTOR:**

7a. **Update on Council Directed Actions and Citizen Inquiries.** City Manager Blair King explained to the City Council that he would like further clarification or an understanding of the direction that he is taking to pursue the direction that was provided to staff previously. This motion deals with the direction with regard to the bike corrals and how to pursue the bike corrals in the future. The Council said that of the eight bike corrals, there was an agreement to eliminate one bike corral, to look at the seven remaining bike corrals on a temporary basis, to look at on and off street bicycle parking, and to look at that permanently. There was also a clarification to look at the aesthetics. One of the items that was not included within this motion was the element of time. How much time does staff have to work with? What is the expectation of bringing that back? He has been asked what the time is and different people have expressed to him that time is of the essence on this. Also, in terms of discussing this motion with various individuals in the public and the Council, he realized that the motion is vague enough to allow for different interpretations of the intention of the motion and the direction provided to staff. He has a suggestion for how to implement this motion and, if the way he is implementing it is consistent with the direction of the motion, that is fine and staff will continue to do that. If not, please let him know so this can go on a subsequent Council agenda to receive further direction or clarification.

Mr. King is proposing that staff look at the issue of sidewalk bicycle parking and what that might look like in terms of numbers and hardware that would be located within the sidewalk. Probably, because of timing, staff will only be looking at a test area. Staff will consult with various groups, citizens and business interests as well as the Bicycle Advisory Committee about some of the dynamics. The intention is for there to be a test area prepared in time for the summer and then monitor that area during the course of the summer and see what the relationship is, if there is any, between the use of sidewalk bicycle parking and the bike corrals. Meanwhile, simultaneously, staff will continue to look at how the bike corrals should look, whether they can look artistic, and

how to make them look more safe and pleasing with the idea that there would be a plan for permanent implementation in time for the summer of 2015.

Mr. King said he shared this direction with the BAC. They do not agree with the direction he just described. They are concerned that it is rushed and hurried and that additional temporary facilities that haven't been fully vetted will not be attractive and will work poorly. In the alternative, they are proposing that they will conduct a comprehensive bicycle study and bring the results back in September. He believes the City Council received an email to that effect describing what a member of the subcommittee of the BAC would like to do.

Mayor Tanaka summarized that the City Manager has expressed how he understands the Council's direction. This is simply a chance to affirm that he understands the direction. If a member does not feel as if it was exactly as described or that it would be better to amend this at the next meeting, this is their chance to indicate that with the Manager. This is not an opportunity for a big discussion.

Councilmember Baily feels that the plan as described by the City Manager is 100% consistent with his intent as the maker of the motion.

Councilmember Ovrom had a conversation with the Manager and would rather see the item amended.

Councilmember Denny commented that, as the seconder of the motion, the manner and the direction that the staff is heading in is exactly what she thought was intended also.

Councilmember Woiwode feels Mr. Bailey did a good job of recapturing what was discussed that day.

Mayor Tanaka confirmed that the City Manager has direction to proceed as he had planned.

8. **PUBLIC HEARINGS:**

8a. **Public Hearing: Appeal of the Decision of the Historic Resource Commission that the Residence Located at 706 Glorietta Boulevard Meets the Criteria to be Designated as a Historic Resource in Accordance with Chapter 84.20 of the Municipal Code (NOI 2013-27 J.S. Abbott Trust).**

Councilmember Ovrom lives within 500' of the subject property and recused himself from hearing this item.

Tricia Olsen, Associate Planner, provided the staff report on this item.

Councilmember Woiwode referred to criteria C and D which were found to apply in this case by the HRC. For C he asked that Ms. Olsen amplify what is written and why it qualifies under C. On D, he asked that she address the idea of notable work of a builder.

Ms. Olsen explained that the HRC determined that the property does possess distinctive characteristics of the Spanish Bungalow architectural style. Regarding Criterion D, the HRC

determined that, because it is an unaltered example of the work of the Hakes Investment Company, it is representative of the notable work of the builder throughout Coronado.

Mr. Woiwode pointed out that is different than the work of a notable builder.

Ms. Olsen commented that the City's criterion is specific to the work, not the builder. Some cities have a criterion similar to our Criterion D and it would read something like it is a work of a notable builder or architect. In Coronado, the criterion reads, "It is representative of the notable work of any builder or architect." The architect or builder does not need to be notable. The work does.

Councilmember Denny commented on Ms. Olsen's mention of a claim made that there wasn't rebuttal time at the HRC. Can Ms. Olsen assure us here today that all of the policies and procedures were followed correctly?

Ms. Olsen responded that the Notice of Intent to Demolish hearings at the HRC are run as noticed public hearings. The HRC hears a staff report, asks questions, the applicant has an opportunity to make a presentation, questions are asked of the applicant, and then they do take public comment before engaging in commission discussion and taking a vote.

Councilmember Bailey asked about Criterion C. As he reads through it, he feels there are three stipulations that need to be met. Those would be: 1) There are distinctive characteristics representative of an architectural style; 2) Must be valuable for the study of a particular aspect of the construction; and 3) Must not be substantially altered from its historic consideration. He asked if he is correct that all three of those stipulations have to be met in order to be found historic under that criterion.

Ms. Olsen responded that he is correct and the HRC did make that determination as recorded in the resolution shown in the staff report on page 161.

Mr. Bailey moved on to Criterion D. It is representative of the notable work. If one made the argument that the work itself is not notable, then it would not be found historic under that criterion.

Mayor Tanaka invited the representatives for the JS Abbot Trust to make a presentation.

Arthur Young, trustee for the Abbot Trust, stated that the Abbot Trust is before the Council because it believes that the HRC erred during their review of 706 Glorietta. They contend that the HRC did not faithfully adhere to the Coronado City Code when arriving at its decision. They feel there was a prejudicial abuse of discretion.

706 Glorietta is a very small, 90-year-old stucco house that overlooks the Golf Course and San Diego Bay. They surveyed every house on Glorietta, starting at 400 through 1000. 706 is the smallest house on that stretch of street. On January 15 of this year, the HRC found that the house satisfied criteria C and D of the Coronado City Code and therefore became a historical resource.

History is almost always a narrative that holds people's interest. Municipal Code Section 84, the City of Coronado has codified the approach that has to be used in order to arrive at that decision. During the HRC meeting, there was no story espoused that this house could convey to anyone out there. The Coronado City Code states that a house must meet two of the five criteria in 84.10.03

in order to be found historic. Criterion C has three requirements. It must be valuable for the study of a type, period or method of construction. It must possess distinctive characteristics of an architectural style. It must not have been substantially altered. 706 is certainly two of those. It has the Spanish Bungalow style and it has not been extensively altered. However, the HRC never addressed the second requirement for the criterion. The word 'study' was only uttered once in the entire meeting and that was when they read the criterion. No commissioner discussed any aspect of the building that is valuable for study and there is probably a good reason for this. There is nothing in the building that cannot be found on numerous other buildings in Coronado or in architectural sources. They noted in their written submission that all of the descriptive aspects of the house that were in the HRC staff report could be found on other buildings shown in the exact same staff report that had already been found non historical. It is not reasonable that this building, somehow, is different.

Criterion D has only one requirement. The building must be an example of the notable work of, in this case, a builder, the Hakes Company. Commissioner Wilson, the first commissioner to talk to the criteria, began his review with, "I don't feel that it is a notable example of a Hakes building..." but then he continued on and said, "...when we take in everything else, I guess it is." They never detailed what aspect of the house made it notable. The HRC has said because it was unaltered. Again, all of the architectural details noted in the staff report were found on buildings that previously had been determined non historic. More worrisome, however, was the quick comment by Commissioner Wilson that, "...it is a fine example of a Spanish Bungalow and we are losing a lot of them and I feel that it is important that we maintain that architectural feature in Coronado." He understands the sentiment. But the statement itself is problematic as nothing in that statement is in the criteria for historical relevance. It talks to generalities of the island, not this house. Decision logic was deviating from Coronado City Code. The message, however, was not lost on the commissioners. 706 had to be ruled a historic resource.

706 Glorietta, as it sits, is a bad neighbor to houses on two sides. The north side of the house lies within 12" of the property line. The garage sits on the property line on the south side. The house can't be moved south because the driveway is also a minimum distance. The only way to fix this problem, unfortunately, is to completely rework the house. Instead, the decision was to demolish it. The Abbot Trust really does want to improve Coronado without harming the historical narrative. After all, the Trust owns other property here. They believe the HRC erred in their deliberations and that 706 Glorietta, while old and relatively unmodified, is not a resource for study. In addition, they believe it is not an example of notable work and the HRC never detailed what made it notable. Previous decisions by the HRC regarding houses with the same attributes from the same builder have been ruled non historic. They truly want to add to Coronado and hope that the City Council will reverse the HRC and allow them to proceed.

John Abbot Young, appellant, commented that it is an old house but it is not historic and he is afraid that we are confusing the two. They have gone through as many of the pictures and as much of the background as they could to find out just exactly what has happened with the Hakes buildings and, as was stated before, one that was almost a duplicate was ruled non historic and demolished. There are numerous other ones with the same types of attributes. It is not special. They have never seen anyone utter the word 'study' for this particular property which means that it does not fit Criterion C.

Dave Gillingham, HRC, began by saying that this was not a real divisive decision on the part of the HRC. It was unanimous for the members that were available to vote on it. They can't speak to why previous commissions chose a different result on another Hakes property or another Spanish Bungalow. In this case, it was clear to the HRC that it met Criteria C and D. It doesn't matter to the HRC how big it is in comparison with the other homes on Glorietta. They certainly understand that there is an economic impact on the Trust but that is not one of the things they can consider. They carefully considered the criteria and feel it meets C and D. Obviously, there is a degree of subjectivity to that and, if the Council feels differently, that is fine but under the criteria given by the City Council, it clearly meets those criteria. He commented, subjectively, on the notion of improving Coronado. If you surveyed the citizens of Coronado, you might find a pretty even split on whether they think new construction improves it or maintains it or improving historic structures improves Coronado. The HRC's task is to look at the criteria and make a decision and they did.

William Wilson, HRC, added that he did make the comment that the City is losing a lot of these houses. He didn't mean that as something determining whether or not this particular house was historic but just as a general comment which he thinks they all agree on. The fact that they have a big house on one side and a small house on the other side is, again, something that the HRC can't give any consideration to. He sympathizes with the Trust. HRC is very sympathetic to property rights and to the needs of people but the City has some pretty strict criteria that they have to follow. It was discussed for quite a period of time. The overall consensus was, 100%, that this house is of historic value and should be maintained. If it could be lifted off of the lot and put somewhere else where it wasn't overshadowed and so forth, that might be a solution to the problem.

Mayor Tanaka invited the appellant to offer a rebuttal.

Mr. Young pointed out that he has the utmost respect for the members of the HRC. The HRC failed to address why the HRC didn't talk about criteria C and their failure to address the second part of that criteria. It has been ignored previously and tonight. Without that, it does not meet Criterion C.

Mr. Gillingham explained that there is no attempt to ignore that portion of the criterion. It is fair to say that they do not typically state specifically why a property meets each particular portion of a criterion but just that it does. They are not ignoring it. It is their opinion.

Mr. Wilson talked about the question of a study. Admittedly, there is no study going on at this time on any particular architectural style within the City of Coronado. However, if at some time in the future it was decided or mandated that we would like to look at various architectural styles and study them to see how they represent the community, how they fit into the community, etc., the more examples that we have at that time, to study and look at and see how they fit in, would be of great value. It would be of great value to have this residence among the group that was available for study. That is why that would be considered without specifically saying 'for a study' because at the present time there is not a study. That does not rule out the fact that we won't in the future.

**Mayor Tanaka opened the public hearing.**

Christian Rice, architect and Chairperson, Coronado Design Review Commission, commented that the owner of the property asked him to review the staff report and give an opinion. He did that and in doing so he agreed that the house has a nice detail. It is the picture window in the front. In his opinion, that is really where it stops. No other detail on the house is really any different than other homes by the Hakes Investment Company that were allowed to be demolished. He doesn't think a nice picture window is really enough to justify historic significance. If you look at 930 D Avenue, which was allowed to be demolished, it has an equally nice picture window and the same parapet roof style as found on 417 Sixth Street. He doesn't see that there is enough architectural details that are unique with this property to justify Criterion C. Whether it is notable for Hakes Investment Company, again, just looking at the ones previously that were allowed to be demolished, he does not see this as any more notable than those. He would have to disagree with the findings of the HRC.

**Mayor Tanaka closed the public hearing.**

Councilmember Bailey disclosed that Ledge Hakes is part owner in the Hakes Investment Company. Mr. Bailey had a question of whether or not this house would be historic under Criterion D and so he asked Mr. Hakes whether or not he felt this house was representative of his work and whether or not he felt his work was "notable." Mr. Hakes responded that he did not feel that this house was representative of his work and added that he did not feel that his work was more notable than any other developers at that time. Mr. Bailey commented that, for those reasons, he couldn't find this house historic under Criterion D. He also has an issue with Criterion C but because at least one of those wasn't met, he will be in favor of overturning the HRC decision.

Councilmember Denny is in favor of keeping the HRC's unanimous decision to keep the house historic and echoed what the commissioners have said. No one likes this type of issue. When we think about the homeowners and the property rights, it is distasteful to all of us to have to limit people's activities but at the same time we did adopt the Historic Resources Code and we are bound, our commissioners are bound, to follow it and apply the criteria and the City Council is bound to do the same no matter what our opinions might be. She finds that, for all the reasons stated by the commissioners who spoke and for all of the evidence in the attachments and in the staff report that she has reviewed, she finds that she can heartily support the HRC's unanimous decision to keep this home. She doesn't find that they deviated from the Code, as mentioned by the appellant. She thinks that the commissioners answered well the question of study so she does not think that is an issue at all that would make her change her mind in trying to change the HRC's decision. She is satisfied with the commissioners' description of the whole issue of the study. She thinks that the commissioners mentioned that they didn't ignore any particular criteria and she believes that is true. She wants to also address the comments by Mr. Rice. The comparison of this house to other homes or to other things that commissioners have done, as mentioned by Mr. Rice and the appellants, is not dispositive here either. The commissioners answered that question quite well in that we just have to look at what the commissioners did hear on this particular house, such as it is, and see if they applied things fairly and properly and she believes that they did. For all those reasons she can support HRC.

Councilmember Woiwode agrees that the findings for C and D were justified by the presentation both of the staff and the commissioners. He does not believe that there is a requirement under C that it be unique which was the implication of whether or not it is necessary for study. The fact that others may or may not have slipped through is not the discussion at hand. He stumbled, for

a while, over whether it was the work of a notable builder or a notable work. He thinks that staff has adequately answered that question for him. He is comfortable with the findings of the HRC.

Mayor Tanaka, too, concurs with the HRC. They found two grounds. They said it possesses distinctive characteristics of the Spanish Bungalow architecture style, is valuable for study of a type, period or method, and has not been substantially altered. He agrees that those three have been met. He agrees that it is representative of the notable work of the builder, the Hakes Investment Company. He would agree that the HRC decision should be affirmed.

**MSC (Denny/Woiwode) moved that the City Council affirm the decision of the Historic Resource Commission.**

<b>AYES:</b>	<b>Denny, Woiwode, Tanaka</b>
<b>NAYS:</b>	<b>Bailey</b>
<b>ABSTAINING:</b>	<b>None</b>
<b>DISQUALIFIED:</b>	<b>Ovrom</b>
<b>ABSENT:</b>	<b>None</b>

**8b. Public Hearing: Appeal of the Decision of the Historic Resource Commission that the Residence Located at 770 F Avenue Meets the Criteria to be Designated as a Historic Resource in Accordance with Chapter 84.20 of the Municipal Code (NOI 2013-28 Foster Family Trust).** Tricia Olsen, Associate Planner, provided the staff report on this item.

Councilmember Bailey began with Criterion C and the part that states, "...must be valuable for the study of a particular aspect of the construction..." When he reads that he thinks that the construction must have some unique element in the sense of either the materials that were used, the method that was used or the engineering involved with the construction. He asked whether or not that is the correct interpretation.

Ms. Olsen feels that is one interpretation. The criterion states that it should be valuable for the study, type, period or method of construction and she feels that you could make the argument that an architectural style represents a period of time and therefore it could be important for a study of that time period. There are methods of construction that are specific to certain types of architectural styles. She thinks that they fit together. She does not know that it is totally necessary to make a specific argument for just that one aspect of the criterion. She thinks it works in partnership with the rest of the criterion.

Mr. Bailey pointed out that staff found that Criterion B did not hold up because Captain Foster did not experience his productive life at that dwelling.

Ms. Olsen responded that when she first did her staff report to the HRC, she did not have information on Captain Winn Foster. That information was presented by Commissioner Keith in advance of the hearing and it was provided to the rest of the commissioners and the property owner. The HRC used the information supplied by Commissioner Keith to make that finding. At the hearing, she did say that it would be important for the HRC to consider whether or not the significance of Captain Winn Foster was related to his residence at the property because you would want to have a property that is significant under Criterion B be reflective of that person's productive life.

Mayor Tanaka asked Ms. Olsen to state what exactly the conclusion was about how Captain Foster was significant to Coronado history.

Ms. Olsen explained that the resolution is not specific about why Captain Winn Foster was historically significant. In the minutes, the HRC discussed a few different aspects of his contributions to history. The information Ms. Keith provided is on page 237 of the agenda packet.

Mark Blumenthal, appellant, said, based on the last hearing, it is impeccably obvious that the direction that this should go based upon the factors that each and every one of the Council members have studied and everything that has to do with this particular appeal. He represents the Foster family and their objective simply was to have the right to be able to demolish the property that they actually own and do with it what they would like to do with it. His job, as a family friend and the appellant, is to give the Council the information that he has based upon their wishes. The fact is that everything is clear in black and white. He is going to trust the people who do things here in the City to do their jobs.

Dave Gillingham, HRC, explained that the HRC found three criteria in this case. He thinks if you read the results of the hearing you will notice that he wasn't 100% in agreement with B either. Candidly, it is somewhat subjective about whether this is a notable person who lived there or not. LCDR Gowan, who built the house, is probably not famous but is certainly notable in the sense that he had a really bad day on January 4, 1941, when he had to bail out of his first plane and then the second plane that came to pick him up crashed. Captain Foster certainly was a unique individual. He was persuaded that the fact that he lived there met Criterion B. Regardless, there is little doubt that it meets Criterion C and Criterion D. For Criterion C, it is, even today, an essentially intact structure. It is a nice looking structure. It is a great example of the Spanish Bungalow architecture and the fact that it was built by Walter Vestal pretty much ices Criterion D. The Council provided the criteria. HRC assessed them and came up with the three. He would feel comfortable with the City Council moving forward with just C and D.

Mayor Tanaka asked about B. Was it the consensus of the HRC that it was his naval career that made him famous or was it anything he did after his naval career when he lived at that residence?

Mr. Gillingham felt that he lost his arm in Vietnam and then went onto a pretty interesting and successful life afterwards so for him it was in the aggregate.

Mayor Tanaka asked if he bought the house after his service in the Navy.

Mr. Gillingham responded that he did.

Councilmember Woiwode added that the history of his life shows that he left active duty in 1972 and the information we have on the permits that have been pulled on the house show that he owned it in 1971. It doesn't show when the transfer of title occurred. He appears to have owned it at the time that he left active duty.

Mr. Gillingham doesn't think that at the time he considered that a necessary relevant demarcation in his life. He didn't know him. Commissioner Keith did and was quite persuasive that he was a notable character.

William Wilson, HRC, addressed Criterion B with Captain Foster. Admiral Stockdale was not living on B Avenue at the time he was taken prisoner and spent his time in the Hanoi Hilton. However, he feels it is significant that Admiral Stockdale lived here. Did he own that house then? Mr. Wilson was corrected – Admiral Stockdale did live on B at that time. Mr. Wilson felt that, even without Captain Foster’s consideration, there are strong enough arguments for C and D that this should be approved the way HRC wrote it.

**Mayor Tanaka opened the public hearing.**

Wesley Ahrens rides his bike to school every morning. He rides about a block down Olive and then a block and a half down F and he turns right onto Seventh and pulls into the parking lot. This is his favorite house on the route. He loves the house because if you look on the front face there are tiles. These are not red roof tiles but the little painted tiles that arch the doorway. He doesn’t see those too often. If you get up close to them, they are very intricately painted. There is a very unique beauty to them. He thinks that Captain Foster is a significant figure whether he owned the house at that time or not. He agrees with the determinations for C and D. He hopes the Council upholds the HRC decision.

**Mayor Tanaka closed the public hearing.**

Mayor Tanaka disclosed that he was Captain Foster’s paper boy at one time and he has noticed, from time to time when he has gone inside the office at *The Eagle* that he believes Captain Foster is on the first edition of *The Eagle* or very soon thereafter. It is one of the editions of *The Eagle* that is still being shown at their office. With that said, he is struggling with B in terms of the argument that was made by HRC about whether or not they followed the ordinance and whether or not HRC was clear that he was a famous person in Coronado history because of his military exploits or whether he is famous, in addition to that, for what he did around the community. He is aware that Captain Foster was sometimes called Captain Hook. Coronado is a Navy town and there are quite a few people who have retired here as captains, admirals, colonels, and generals. If we are going to list someone as being notable in the City’s history, there needs to be a stronger job made about why that person is being singled out and the staff report has mentioned that people don’t necessarily refer to this as the Foster home. He needs more convincing that Criterion B was met or perhaps he is not convinced. Because he knows of him and holds him in high regard, Mayor Tanaka is interested to see if any of the other Council members can perhaps illuminate whether or not that should be included. He is persuaded that Criterion C and D are met so he is persuaded that the HRC designation should be upheld. He would be comfortable moving forward on C and D as he feels they have both been clearly met.

Councilmember Ovrom knew Captain Foster and respected him but he does not think he fits Criterion B. He referred to the identified list of homes.

Ms. Olsen commented that it was in 2008 when the HRC put together a list of homes that they thought should be reviewed for historic significance prior to demolition. She understands that the list was drawn up because there was talk of doing away with the 75-year review and, instead, looking at a list. This was the list that was put together but then ultimately that idea was not followed through with and hence the City still has the 75-year review and not the list.

Mr. Ovrom asked if this house was on that list.

Ms. Olsen believes it was.

Mr. Ovrom provided some history on this topic. In those days, the Council was struggling with the idea that we should have a concrete list of those buildings that we thought should be looked at and then everybody else leave them alone. He had been on that side for a long time and he wishes the Council had done that. Of that 359, 76 were Spanish style. How many were bungalows?

Ms. Olsen is not sure of that. When HRC put together the list they weren't specific about which were bungalows and which were mansions or larger homes.

Mr. Ovrom is wondering when enough is enough. When he gets down to Criterion C he goes to page 206 and it says, "...exhibits character defining features of the style such as hipped roof..." Are we going to be consistent and make sure things have hipped roofs or are we going to go back and forth depending on what the roof is for a particular place. He thinks there is a little inconsistency. Either the hipped roof is indicative or some other roof is indicative but it can't be both. Nevertheless, it does remind him of a Spanish style house. Clearly, Walter Vestal was an absolutely outstanding general contractor so he has two which he guesses is enough.

Councilmember Bailey has issues with Criterion B. He also knew Captain Foster. He personally would consider him a hero but for the reasons mentioned he is not sure if we can attach that to Criterion B. He still has a problem with Criterion C and the reason he does is because the three stipulations that are supposed to be met, two of them are met on a whole bunch of houses here in Coronado and the third one, "...must be valuable for the study of a particular aspect of the construction..." is the key. If we don't hold that one in high regard, there are hundreds of houses that will be considered to be historic under this Criterion. He does not think that was the intent of this particular section. He feels that the statement referred to in the Criterion is certainly subjective. If this one is valuable for study, certainly hundreds of others are as well. He does not find Criterion B or C to be met so he will not be supportive of the HRC's ruling.

Councilmember Denny addressed the HRC decision. She can heartily support that decision and understands that there seems to be some consensus on two criteria, C and D. She will direct her comments to B where there doesn't seem to be consensus at this point and to her she thinks that Criterion B applies as mentioned in the staff report and by the commissioners. In fact, Mr. Foster was a war hero. We might have an embarrassment of riches in town such that we have so many of these wonderful gentlemen who gave so much of themselves to give us our freedoms today and so in this way their personal discipline and personal sacrifice might not seem very notable or very special to us here and she doesn't share that. She thinks we have an embarrassment of riches of war heroes and that they all were notable and important. Certainly with regard to Winn Foster, when we look at specifically page 237 and 240, there is sufficient evidence to support B. In addition, he had a very productive life here, giving to his community in many ways in various volunteer services. She is very satisfied and has no doubt that he is definitely a notable person here in town. For all the reasons she has stated and all the reasons in the materials, she can support maintaining this HRC decision for all three reasons, B, C and D. If there is a consensus to maintain it on two criteria and we can still maintain the house, then she definitely will support that.

Councilmember Woiwode is supportive of this on the basis of criteria C and D. He believes very much that it qualifies for both of those criteria. What is really significant about Captain Foster was that he was the first person to stay on active duty, in an operational capacity, with that amputation. He fought very hard for that. That was his historically significant moment. However, that is not associated with the house. He believes Criterion B, "... for example a laboratory of a scientist or researcher who made a significant contribution historically significant for that association..." could apply. It is interesting that the issue of the Stockdale house came up. We know that the Stockdale house was Ground Zero for the work that was being done to free the POWs throughout the Vietnam War. It is a very historically significant house. He doesn't think the same thing can be said of this house. He is supportive of upholding this designation on the basis of Criterion C and Criterion D but not on B.

**MSC (Woiwode/Tanaka) moved that the City Council uphold the decision of the HRC that the single-family residence addressed as 770 F Avenue meets the criteria to be designated a Historic Resource based on Criteria C and D.**

**AYES: Denny, Ovrom, Woiwode, Tanaka**  
**NAYS: Bailey**  
**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.**

**Councilmember Bailey** submitted a written report a few weeks ago and has nothing to add other than his thanks to Mr. Woiwode for filling in for him at the SCEDC meeting.

**Councilmember Ovrom** will submit a report in writing.

**Councilmember Denny** was pleased to attend the Bay Delta Conservation Plan explanation at the San Diego Convention Center; attended several meetings of the Metro Wastewater JPA and the Finance Committee for that agency; attended the Library Board meeting; attended Port Commissioner Garry Bonelli's swearing in and special meeting in the Cays; spent some time and met with some representatives of Cal American Water to talk about the rate hike.

**Councilmember Woiwode** met as part of the Toll Plaza subcommittee and anticipates that something will come back to the Council with next steps by the end of April; met with the SAFE Coalition; attended a SCEDC meeting where there was a presentation by Vincent Mudd who is chairing a committee to submit San Diego as a 2024 Olympics site; made a presentation to the opening day of the San Diego Navy Yacht Club; attended the Oscar Party which was the first fundraiser for the Coronado Film Festival; attended a SANDAG Board of Directors meeting where the economic forecast was presented as well as the audit for the last year; has been appointed Vice

Chair of the Regional Planning Committee for SANDAG; attended a presentation at the Coronado Historic Association where there was a presentation by CAPT Garner, Commodore, Littoral Combat Ship Program; attended a Bayshore Bikeway Committee meeting at SANDAG; met with COL Farnam, CO, Marine Corps Air Station Miramar, to talk about their implementation of AICUZ and ALUCP.

**Mayor Tanaka** swore in the Board of Directors for the Senior Association; met with Kevin Reilly to discuss Dock C and the public dock; attended the retirement ceremony for Linda Hascup; attended the City Employee party at the Loews; met with the Boy Scouts in their facilities at Balboa Park; met with Serge Dedina and John Holder of Wildcoast who briefed him about Pond 20; attended the Port Installation lunch where our outgoing and incoming Port commissioners were both recognized; attended the Japan Society Gala; attended a Naval Complexes meeting; met with General Jackson of the State Parks along with Blair King and the leadership of the Cays; had a meeting of the Coronado Financing Authority; commented about possible flooding at Second and Soledad that was responded to very well by a Public Services crew. The Mayor thanked the Public Services employees and all the employees who work on those rainy days.

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

13. **COMMUNICATIONS - WRITTEN:**

13a. **Consideration of Request from Councilmember Ovrom that the City Council Consider Waiving Fees Related to Encroachment Permits for Water Conservation Measures Taken by Citizens Such as Hardscape, Artificial Turf, etc. to Reduce Water Consumption. Under Consent, the City Council approved the request.**

14. **ADJOURNMENT:** The meeting was adjourned in honor of City employees at 5:45 p.m.

Approved: (Date), 2014

\_\_\_\_\_  
Casey Tanaka, Mayor  
City of Coronado

Attest:

\_\_\_\_\_  
Mary L. Clifford  
City Clerk

**PRESENTATION OF *USS CORONADO* YOUTH POSTER CONTEST WINNERS**

The Mayor and City Council members will present the awards to the poster contest winners.

4a

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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.

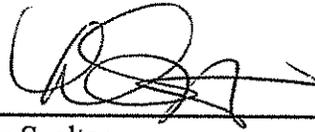
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Warrant List for  
City Council Meeting  
March 18, 2014

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.

<u>Agency</u>	<u>Warrant(s)</u>	<u>Voucher(s)</u>
City of Coronado	10100029 - 10100204	V4005557 – V4005602
City of Coronado Acting as the Successor Agency to the Community Development Agency of the City of Coronado	90005560	None
Voided Warrant(s) and Voucher(s)	None	None



\_\_\_\_\_  
Leslie Suelter  
City Treasurer

Approved by the City Council on \_\_\_\_\_

\_\_\_\_\_  
Mayor

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PENTAMATION  
 DATE: 03/11/2014  
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CITY OF CORONADO  
 CHECK REGISTER - BY FUND

PAGE NUMBER: 1  
 ACCTPA21

SELECTION CRITERIA: transact.check\_no between '10100029' and '10100204'  
 ACCOUNTING PERIOD: 9/14

FUND - 100 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	BUDGET CHECK	ACCT	DESCRIPTION	SALES TAX	AMOUNT
1011	10100033	02/27/14	BOOTS	100313	7160	BOOTS-MORALES,MARTI	0.00	209.00
1011	10100039	02/28/14	CAL-AM WATER (PUBLI	100313	8237	1138 ADELLA AVE	0.00	177.78
1011	10100039	02/28/14	CAL-AM WATER (PUBLI	100313	8237	5098 SILV STND BLVD	0.00	32.38
1011	10100039	02/28/14	CAL-AM WATER (PUBLI	100314	8237	101 B AVE	0.00	190.36
	TOTAL CHECK						0.00	400.52
1011	10100040	02/28/14	INTEGRATED ACCESS S	100145	8030	AUDIOCODES GATEWAY	0.00	2499.00
1011	10100040	02/28/14	INTEGRATED ACCESS S	100145	9043	MEDIANT FOR LINC 20	0.00	5060.81
	TOTAL CHECK						0.00	7559.81
1011	10100041	02/28/14	SDG&E (PUBLIC SERVI	100313	8235	ELEC 1/14-2/12/14	0.00	600.56
1011	10100041	02/28/14	SDG&E (PUBLIC SERVI	100312	8235	ELEC 1/14-2/12/14	0.00	663.77
1011	10100041	02/28/14	SDG&E (PUBLIC SERVI	100311	8235	ELEC 1/14-2/12/14	0.00	284.47
1011	10100041	02/28/14	SDG&E (PUBLIC SERVI	100316	8236	NG 1/14-2/12/14	0.00	43.77
1011	10100041	02/28/14	SDG&E (PUBLIC SERVI	100314	8235	ELEC 1/14-2/12/14	0.00	347.69
1011	10100041	02/28/14	SDG&E (PUBLIC SERVI	100313	8236	NG 1/14-2/12/14	0.00	83.16
1011	10100041	02/28/14	SDG&E (PUBLIC SERVI	100315	8236	NG 1/14-2/12/14	0.00	35.02
1011	10100041	02/28/14	SDG&E (PUBLIC SERVI	100312	8236	NG 1/14-2/12/14	0.00	91.92
1011	10100041	02/28/14	SDG&E (PUBLIC SERVI	100311	8236	NG 1/14-2/12/14	0.00	39.39
1011	10100041	02/28/14	SDG&E (PUBLIC SERVI	100313	8235	1124 ADELLA	0.00	239.73
1011	10100041	02/28/14	SDG&E (PUBLIC SERVI	100314	8236	NG 1/14-2/12/14	0.00	48.15
1011	10100041	02/28/14	SDG&E (PUBLIC SERVI	100315	8235	ELEC 1/14-2/12/14	0.00	252.87
1011	10100041	02/28/14	SDG&E (PUBLIC SERVI	100313	8235	1651 STRAND WAY	0.00	97.53
1011	10100041	02/28/14	SDG&E (PUBLIC SERVI	100316	8235	ELEC 1/14-2/12/14	0.00	316.08
1011	10100041	02/28/14	SDG&E (PUBLIC SERVI	100314	8530	1/14-2/12/14 CMG	0.00	13.00
	TOTAL CHECK						0.00	3157.11
1011	10100042	03/06/14	4 WHEEL PARTS PERFO	100312	8250	H4-19R WORK LIGHT A	0.00	118.79
1011	10100044	03/06/14	AFFANT COMMUNICATIO	100145	8030	THREAT STOP	0.00	2670.60
1011	10100045	03/06/14	AGRICULTURAL PEST C	100313	8030	2/14 CAYS PARK	0.00	75.00
1011	10100045	03/06/14	AGRICULTURAL PEST C	100313	8030	SUNSET PARK 2/14	0.00	65.00
1011	10100045	03/06/14	AGRICULTURAL PEST C	100125	8252	RAT/MICE CONTROL -	0.00	60.00
1011	10100045	03/06/14	AGRICULTURAL PEST C	100313	8030	2/14 BAYVIEW PARK	0.00	75.00
1011	10100045	03/06/14	AGRICULTURAL PEST C	100316	8030	RAT/MICE CRTL-OCEAN	0.00	350.00
	TOTAL CHECK						0.00	625.00
1011	10100046	03/06/14	AIS-AMERICAN INTERN	100145	8321	INTERNET SVCS-APR'1	0.00	956.92
1011	10100047	03/06/14	AMERICAN TIRE DISTR	100313	8250	H5-6 2 TIRES	0.00	39.14
1011	10100051	03/06/14	AT&T (CORONADO FIRE	100255	8320	6194351955 LG FAX	0.00	17.03
1011	10100051	03/06/14	AT&T (CORONADO FIRE	100252	8320	6194350914 SHORES R	0.00	16.71
1011	10100051	03/06/14	AT&T (CORONADO FIRE	100251	8320	6194350575 TELESTAF	0.00	82.91
1011	10100051	03/06/14	AT&T (CORONADO FIRE	100251	8320	6195229605 HQ 911	0.00	17.02
1011	10100051	03/06/14	AT&T (CORONADO FIRE	100255	8320	6194350328 TWR ALAR	0.00	76.38

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FUND - 100 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	BUDGET CHECK	ACCT	DESCRIPTION	SALES TAX	AMOUNT
1011	10100051	03/06/14	AT&T (CORONADO FIRE 100252	100252	8320	6195227851 EOC PHON	0.00	98.08
1011	10100051	03/06/14	AT&T (CORONADO FIRE 100251	100251	8320	6194359268 HQ FAX	0.00	32.08
1011	10100051	03/06/14	AT&T (CORONADO FIRE 100251	100251	8320	6194235735 CAYS 911	0.00	17.02
1011	10100051	03/06/14	AT&T (CORONADO FIRE 100252	100252	8320	6194241031 CAYS FAX	0.00	17.02
	TOTAL CHECK						0.00	374.25
1011	10100052	03/06/14	AT&T CALNET 2	100145	8320	INTERNET SVC - GOLF	0.00	79.84
1011	10100052	03/06/14	AT&T CALNET 2	100211	8320	RECRUIT LINE JAN-FE	0.00	0.73
1011	10100052	03/06/14	AT&T CALNET 2	100211	8320	PD PH JAN - FEB 201	0.00	624.97
1011	10100052	03/06/14	AT&T CALNET 2	100311	8320	C602222153777 PS	0.00	177.91
1011	10100052	03/06/14	AT&T CALNET 2	100316	8320	6194356805692 BEACH	0.00	17.02
1011	10100052	03/06/14	AT&T CALNET 2	100315	8320	6194377129630 ROTAR	0.00	99.02
1011	10100052	03/06/14	AT&T CALNET 2	100313	8320	6194376091628 PARK	0.00	18.41
1011	10100052	03/06/14	AT&T CALNET 2	100313	8320	C602223431777 PARK	0.00	33.42
	TOTAL CHECK						0.00	1051.32
1011	10100054	03/06/14	AT&T/MCI (CITY MGR) 100125	100125	8320	RECURR CHGS & TAXES	0.00	727.15
1011	10100054	03/06/14	AT&T/MCI (CITY MGR) 100311	100311	8320	RECURR CHGS & TAXES	0.00	251.16
1011	10100054	03/06/14	AT&T/MCI (CITY MGR) 100255	100255	8320	RECURR CHGS & TAXES	0.00	10.39
1011	10100054	03/06/14	AT&T/MCI (CITY MGR) 100251	100251	8320	RECURR CHGS & TAXES	0.00	104.26
1011	10100054	03/06/14	AT&T/MCI (CITY MGR) 100125	100125	8320	C60-222-2148-777	0.00	48.24
1011	10100054	03/06/14	AT&T/MCI (CITY MGR) 100211	100211	8320	RECURR CHGS & TAXES	0.00	350.23
1011	10100054	03/06/14	AT&T/MCI (CITY MGR) 100145	100145	8320	C60-222-3043-777	0.00	178.46
1011	10100054	03/06/14	AT&T/MCI (CITY MGR) 100211	100211	8320	LOCAL TELEPHONE EXP	0.00	34.74
1011	10100054	03/06/14	AT&T/MCI (CITY MGR) 100550	100550	8320	LOCAL TELEPHONE EXP	0.00	16.39
1011	10100054	03/06/14	AT&T/MCI (CITY MGR) 100251	100251	8320	LOCAL TELEPHONE EXP	0.00	27.65
1011	10100054	03/06/14	AT&T/MCI (CITY MGR) 100125	100125	8320	LOCAL TELEPHONE EXP	0.00	0.04
1011	10100054	03/06/14	AT&T/MCI (CITY MGR) 100370	100370	8320	LOCAL TELEPHONE EXP	0.00	12.92
1011	10100054	03/06/14	AT&T/MCI (CITY MGR) 100145	100145	8320	LOCAL TELEPHONE EXP	0.00	16.60
1011	10100054	03/06/14	AT&T/MCI (CITY MGR) 100125	100125	8320	LOCAL TELEPHONE EXP	0.00	20.69
1011	10100054	03/06/14	AT&T/MCI (CITY MGR) 100311	100311	8320	LOCAL TELEPHONE EXP	0.00	20.59
1011	10100054	03/06/14	AT&T/MCI (CITY MGR) 100120	100120	8320	LOCAL TELEPHONE EXP	0.00	6.75
1011	10100054	03/06/14	AT&T/MCI (CITY MGR) 100550	100550	8320	RECURR CHGS & TAXES	0.00	110.53
1011	10100054	03/06/14	AT&T/MCI (CITY MGR) 100115	100115	8320	LOCAL TELEPHONE EXP	0.00	0.25
1011	10100054	03/06/14	AT&T/MCI (CITY MGR) 100115	100115	8320	LOCAL TELEPHONE EXP	0.00	4.68
	TOTAL CHECK						0.00	1941.72
1011	10100055	03/06/14	AT&T/MCI (ADMIN SRV) 100251	100251	8320	800 MHZ T1 LINE 12#	0.00	33.68
1011	10100055	03/06/14	AT&T/MCI (ADMIN SRV) 100211	100211	8320	800 MHZ T1 LINE 48#	0.00	134.70
1011	10100055	03/06/14	AT&T/MCI (ADMIN SRV) 100311	100311	8320	800 MHZ T1 LINE 30#	0.00	84.19
1011	10100055	03/06/14	AT&T/MCI (ADMIN SRV) 100255	100255	8320	800 MHZ T1 LINE 7.5	0.00	21.05
	TOTAL CHECK						0.00	273.62
1011	10100056	03/06/14	B&H PHOTO-VIDEO, IN 100125	100125	9040	VTK120 ON-CAMERA LE	0.00	74.95
1011	10100056	03/06/14	B&H PHOTO-VIDEO, IN 100125	100125	9040	ROVMR VIDEO MIC WIT	0.00	288.00
1011	10100056	03/06/14	B&H PHOTO-VIDEO, IN 100125	100125	9040	ROBP BOOMPOLE FOR R	0.00	84.00
1011	10100056	03/06/14	B&H PHOTO-VIDEO, IN 100125	100125	9040	SOECM44B OMNIDIRECT	0.00	539.97
1011	10100056	03/06/14	B&H PHOTO-VIDEO, IN 100125	100125	9040	MAWK294C3D3R CARBON	0.00	657.00

CITY OF CORONADO  
CHECK REGISTER - BY FUND

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SELECTION CRITERIA: transact.check\_no between '1010029' and '10100204'  
ACCOUNTING PERIOD: 9/14

FUND - 100 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	BUDGET CHECK	ACCT	DESCRIPTION	SALES TAX	AMOUNT
1011	10100056	03/06/14	B&H PHOTO-VIDEO, IN 100125	100125	9040	AUAT831425 PREMIUM	0.00	46.35
1011	10100056	03/06/14	B&H PHOTO-VIDEO, IN 100125	100125	9040	LA2BTRC 8TB 2 BIG T	0.00	679.00
1011	10100056	03/06/14	B&H PHOTO-VIDEO, IN 100125	100125	9040	ROVXLR MONO MINI-JA	0.00	29.97
1011	10100056	03/06/14	B&H PHOTO-VIDEO, IN 100125	100125	9040	PAPDT9M PARALLELS D	0.00	49.99
1011	10100056	03/06/14	B&H PHOTO-VIDEO, IN 100125	100125	9040	DUPC9V12P 9 VOLT PR	0.00	15.89
1011	10100056	03/06/14	B&H PHOTO-VIDEO, IN 100125	100125	9040	DUAAP24PK PROCESS A	0.00	15.48
1011	10100056	03/06/14	B&H PHOTO-VIDEO, IN 100125	100125	9040	CAMX522 PIXMA MX522	0.00	111.00
1011	10100056	03/06/14	B&H PHOTO-VIDEO, IN 100125	100125	9040	CACG800 CHARGER ADA	0.00	174.00
1011	10100056	03/06/14	B&H PHOTO-VIDEO, IN 100125	100125	9040	SHIPPING CHARGES	0.00	50.43
1011	10100056	03/06/14	B&H PHOTO-VIDEO, IN 100125	100125	9040	SACCZ68064GB CRUZER	0.00	76.95
1011	10100056	03/06/14	B&H PHOTO-VIDEO, IN 100125	100125	9040	SAESD64GBU1 SDXC EX	0.00	161.90
1011	10100056	03/06/14	B&H PHOTO-VIDEO, IN 100125	100125	9040	CRBP820 LITHIUM-ION	0.00	278.97
1011	10100056	03/06/14	B&H PHOTO-VIDEO, IN 100125	100125	9040	CASC2000 CAMCORDER	0.00	146.67
1011	10100056	03/06/14	B&H PHOTO-VIDEO, IN 100125	100125	9040	CAXA25 PROFESSIONAL	0.00	6264.00
1011	10100056	03/06/14	B&H PHOTO-VIDEO, IN 100125	100125	9040	SAESSD128GB SDXC EXT	0.00	139.95
TOTAL CHECK					9040		0.00	9884.47
1011	10100057	03/06/14	BILL HOME PLUMBING, 100315	100315	8030	PLUMBING ANIMAL SHL	0.00	475.00
1011	10100060	03/06/14	CABELA'S	100312	7160	UNIFORM PANTS PO240	0.00	224.43
1011	10100060	03/06/14	CABELA'S	100311	8560	UNIFORM PANTS PO240	0.00	96.45
1011	10100060	03/06/14	CABELA'S	100314	7160	UNIFORM PANTS PO240	0.00	348.39
1011	10100060	03/06/14	CABELA'S	100316	7160	UNIFORM PANTS PO240	0.00	161.45
1011	10100060	03/06/14	CABELA'S	100315	7160	UNIFORM PANTS PO240	0.00	222.43
1011	10100060	03/06/14	CABELA'S	100313	7160	UNIFORM PANTS PO240	0.00	665.29
TOTAL CHECK					7160		0.00	1718.44
1011	10100061	03/06/14	CAL-AM WATER (CITY	100125	8237	IRRIGATION - JAN '1	0.00	60.12
1011	10100066	03/06/14	CAPITAL ONE COMMERC	100251	8415	COFFEE FOR STATION	0.00	59.94
1011	10100067	03/06/14	CARQUEST AUTO PARTS	100314	8250	OIL FILTER INVENTOR	0.00	136.03
1011	10100067	03/06/14	CARQUEST AUTO PARTS	100312	8250	#3-8 SWEEPER FILTER	0.00	158.18
1011	10100067	03/06/14	CARQUEST AUTO PARTS	100314	8250	LIGHTS BULBS PD INV	0.00	12.07
1011	10100067	03/06/14	CARQUEST AUTO PARTS	100314	8250	LIGHT BULB INVENTOR	0.00	230.50
1011	10100067	03/06/14	CARQUEST AUTO PARTS	100312	8250	#5-10 FILTERS	0.00	17.02
1011	10100067	03/06/14	CARQUEST AUTO PARTS	100312	8250	#3-8 OIL ADDITIVE	0.00	12.90
1011	10100067	03/06/14	CARQUEST AUTO PARTS	100313	8250	GEAR OIL	0.00	14.88
TOTAL CHECK					8250		0.00	581.58
1011	10100069	03/06/14	PER DIEM CAZARES, JOSE	100314	8415	FIRE TRCK ACADMY3/3	0.00	259.00
1011	10100070	03/06/14	CDW GOVERNMENT CENT	100145	9043	CREDIT-UPS BTTRY RP	0.00	-358.03
1011	10100070	03/06/14	CDW GOVERNMENT CENT	100145	8560	FOB READER	0.00	173.29
1011	10100070	03/06/14	CDW GOVERNMENT CENT	100145	9043	APC REPLACEMENT BAT	0.00	389.63
TOTAL CHECK					9043		0.00	204.89
1011	10100072	03/06/14	CINTAS CORPORATION	100251	8385	6859 CAYS TWL SVC	0.00	32.16

PENTAMATION - FUND ACCOUNTING

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CITY OF CORONADO  
 CHECK REGISTER - BY FUND

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SELECTION CRITERIA: transact.check\_no between '10100029' and '10100204'  
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FUND - 100 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	BUDGET CHECK	ACCT	DESCRIPTION	SALES TAX	AMOUNT
1011	10100072	03/06/14	15305	CINTAS CORPORATION 100251	8385	6858 HQ TWL/MAT SVC	0.00	77.10
1011	10100072	03/06/14	15305	CINTAS CORPORATION 100251	8385	6859 CAYS TWL/MAT S	0.00	86.74
1011	10100072	03/06/14	15305	CINTAS CORPORATION 100251	8385	6858 HQ TWL SVC	0.00	39.91
	TOTAL CHECK						0.00	235.91
1011	10100076	03/06/14	16231	CNOA REGION III 100211	8414	POST TUITION FLORES	0.00	45.00
1011	10100077	03/06/14	16289	COASTAL SUPPLY CO., 100312	8255	FOR SIGN SHOP	0.00	70.20
1011	10100078	03/06/14	10753	COMPLETE OFFICE (GR 100120	8560	OFC SUPPLIES - CM	0.00	17.32
1011	10100078	03/06/14	10753	COMPLETE OFFICE (GR 100125	8561	COPY PAPER - CH	0.00	99.29
1011	10100078	03/06/14	10753	COMPLETE OFFICE (GR 100211	8561	SUPPLIES - CH	0.00	18.90
1011	10100078	03/06/14	10753	COMPLETE OFFICE (GR 100370	8560	PAPER	0.00	426.15
1011	10100081	03/06/14	10457	CONCORD TECHNOLOGIE 100145	8030	INDEXES	0.00	11.31
	TOTAL CHECK						0.00	572.97
1011	10100082	03/06/14	11399	COUNTY OF SAN DIEGO 100	4401	FAX SVC-ALL DEPTS-F	0.00	120.00
1011	10100081	03/06/14	10457	CORONADO HARDWARE 100251	8540	MISC HARDWARE SUPPL	0.00	13.90
1011	10100081	03/06/14	10457	CORONADO HARDWARE 100251	8252	MISC HARDWARE SUPPL	0.00	77.08
1011	10100081	03/06/14	10457	CORONADO HARDWARE 100251	8540	MISC HARDWARE SUPPL	0.00	18.34
1011	10100081	03/06/14	10457	CORONADO HARDWARE 100255	8535	PVC PIPE TEMP ROCK	0.00	33.60
1011	10100081	03/06/14	10457	CORONADO HARDWARE 100251	8540	MISC HARDWARE SUPPL	0.00	6.48
1011	10100081	03/06/14	10457	CORONADO HARDWARE 100251	8540	MISC HARDWARE SUPPL	0.00	4.61
	TOTAL CHECK						0.00	154.01
1011	10100082	03/06/14	11399	COUNTY OF SAN DIEGO 100	4401	GRANT OF EASEMENT	0.00	37.00
1011	10100086	03/06/14	15614	DISCOUNT SPECIALTY 100313	8530	DEGREASER STOCK	0.00	278.88
1011	10100088	03/06/14	10582	DRIVERS LICENSE GUI 100211	8415	ID CHECKING GUIDE 2	0.00	68.50
1011	10100091	03/06/14	15562	EGOV STRATEGIES 100145	8030	CONNECT USAGE FEB'1	0.00	691.48
1011	10100093	03/06/14	10619	EMERGENCY EQUIPMENT 100212	8535	FLASHLIGHT BATTERIE	0.00	126.36
1011	10100094	03/06/14	10621	EMP-EMERGENCY MEDIC 100255	8560	MEDICAL SUPPLIES	0.00	280.29
1011	10100095	03/06/14	12323	FARNM ELECTRIC 100312	8030	LIGHT POLE REPAIR	0.00	144.75
1011	10100097	03/06/14	12208	FERGUSON ENTERPRISE 100315	8252	ADMIN BREAK RM RPR	0.00	210.32
1011	10100097	03/06/14	12208	FERGUSON ENTERPRISE 100315	8252	SENIOR CNTR URINAL	0.00	67.97
	TOTAL CHECK						0.00	278.29
1011	10100098	03/06/14	15885	FIRESTONE COMPLETE 100314	8250	#2-16 TIRES	0.00	618.79
1011	10100099	03/06/14	PER DIEM FLORES, ANTHONY 100211	8414	POST PER DIEM FLORE	0.00	0.00	87.00

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PENTAMATION -- FUND ACCOUNTING

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CITY OF CORONADO  
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 ACCTPA21

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FUND - 100 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	BUDGET CHECK	ACCT	DESCRIPTION	SALES TAX	AMOUNT
1011	10100101	03/06/14	GEORGE'S LAWN EQUIP	100313	8250	#5-26 BOLTS SPACERS	0.00	29.54
1011	10100101	03/06/14	GEORGE'S LAWN EQUIP	100313	8250	20" BAR URBAN FORES	0.00	83.70
1011	10100101	03/06/14	GEORGE'S LAWN EQUIP	100313	8250	BLADE SET	0.00	221.55
	TOTAL CHECK						0.00	334.79
1011	10100102	03/06/14	GALVAN, JESSE	100211	8250	FAB&INSTALL DECALS	0.00	540.00
1011	10100103	03/06/14	GRAINGER	100315	8252	HAND DRYERS BEACH	0.00	900.64
1011	10100103	03/06/14	GRAINGER	100316	8560	DISPOSABLE GLOVES	0.00	509.82
1011	10100103	03/06/14	GRAINGER	100312	8555	EAR PROTECTION	0.00	91.23
1011	10100103	03/06/14	GRAINGER	100313	8560	DISPOSABLE GLOVES	0.00	509.83
1011	10100103	03/06/14	GRAINGER	100314	8525	RETURN PPE	0.00	-83.01
1011	10100103	03/06/14	GRAINGER	100314	8525	PPE	0.00	96.77
	TOTAL CHECK						0.00	2015.28
1011	10100105	03/06/14	HANDY METAL MART	100315	8250	FIRE KITCHEN ALUM S	0.00	341.13
1011	10100106	03/06/14	HOME DEPOT-PS#6035	100315	8252	SHOP SUPPLIES	0.00	226.90
1011	10100106	03/06/14	HOME DEPOT-PS#6035	100312	8555	PAINT POLES	0.00	86.34
1011	10100106	03/06/14	HOME DEPOT-PS#6035	100315	8252	SHOP SUPPLIES	0.00	384.24
	TOTAL CHECK						0.00	697.48
1011	10100107	03/06/14	HUBSON SAFE T LITE	100312	8255	SAFETY GEAR STREETS	0.00	194.02
1011	10100108	03/06/14	IAPE INTERNATIONAL	100211	8415	MURILLO IAPE 2014	0.00	50.00
1011	10100109	03/06/14	IMAGING TECHNOLOGIE	100211	8251	PRINTER USAGE JAN'1	0.00	99.39
1011	10100109	03/06/14	IMAGING TECHNOLOGIE	100142	8251	PRINTER USAGE JAN'1	0.00	35.12
1011	10100109	03/06/14	IMAGING TECHNOLOGIE	100370	8251	PRINTER USAGE JAN'1	0.00	216.56
1011	10100109	03/06/14	IMAGING TECHNOLOGIE	100311	8251	PRINTER USAGE JAN'1	0.00	29.57
1011	10100109	03/06/14	IMAGING TECHNOLOGIE	100140	8251	PRINTER USAGE JAN'1	0.00	153.84
1011	10100109	03/06/14	IMAGING TECHNOLOGIE	100213	8251	PRINTER USAGE JAN'1	0.00	22.11
1011	10100109	03/06/14	IMAGING TECHNOLOGIE	100120	8251	PRINTER USAGE JAN'1	0.00	46.08
1011	10100109	03/06/14	IMAGING TECHNOLOGIE	100251	8251	PRINTER USAGE JAN'1	0.00	53.73
1011	10100109	03/06/14	IMAGING TECHNOLOGIE	100110	8251	PRINTER USAGE JAN'1	0.00	0.13
1011	10100109	03/06/14	IMAGING TECHNOLOGIE	100115	8251	PRINTER USAGE JAN'1	0.00	12.61
	TOTAL CHECK						0.00	669.14
1011	10100111	03/06/14	INTERSTATE ALL BATT	100251	8250	BATTERIES 9V, AA, A	0.00	143.41
1011	10100112	03/06/14	IPM LITHOGRAPHICS,	100110	8560	CERT OF APPRECIATIO	0.00	419.04
1011	10100114	03/06/14	PER DIEM JOSE M. GONZALEZ	100314	8415	SPTN CHASSIS 3/24-3	0.00	251.00
1011	10100114	03/06/14	PER DIEM JOSE M. GONZALEZ	100314	8415	FIRE TRCK ACADEMY 3/	0.00	259.00
	TOTAL CHECK						0.00	510.00
1011	10100116	03/06/14	KAMAN INDUSTRIAL TE	100315	8250	PWR WSH STN	0.00	157.73
1011	10100116	03/06/14	KAMAN INDUSTRIAL TE	100313	8250	#5-6 HYDROLIC HOSE	0.00	99.17

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FUND - 100 - GENERAL FUND

CASH ACCT CHECK NO	ISSUE DT	VENDOR	BUDGET CHECK	ACCT	DESCRIPTION	SALES TAX	AMOUNT
TOTAL CHECK							
1011 10100117	03/06/14	KEARNY PEARSON FORD	100313	8250	#5-1 ELECTRIC CONNE	0.00	256.90
1011 10100124	03/06/14	LEWTON, BRIAN	100145	8321	TIME WARNER 2/6-3/5	0.00	30.39
1011 10100125	03/06/14	LIFE ASSIST, INC.	100251	8250	2 EMS BGS, 3 O2 CY	0.00	58.58
1011 10100126	03/06/14	MASON'S SAW & LAWN	100312	8250	STREETS SAW	0.00	1086.85
1011 10100126	03/06/14	MASON'S SAW & LAWN	100313	8250	IGNITION MODULE	0.00	50.58
TOTAL CHECK						0.00	95.57
1011 10100127	03/06/14	MUNICIPAL EMERGENCY	100251	9025	HOSE GASKETS FOR NE	0.00	146.15
1011 10100129	03/06/14	MIRACLE RECREATION	100315	8252	PARK PARTS CAYS	0.00	26.43
1011 10100130	03/06/14	SCARAMELLA, JR, MICH	100216	8065	BACKGROUND INVEST.	0.00	588.43
1011 10100131	03/06/14	MOST DEPENDABLE FOU	100315	8252	SHWR PUSH BUTTONS	0.00	1959.51
1011 10100134	03/06/14	NAPA AUTO PARTS	100314	8250	#9-2 BATTERY	0.00	278.68
1011 10100134	03/06/14	NAPA AUTO PARTS	100313	8555	FUEL FUNNELS	0.00	133.92
TOTAL CHECK						0.00	133.51
1011 10100139	03/06/14	OFFICE DEPOT	100211	8561	OFFICE SUPPLIES	0.00	267.43
1011 10100139	03/06/14	OFFICE DEPOT	100211	8561	CREDIT	0.00	113.69
1011 10100139	03/06/14	OFFICE DEPOT	100211	8561	OFFICE SUPPLIES	0.00	-64.78
1011 10100139	03/06/14	OFFICE DEPOT	100211	8561	OFFICE SUPPLIES	0.00	322.62
1011 10100139	03/06/14	OFFICE DEPOT	100211	8561	MAGNETS	0.00	12.07
1011 10100139	03/06/14	OFFICE DEPOT	100211	8561	CREDIT	0.00	-205.09
TOTAL CHECK						0.00	178.51
1011 10100141	03/06/14	OSTARI INC.	100145	8030	IT AUDIT/PCI COMPLI	0.00	14875.00
1011 10100145	03/06/14	PARKHOUSE TIRE, INC	100313	8250	#5-8R TIRES	0.00	2097.35
1011 10100147	03/06/14	PERRY OF NATIONAL C	100314	8250	#13-2R BRAKE CYLNDE	0.00	177.78
1011 10100148	03/06/14	PETTY CASH - POLICE	100211	8561	INDEX CARDS	0.00	4.63
1011 10100148	03/06/14	PETTY CASH - POLICE	100216	8350	SHADOW BOXES FOR SV	0.00	59.40
1011 10100148	03/06/14	PETTY CASH - POLICE	100211	8530	GOOD - FUEL	0.00	10.04
1011 10100148	03/06/14	PETTY CASH - POLICE	100211	8414	POST MILEAGE - MANS	0.00	86.46
1011 10100148	03/06/14	PETTY CASH - POLICE	100211	8415	OMALLEY TOLL FEE	0.00	13.50
1011 10100148	03/06/14	PETTY CASH - POLICE	100212	8560	FLEX CUP PROTECTOR	0.00	39.99
1011 10100148	03/06/14	PETTY CASH - POLICE	100211	8561	16GB USB FLASH DRIV	0.00	73.42
1011 10100148	03/06/14	PETTY CASH - POLICE	100211	8415	RECRUIT FAIR 2/11/1	0.00	25.00
1011 10100148	03/06/14	PETTY CASH - POLICE	100212	8560	BELLINI WORK GLOVES	0.00	21.58
1011 10100148	03/06/14	PETTY CASH - POLICE	100211	8415	CANET RESERVE MEETI	0.00	12.95
1011 10100148	03/06/14	PETTY CASH - POLICE	100211	8415	MURLEY - SECRET SVC	0.00	2.50

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CASH ACCT CHECK NO	ISSUE DT	VENDOR	BUDGET CHECK	ACCT	DESCRIPTION	SALES TAX	AMOUNT
TOTAL CHECK							
1011 10100149	03/06/14 16199	PLUMMASTER, INC.	100315	8555	RETURN TOOLS CREDIT	0.00	349.47
1011 10100149	03/06/14 16199	PLUMMASTER, INC.	100315	8555	TOOLS	0.00	-557.22
TOTAL CHECK						0.00	1008.60
1011 10100150	03/06/14 15338	POSTAL UNLIMITED	100311	8560	POSTAGE MAILING	0.00	451.38
1011 10100151	03/06/14 11272	POWERSTRIDE BATTERY	100314	8250	#12-6 GENIE LIFT BA	0.00	29.85
1011 10100152	03/06/14 16546	PREFERRED BATTERIES	100251	8250	STRYKER STRETCHR BA	0.00	474.16
1011 10100156	03/06/14 11301	QUILL CORPORATION	100251	8560	COPY PAPER & SUPPLI	0.00	253.76
1011 10100156	03/06/14 11301	QUILL CORPORATION	100252	8560	EOC SUPPLIES	0.00	86.19
1011 10100156	03/06/14 11301	QUILL CORPORATION	100251	8252	OFFICE SUPP CLOSET	0.00	249.71
1011 10100156	03/06/14 11301	QUILL CORPORATION	100252	8251	2 EOC COFFEE MAKERS	0.00	75.59
1011 10100156	03/06/14 11301	QUILL CORPORATION	100252	8560	EOC SUPPLIES	0.00	107.98
1011 10100156	03/06/14 11301	QUILL CORPORATION	100251	8252	DAMAGED ITEMS REPLA	0.00	19.42
1011 10100156	03/06/14 11301	QUILL CORPORATION	100255	8560	3 FLASH DRIVES	0.00	-75.59
TOTAL CHECK						0.00	48.57
1011 10100158	03/06/14 9946000	RIVERSIDE COMMUNITY 100	100	4600	POSTED INCORRECTLY	0.00	511.87
1011 10100160	03/06/14 16403	SAN DIEGO COUNTY SH	100211	8030	GRAFFITI TRACKER FY	0.00	53.00
1011 10100161	03/06/14 16893	SAN DIEGO REALTY AD	100120	8065	CONSULTING FEE - PU	0.00	1200.00
1011 10100163	03/06/14 15636	SATCOM GLOBAL, INC	100311	8320	SIM CARD 1/14	0.00	3000.00
1011 10100164	03/06/14 EE REIME	SCARBORO, JOSHUA	100251	8415	ACLS RENEWAL	0.00	42.08
1011 10100165	03/06/14 12001	SDG&E-(POLICE)	100211	8235	PD ELECTRIC JAN-FEB	0.00	185.00
1011 10100165	03/06/14 12001	SDG&E-(POLICE)	100213	8235	ACF ELECTRIC JAN-FE	0.00	5952.03
1011 10100165	03/06/14 12001	SDG&E-(POLICE)	100213	8236	ACF GAS JAN-FEB 201	0.00	956.87
1011 10100165	03/06/14 12001	SDG&E-(POLICE)	100211	8236	PDGAS JAN-FEB2014	0.00	25.97
TOTAL CHECK						0.00	526.93
1011 10100166	03/06/14 11430A	SDG&E (PUBLIC SERVI	100313	8235	1050 ORANGE	0.00	7461.80
1011 10100166	03/06/14 11430A	SDG&E (PUBLIC SERVI	100312	8235	ELEC 1/14-2/12/14	0.00	1156.63
1011 10100166	03/06/14 11430A	SDG&E (PUBLIC SERVI	100313	8235	ELEC 1/14-2/12/14	0.00	89.20
1011 10100166	03/06/14 11430A	SDG&E (PUBLIC SERVI	100313	8235	549 3RD ST	0.00	212.52
TOTAL CHECK						0.00	10.62
1011 10100167	03/06/14 11426	SDG&E-(FIRE SRV ACC	100251	8235	HQ ELEC 1/13-2/11/1	0.00	1468.97
1011 10100167	03/06/14 11426	SDG&E-(FIRE SRV ACC	100251	8236	HQ GAS 1/13-2/11/14	0.00	996.39
TOTAL CHECK						0.00	171.39
1011 10100168	03/06/14 11426A	SDG&E - (LIFEGUARD	100255	8235	LG ELEC 1/22-2/23/1	0.00	1167.78
TOTAL CHECK						0.00	792.63

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CASH ACCT	CHECK NO	ISSUE DT	VENDOR	BUDGET CHECK	ACCNT	DESCRIPTION	SALES TAX	AMOUNT
1011	10100172	03/06/14	11557	SOUTHWEST SIGNAL SE 100312	8255	6TH/ORANGE OPTICOM	0.00	250.00
1011	10100173	03/06/14	15496	SSD SYSTEMS 100315	8030	3/1-5/31/14 920 OCE	0.00	82.50
1011	10100174	03/06/14	11575	STANDARD PLUMBING & 100315	8252	WTR HTR PARTS	0.00	144.87
1011	10100175	03/06/14	15897	STATEWIDE TRAFFIC S 100312	8030	NO SMOKING SIGNS	0.00	9877.25
1011	10100178	03/06/14	11614	SUPERIOR READY MIX 100312	8253	CONCRETE	0.00	304.96
1011	10100179	03/06/14	14369	TELEVISION EQUIPMEN 100255	8251	REPAIR WTRPRF RADIO	0.00	102.42
1011	10100180	03/06/14	15878	TERRA BELLA NURSERY 100313	8535	TOP SOIL	0.00	97.17
1011	10100180	03/06/14	15878	TERRA BELLA NURSERY 100313	8535	TOP SOIL	0.00	97.17
1011	10100180	03/06/14	15878	TERRA BELLA NURSERY 100313	8535	TOP SOIL	0.00	97.17
1011	10100180	03/06/14	15878	TERRA BELLA NURSERY 100313	8535	TOP SOIL	0.00	97.17
	TOTAL CHECK						0.00	388.68
1011	10100182	03/06/14	16583	THE DINGHY DOCTOR, 100255	8250	HONDA OUTERDR MTR MA	0.00	461.37
1011	10100183	03/06/14	16077	THOMAS INDUSTRIAL W 100251	8250	HQ PRSSR WSHR DELIV	0.00	160.00
1011	10100185	03/06/14	14251	TREMCO WEATHERPROOF 100315	8030	GUTTER GLOR TEN CTR	0.00	1575.00
1011	10100186	03/06/14	16889	TRUTH WINDOW CLEANI 100312	8030	PRESSURE WASHING 1/	0.00	5625.00
1011	10100187	03/06/14	13650	UCSD CENTER FOR OCC 100142	8065	PRE EMPLOY PHYSICAL	0.00	674.00
1011	10100187	03/06/14	13650	UCSD CENTER FOR OCC 100142	8065	DMV EXAMS	0.00	150.00
1011	10100187	03/06/14	13650	UCSD CENTER FOR OCC 100142	8065	PRE EMPLOY PHYSICAL	0.00	462.00
	TOTAL CHECK						0.00	1286.00
1011	10100188	03/06/14	11673	UNDERGROUND SERVICE 100312	8030	DIG MARK OUTS	0.00	75.00
1011	10100191	03/06/14	14225	US BANK (IMPAC GOV 100145	8560	SAS RAID CONTROLLER	0.00	148.47
1011	10100191	03/06/14	14225	US BANK (IMPAC GOV 100145	8560	EXTERNAL DVD WRITER	0.00	39.50
1011	10100191	03/06/14	14225	US BANK (IMPAC GOV 100142	8415	WEBINAR-ESPINOSA	0.00	55.00
1011	10100191	03/06/14	14225	US BANK (IMPAC GOV 100140	8560	A/P CHECKS-HODGES	0.00	328.55
1011	10100191	03/06/14	14225	US BANK (IMPAC GOV 100145	8560	RW DATA TAPE-IT	0.00	525.72
1011	10100191	03/06/14	14225	US BANK (IMPAC GOV 100145	8560	SAS EXTERNAL CABLE-	0.00	138.29
1011	10100191	03/06/14	14225	US BANK (IMPAC GOV 100145	8560	CLEANING CARTRIDGE-	0.00	46.99
1011	10100191	03/06/14	14225	US BANK (IMPAC GOV 100140	8415	WEBINAR-BRIGGS/HODG	0.00	160.00
	TOTAL CHECK						0.00	1442.52
1011	10100192	03/06/14	11713	VALLEY POWER SYSTEM 100314	8250	#5340 TRANSM SRVC	0.00	792.59
1011	10100193	03/06/14	12703WW	VERIZON WIRELESS 100550	8320	CELL PH CHARGES-LIB	0.00	25.49
1011	10100193	03/06/14	12703WW	VERIZON WIRELESS 100370	8320	CELL PH CHARGES-ENG	0.00	2.96

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FUND - 100 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	BUDGET CHECK	ACCT	DESCRIPTION	SALES TAX	AMOUNT
1011	10100193	03/06/14	12703WW VERIZON WIRELESS	100145	8320	CELL PH CHARGES-IT	0.00	139.63
1011	10100193	03/06/14	12703WW VERIZON WIRELESS	100120	8320	CELL PH CHARGES-CM	0.00	55.45
TOTAL CHECK							0.00	223.53
1011	10100194	03/06/14	12703FIR VERIZON WIRELESS	100252	8320	DP CELLPHN 1/11-2/1	0.00	51.05
1011	10100194	03/06/14	12703FIR VERIZON WIRELESS	100255	8320	LG CELLPHN 1/11-2/1	0.00	163.07
1011	10100194	03/06/14	12703FIR VERIZON WIRELESS	100251	8320	FD CELLPHN 1/11-2/1	0.00	492.19
TOTAL CHECK							0.00	706.31
1011	10100195	03/06/14	12703POL VERIZON WIRELESS	100211	8320	PD CELL PH JAN11-FE	0.00	1371.23
1011	10100198	03/06/14	11725 VILLAGE HARDWARE	100315	8252	LIGHTS	0.00	53.76
1011	10100199	03/06/14	16521 VILLAGE NURSERIS, L	100313	8535	TABEUI TREE	0.00	63.75
1011	10100200	03/06/14	10348 VULCAN MATERIALS CO	100312	8255	CLASS YI AGREG	0.00	242.35
1011	10100201	03/06/14	11756 WEST COAST ARBORIST	100313	8030	12/1-12/15/13 TREE	0.00	5339.00
1011	10100201	03/06/14	11756 WEST COAST ARBORIST	100313	8030	2ND/PROSP MAGNL RMV	0.00	1300.00
1011	10100201	03/06/14	11756 WEST COAST ARBORIST	100313	8030	1/16-1/31/14 TREE T	0.00	10849.00
1011	10100201	03/06/14	11756 WEST COAST ARBORIST	100313	8030	12/1-12/15/13 TREE	0.00	6543.00
TOTAL CHECK							0.00	24031.00
1011	10100203	03/06/14	14966 WINZER CORPORATION	100251	8560	JANITORIAL SUPPLIES	0.00	489.25
1011	10100203	03/06/14	14966 WINZER CORPORATION	100251	8560	JANITORIAL SUPPLIES	0.00	170.33
TOTAL CHECK							0.00	659.58
1011	10100204	03/06/14	11807 ZEE MEDICAL, INC.	100213	8560	FIRST AID SUPPLY	0.00	71.05
TOTAL CASH ACCOUNT							0.00	131805.42
TOTAL FUND							0.00	131805.42

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FUND - 102 - PAYROLL FUND										
CASH ACCT	CHECK NO	ISSUE DT	VENDOR	BUDGET CHECK	ACCNT	DESCRIPTION	SALES TAX	AMOUNT		
1012	10100029	02/27/14	11999 CALPERS LONG-TERM C 102		2027	DED:6650 PERS-LONG	0.00	426.15		
1012	10100032	02/27/14	11985 INTERNAL REVENUE SE 102		2028	DED:1515 WAGE ASSGN	0.00	115.00		
1012	10100034	02/27/14	11986 ST OF CA - FRANCHIS 102		2028	DED:1500 WAGE ASSGN	0.00	21.76		
1012	10100035	02/27/14	12634 ST OF CA FRANCHISE 102		2028	DED:1501 WAGE ASSGN	0.00	158.43		
1012	10100036	02/27/14	16809 SUN LIFE FINANCIAL 102		2027	DED:3900 SP LIFE IN	0.00	283.30		
1012	10100037	02/27/14	16884 THOMAS H BILLINGSLE 102		2028	DED:1202 WAGE ASSGN	0.00	189.22		
TOTAL CASH ACCOUNT								0.00	1193.86	
TOTAL FUND								0.00	1193.86	

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FUND - 106 - RECREATION SERVICES

CASH ACCT CHECK NO	ISSUE DT	VENDOR	BUDGET CHECK	ACCT	DESCRIPTION	SALES TAX	AMOUNT
1011 10100045	03/06/14	AGRICULTURAL PEST C	106515	8030	RAT/MICE CONTROL -	0.00	60.00
1011 10100048	03/06/14	ANGELA LINTAG	106	2050	RENTAL REFUND 2/27/	0.00	325.00
1011 10100054	03/06/14	ATE&T/MCI (CITY MGR)	106512	8320	REC ADMIN	0.00	31.22
1011 10100054	03/06/14	ATE&T/MCI (CITY MGR)	106511	8320	CLUB ROOM	0.00	62.66
1011 10100054	03/06/14	ATE&T/MCI (CITY MGR)	106512	8320	SKATE CAM	0.00	91.70
1011 10100054	03/06/14	ATE&T/MCI (CITY MGR)	106515	8030	FACILITIES INTERNET	0.00	84.53
1011 10100054	03/06/14	ATE&T/MCI (CITY MGR)	106512	8320	CLUB RM BURGALAR ALA	0.00	31.22
1011 10100054	03/06/14	ATE&T/MCI (CITY MGR)	106511	8320	LOCAL TELEPHONE EXP	0.00	26.80
1011 10100054	03/06/14	ATE&T/MCI (CITY MGR)	106513	8320	RECURR CHGS & TAXES	0.00	83.48
1011 10100054	03/06/14	ATE&T/MCI (CITY MGR)	106511	8320	RECURR CHGS & TAXES	0.00	133.46
1011 10100054	03/06/14	ATE&T/MCI (CITY MGR)	106514	8320	TENNIS CENTER	0.00	109.17
TOTAL CHECK						0.00	654.24
1011 10100055	03/06/14	ATE&T/MCI (ADMIN SRV)	106511	8320	800 MHZ T1 LINE 2.5	0.00	7.01
1011 10100058	03/06/14	BLACKIE'S TROPHIES	106511	8560	PAPERWEIGHT & GAVEL	0.00	65.88
1011 10100063	03/06/14	CAL-AM WATER (RECRE)	106513	8237	CONST METER 2 POOL	0.00	97.14
1011 10100071	03/06/14	CHINGON CMF, INC.	106516	8565	RACKS	0.00	3224.20
1011 10100078	03/06/14	COMPLETE OFFICE (GR)	106511	8561	COPY PAPER	0.00	76.96
1011 10100078	03/06/14	COMPLETE OFFICE (GR)	106516	8560	BOATHOUSE SUPPLIES	0.00	42.90
1011 10100078	03/06/14	COMPLETE OFFICE (GR)	106512	8560	YOUTH SUPPLIES	0.00	52.72
1011 10100078	03/06/14	COMPLETE OFFICE (GR)	106515	8425	FACILITIES SUPPLIES	0.00	65.78
TOTAL CHECK						0.00	238.36
1011 10100081	03/06/14	CORONADO HARDWARE	106515	8565	SUPPLIES	0.00	7.41
1011 10100083	03/06/14	CALIFORNIA PARK & R	106515	8415	MEMBERSHIP-KNOPP	0.00	145.00
1011 10100085	03/06/14	DARREN HALL	106	2050	RENTAL REFUND 2/18/	0.00	800.00
1011 10100092	03/06/14	ELITE SHOW SERVICES	106	2051	SEC SVCS JAN 14	0.00	1604.80
1011 10100100	03/06/14	FUN EXPRESS LLC	106512	8565	FNOS	0.00	127.99
1011 10100109	03/06/14	IMAGING TECHNOLOGIE	106514	8251	PRINTER USAGE JAN/1	0.00	61.57
1011 10100109	03/06/14	IMAGING TECHNOLOGIE	106513	8251	PRINTER USAGE JAN/1	0.00	10.82
1011 10100109	03/06/14	IMAGING TECHNOLOGIE	106511	8251	PRINTER USAGE JAN/1	0.00	100.05
TOTAL CHECK						0.00	172.44
1011 10100118	03/06/14	ADVANCE KLOSINSKI, BROOKE	106512	8565	ADVANCE FRI NIGHT O	0.00	500.00
1011 10100119	03/06/14	KNORR SYSTEMS INC	106513	8535	AQUATIC SUPPLIES	0.00	2308.26

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CASH ACCT CHECK NO	ISSUE DT	VENDOR	BUDGET CHECK	ACCT	DESCRIPTION	SALES TAX	AMOUNT	
FUND - 106 - RECREATION SERVICES								
1011	10100121	03/06/14 10948 LAKESHORE LEARNING	106512	8565	FARM TO TABLE CLASS	0.00	46.80	
1011	10100123	03/06/14 99550000 LEILANI AHMU	106	2050	RENTAL REFUND 2/18/	0.00	100.00	
1011	10100133	03/06/14 16120 NADO LIFE, INC.	106512	8570	BDAY PARTY	0.00	44.82	
1011	10100137	03/06/14 99550000 NICOLE COHEN	106	2050	RENTAL REFUND 2/18/	0.00	100.00	
1011	10100138	03/06/14 16662 NUCO2, LLC	106513	8575	POOL CHEMICALS	0.00	397.03	
1011	10100138	03/06/14 16662 NUCO2, LLC	106513	8575	POOL CHEMICALS	0.00	450.38	
1011	10100138	03/06/14 16662 NUCO2, LLC	106513	8575	POOL CHEMICALS	0.00	213.19	
TOTAL CHECK								
1011	10100144	03/06/14 99550000 PAM HAMMETT	106	2050	RENTAL REFUND 2/18/	0.00	1397.50	
1011	10100146	03/06/14 EE REIMB PEREIRA, STEPHANIE	106512	8565	REIMB PRE CLASSES	0.00	125.96	
1011	10100170	03/06/14 11428 SDG&E-(REC ACCT)	106514	8235	HS TENNIS COURTS	0.00	350.62	
1011	10100170	03/06/14 11428 SDG&E-(REC ACCT)	106514	8235	1014 6TH ST	0.00	150.39	
1011	10100170	03/06/14 11428 SDG&E-(REC ACCT)	106515	8236	1019 7TH ST	0.00	50.35	
1011	10100170	03/06/14 11428 SDG&E-(REC ACCT)	106514	8236	1501 GLORIETTA GAS	0.00	94.20	
1011	10100170	03/06/14 11428 SDG&E-(REC ACCT)	106514	8235	1501 GLORIETTA ELEC	0.00	1150.63	
TOTAL CHECK								
1011	10100171	03/06/14 99550000 SETH JONES	106	2050	RENTAL REFUND 2/18/	0.00	100.00	
1011	10100184	03/06/14 11640 TIME WARNER CABLE	106514	8320	CABLE TENNIS CTR	0.00	129.34	
1011	10100191	03/06/14 14225 US BANK (IMPAC GOV	106515	8254	PAGING SYSTEM	0.00	858.66	
1011	10100196	03/06/14 12703REC VERIZON WIRELESS	106512	8320	CELL CHGS 1/11-2/10	0.00	54.31	
1011	10100197	03/06/14 99550000 VICTORIA MACK-SCHOO	106	2050	RENTAL REFUND 2/25/	0.00	150.00	
TOTAL CASH ACCOUNT								
							0.00	16301.91
TOTAL FUND								
							0.00	16301.91

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FUND - 108 - COMMUNITY DEVELOPMENT

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	BUDGET CHECK	ACCNT	DESCRIPTION	SALES TAX	AMOUNT
1011	10100054	03/06/14 11209	AT&T/MCI (CITY MGR)	108412	8320	LOCAL TELEPHONE EXP	0.00	9.43
1011	10100054	03/06/14 11209	AT&T/MCI (CITY MGR)	108411	8320	LOCAL TELEPHONE EXP	0.00	9.42
	TOTAL CHECK						0.00	18.85
1011	10100089	03/06/14 10598	EAGLE NEWSPAPER LLC	108411	8560	LEGAL AD 111	0.00	90.00
1011	10100109	03/06/14 16733	IMAGING TECHNOLOGIE	108411	8251	PRINTER USAGE JAN'1	0.00	173.99
1011	10100109	03/06/14 16733	IMAGING TECHNOLOGIE	108412	8251	PRINTER USAGE JAN'1	0.00	276.19
	TOTAL CHECK						0.00	450.18
1011	10100110	03/06/14 14286	INTERNATIONAL CODE	108412	8415	BLDG CODES 2013	0.00	485.04
1011	10100120	03/06/14 12013	KNOX ATTORNEY SERVI	108412	8065	DOC/PLAN SCANN NOV	0.00	421.09
1011	10100120	03/06/14 12013	KNOX ATTORNEY SERVI	108412	8065	DOC/PLAN SCAN SEP 2	0.00	976.56
1011	10100120	03/06/14 12013	KNOX ATTORNEY SERVI	108412	8065	DOC/PLAN SCAN OCT 2	0.00	302.94
1011	10100120	03/06/14 12013	KNOX ATTORNEY SERVI	108412	8065	DOC/PLAN SCAN DEC 2	0.00	724.57
	TOTAL CHECK						0.00	2425.16
1011	10100159	03/06/14 16887	ROTH STAFFING COMPA	108412	8060	TEMP HIGGINS WE 022	0.00	291.65
1011	10100159	03/06/14 16887	ROTH STAFFING COMPA	108411	8060	TEMP HIGGINS WE 022	0.00	437.47
1011	10100159	03/06/14 16887	ROTH STAFFING COMPA	108412	8060	TEMP HIGGINS WE 021	0.00	376.32
1011	10100159	03/06/14 16887	ROTH STAFFING COMPA	108411	8060	TEMP HIGGINS WE 021	0.00	564.48
	TOTAL CHECK						0.00	1669.92
1011	10100193	03/06/14 12703WW	VERIZON WIRELESS	108412	8320	CELL PH CHARGES-BUI	0.00	27.34
1011	10100193	03/06/14 12703WW	VERIZON WIRELESS	108411	8320	CELL PH CHARGES-PLA	0.00	24.49
	TOTAL CHECK						0.00	51.83
	TOTAL CASH ACCOUNT						0.00	5190.98
	TOTAL FUND						0.00	5190.98

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FUND - 112 - EMPLOYEE BENEFITS

CASH ACCT CHECK NO	ISSUE DT	VENDOR	BUDGET CHECK	ACCT	DESCRIPTION	SALES TAX	AMOUNT
1011 10100030	02/27/14	10623 EMPLOYMENT DEVELOPM	112155	8375	UNEMPLOY INS 12/31/	0.00	8559.00
1011 10100049	03/06/14	10312 ANTHEM BLUE CROSS E	112155	8065	MAR14 ERP PREM-230	0.00	501.40
1011 10100128	03/06/14	16113 METLIFE SMALL BUSIN	112155	7165	DENTAL PPO & HMO AC	0.00	12057.84
1011 10100128	03/06/14	16113 METLIFE SMALL BUSIN	112155	7165	METLIFE PREM BACKCH	0.00	432.25
TOTAL CHECK						0.00	12490.09
1011 10100176	03/06/14	16809 SUN LIFE FINANCIAL	112155	8353	CITY PD STD PREMIUM	0.00	3659.12
1011 10100176	03/06/14	16809 SUN LIFE FINANCIAL	112155	8354	CITY PD LIFE PREMIUM	0.00	2653.18
1011 10100176	03/06/14	16809 SUN LIFE FINANCIAL	112155	8354	CITY PD EXEC AD&D	0.00	64.75
1011 10100176	03/06/14	16809 SUN LIFE FINANCIAL	112155	8354	LESS PR CK#10099620	0.00	--281.30
1011 10100176	03/06/14	16809 SUN LIFE FINANCIAL	112155	8354	CITY PD EXEC LIFE P	0.00	402.50
1011 10100176	03/06/14	16809 SUN LIFE FINANCIAL	112155	8352	CITY PD LTD PREMIUM	0.00	1676.14
1011 10100176	03/06/14	16809 SUN LIFE FINANCIAL	112155	7165	ENHANCED LTD PREMIUM	0.00	4335.93
1011 10100176	03/06/14	16809 SUN LIFE FINANCIAL	112155	8354	ADDTL LIFE-SPOUSE P	0.00	602.01
1011 10100176	03/06/14	16809 SUN LIFE FINANCIAL	112155	8354	CITY PD AD&D PREMIUM	0.00	426.82
1011 10100176	03/06/14	16809 SUN LIFE FINANCIAL	112155	7165	ADDTL LIFE EMP PREM	0.00	7865.54
1011 10100176	03/06/14	16809 SUN LIFE FINANCIAL	112155	8354	LESS PR CK#10099850	0.00	--283.30
TOTAL CHECK						0.00	21119.39
TOTAL CASH ACCOUNT						0.00	42669.88
TOTAL FUND						0.00	42669.88

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FUND - 130 - SOLID WASTE AND RECYCLING

CASH ACCT CHECK NO	ISSUE DT	VENDOR	BUDGET CHECK	ACCNT	DESCRIPTION	SALES TAX	AMOUNT
1011 10100043	03/06/14	16904 A & D IRON WORK	130320	8250	LOAD PACK DUMPSTER	0.00	1310.00
1011 10100043	03/06/14	16904 A & D IRON WORK	130320	8250	LOAD PACK DUMPSTER	0.00	1510.00
TOTAL CHECK						0.00	2820.00
1011 10100103	03/06/14	12520 GRAINGER	130320	8250	DRENCH SHOWER	0.00	1261.44
1011 10100103	03/06/14	12520 GRAINGER	130320	8250	TRASH LINERS	0.00	1006.56
1011 10100103	03/06/14	12520 GRAINGER	130320	8560	UTILITY CART	0.00	377.53
1011 10100103	03/06/14	12520 GRAINGER	130320	8560	SUPPLIES	0.00	416.02
TOTAL CHECK						0.00	3061.55
TOTAL CASH ACCOUNT						0.00	5881.55
TOTAL FUND						0.00	5881.55

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FUND - 135 - VEHICLE AND EQUIP REPLACE

CASH ACCT CHECK NO	ISSUE DT	VENDOR	BUDGET CHECK	ACCNT	DESCRIPTION	SALES TAX	AMOUNT	
1011	10100075	03/06/14	11391	CITY OF SAN DIEGO T 135330	9080	#5381 VHF RADIO	0.00	3838.00
TOTAL CASH ACCOUNT							0.00	3838.00
TOTAL FUND							0.00	3838.00

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CASH ACCT CHECK NO	ISSUE DT	VENDOR	BUDGET CHECK	ACCT	DESCRIPTION	SALES TAX	AMOUNT	
1011 10100155	03/06/14	15136 PSOMAS	215635	9722	7TH, ADELLA JAN PRO	0.00	246.79	
TOTAL CASH ACCOUNT							0.00	246.79
TOTAL FUND							0.00	246.79

FUND - 215 - CORONADO BRIDGE TOLLS

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FUND - 216 - TRANSPORTATION DEV ACT

CASH ACCT CHECK NO	ISSUE DT	VENDOR	BUDGET CHECK	ACCNT	DESCRIPTION	SALES TAX	AMOUNT	
1011	10100186	03/06/14 16889	TRUTH WINDOW CLEANI 216641	8060	BUS SHELTERS 1/14	0.00	1875.00	
TOTAL CASH ACCOUNT							0.00	1875.00
TOTAL FUND							0.00	1875.00

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FUND - 220 - CORONADO TIDELANDS

CASH ACCT CHECK NO	ISSUE DT	VENDOR	BUDGET CHECK	ACCT	DESCRIPTION	SALES TAX	AMOUNT	
1011 10100045	03/06/14 10068	AGRICULTURAL PEST C 220591	220591	8390	RAT/MICE CRTL-GLORI	0.00	225.00	
1011 10100054	03/06/14 11209	AT&T/MCI (CITY MGR) 220591	220591	8235	437-7104 - MARINA B	0.00	0.63	
1011 10100065	03/06/14 13175	CALIFORNIA YACHT MA 220591	220591	8030	MGT FEE - FEB '14	0.00	2350.00	
1011 10100096	03/06/14 10645	FEDEX	220591	8390	DOCS TO PORT DISTRI	0.00	26.95	
1011 10100162	03/06/14 11260	SAN DIEGO UNIFIED P 220591	220591	8245	LND & WATER LSE 3/1	0.00	968.00	
TOTAL CASH ACCOUNT							0.00	3570.58
TOTAL FUND							0.00	3570.58

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CASH ACCT CHECK NO	ISSUE DT	VENDOR	BUDGET CHECK	ACCNT	DESCRIPTION	SALES TAX	AMOUNT	
1011 10100068	03/06/14	PER DIEM CASTELLANO, MARY AN	230221	8415	PER DIEM CAPE CONFE	0.00	169.00	
1011 10100132	03/06/14	PER DIEM MURILLO, SANDRA	230221	8415	PER DIEM CAPE CONFE	0.00	169.00	
1011 10100148	03/06/14	PETTY CASH - POLICE	230221	8415	PER DIEM - CARNEY C	0.00	24.00	
TOTAL CASH ACCOUNT							0.00	362.00
TOTAL FUND							0.00	362.00

FUND - 230 - EQUITABLE SHARING-DEA

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FUND - 400 - GENERAL CAPITAL PROJECTS

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	BUDGET CHECK	ACCT	DESCRIPTION	SALES TAX	AMOUNT
1011	10100064	03/06/14	10310 CALIFORNIA AMERICAN	400710	9889	3RD/4TH NEW FIRE HY	0.00	19641.00
1011	10100096	03/06/14	10645 FEDEX	400710	9807	DOCS TO CA STRATEGI	0.00	31.58
1011	10100155	03/06/14	15136 PSOMAS	400710	9837	BAYSHORE BIKEWAY JA	0.00	204.19
1011	10100181	03/06/14	16650 THE ACKERMAN GROUP	400710	9821	SENIOR CENTER 7/1 T	0.00	8400.00
TOTAL CASH ACCOUNT								28276.77
TOTAL FUND								28276.77

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FUND - 510 - WASTEWATER UTILITY

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	BUDGET CHECK	ACCNT	DESCRIPTION	SALES TAX	AMOUNT
1011	10100041	02/28/14	SDG&E (PUBLIC SERVI	510010	8236	NG 1/14-2/12/14	0.00	83.16
1011	10100041	02/28/14	SDG&E (PUBLIC SERVI	510010	8235	1111 GLORIETTA	0.00	14.54
1011	10100041	02/28/14	SDG&E (PUBLIC SERVI	510010	8235	1393 1ST ST	0.00	10.62
1011	10100041	02/28/14	SDG&E (PUBLIC SERVI	510010	8235	ELEC 1/14-2/12/14	0.00	600.56
	TOTAL CHECK						0.00	708.88
1011	10100042	03/06/14	4 WHEEL PARTS PERFO	510010	8250	#6-1R LIGHT ASSEMBL	0.00	139.31
1011	10100052	03/06/14	AT&T CALNET 2	510010	8320	C602222146777 WWO	0.00	47.93
1011	10100052	03/06/14	AT&T CALNET 2	510010	8320	6195220934038 WWO	0.00	0.31
1011	10100052	03/06/14	AT&T CALNET 2	510010	8320	C602222147777 WWO	0.00	303.02
1011	10100052	03/06/14	AT&T CALNET 2	510010	8320	6195220819994 WWO	0.00	17.01
	TOTAL CHECK						0.00	368.27
1011	10100059	03/06/14	BOOT WORLD INC./KM	510010	8560	PPE BOOTS-MCGRATH,J	0.00	175.00
1011	10100060	03/06/14	CABELA'S	510010	7160	UNIFORM PANTS P0240	0.00	316.90
1011	10100074	03/06/14	CITY OF SAN DIEGO (	510010	8260	FY 2014 3RD QTR SYS	0.00	527331.00
1011	10100080	03/06/14	CONSOLIDATED ELECTR	510010	8252	HYDRORANGER 14 T	0.00	234.00
1011	10100084	03/06/14	CWEA	510010	8415	CWEA MEM RNWL GODBY	0.00	148.00
1011	10100103	03/06/14	GRAINGER	510010	8560	DISPOSABLE GLOVES	0.00	257.26
1011	10100103	03/06/14	GRAINGER	510010	8252	GOLF COURSE EXST FN	0.00	258.72
	TOTAL CHECK						0.00	515.98
1011	10100104	03/06/14	H. M. PITT LABS, IN	510010	8030	SPECIAL WSTE LAB 13	0.00	832.00
1011	10100107	03/06/14	HUDSON SAFE T LITE	510010	8560	WINDBREAKER	0.00	95.92
1011	10100109	03/06/14	IMAGING TECHNOLOGIE	510010	8251	PRINTER USAGE JAN'1	0.00	2.84
1011	10100136	03/06/14	NEXGEN	510010	8252	BAHAMA, PINE, GLR, 14T	0.00	2094.08
1011	10100136	03/06/14	NEXGEN	510010	8252	TRANSBY, BAHMA, TRIN,	0.00	2157.80
	TOTAL CHECK						0.00	4251.88
1011	10100143	03/06/14	OTAY LANDFILL, INC.	510010	8030	SPECIAL WSTE FEE 1/	0.00	331.63
1011	10100153	03/06/14	PRO-PLANET INDUSTRI	510010	8560	WIPES	0.00	552.65
1011	10100154	03/06/14	PRO-TECH INDUSTRIES	510010	8255	MH SEALER	0.00	436.70
1011	10100157	03/06/14	R L BATES INC	510010	8030	WET WELL CLEANING	0.00	1000.00
1011	10100166	03/06/14	SDG&E (PUBLIC SERVI	510010	8235	307 OCEAN	0.00	63.76
1011	10100166	03/06/14	SDG&E (PUBLIC SERVI	510010	8235	1128 G AVE	0.00	10.98

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FUND - 510 -- WASTEWATER UTILITY

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	BUDGET CHECK	ACCT	DESCRIPTION	SALES TAX	AMOUNT
1011	10100166	03/06/14	SDG&E (PUBLIC SERVI	510010	8235	1141 F AVE	0.00	10.45
1011	10100166	03/06/14	SDG&E (PUBLIC SERVI	510010	8235	299 1ST ST	0.00	11.51
1011	10100166	03/06/14	SDG&E (PUBLIC SERVI	510010	8235	50 AVENIDA	0.00	9.74
1011	10100166	03/06/14	SDG&E (PUBLIC SERVI	510010	8235	ELEC 1/14-2/12/14	0.00	3112.29
	TOTAL CHECK						0.00	3218.73
1011	10100177	03/06/14	SUPERCO SPECIALTY P	510010	8560	FOR PUMP STATIONS	0.00	438.58
1011	10100177	03/06/14	SUPERCO SPECIALTY P	510010	8560	FOR PUMP STATIONS	0.00	417.31
	TOTAL CHECK						0.00	855.89
1011	10100189	03/06/14	UNITED FASTENER CO.	510010	8560	SEA PORT VILLIAGE M	0.00	40.94
1011	10100189	03/06/14	UNITED FASTENER CO.	510010	8250	VACTOR VALVE BOLTS	0.00	522.20
	TOTAL CHECK						0.00	563.14
1011	10100193	03/06/14	VERIZON WIRELESS	510781	8320	CELL PH CHARGES-E.	0.00	44.10
1011	10100200	03/06/14	VULCAN MATERIALS CO	510010	8535	SAND SEC SEAPORT VL	0.00	211.05
1011	10100202	03/06/14	WESTERN HOSE & GASK	510010	8252	TRANSBAY	0.00	127.88
	TOTAL CASH ACCOUNT						0.00	542461.75
	TOTAL FUND						0.00	542461.75

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SELECTION CRITERIA: transact.check\_no between '10100029' and '10100204'  
 ACCOUNTING PERIOD: 9/14

FUND - 520 - GOLF COURSE

CASH ACCT CHECK NO	ISSUE DT	VENDOR	BUDGET CHECK	ACCT	DESCRIPTION	SALES TAX	AMOUNT
1011 10100031	02/27/14	ENRIQUEZ, ENRIQUE	520020	7160	ENRIQUEZ REIMBURSEM	0.00	102.59
1011 10100050	03/06/14	ART'S LAWNMOWER SHO	520020	8525	MISC PARTS	0.00	174.77
1011 10100052	03/06/14	AT&T CALNET 2	520020	8320	OFC PHN & FAX	0.00	70.04
1011 10100052	03/06/14	AT&T CALNET 2	520020	8320	435-0426/SITE 1	0.00	16.71
1011 10100052	03/06/14	AT&T CALNET 2	520020	8320	4358724/SITE #2	0.00	16.71
TOTAL CHECK						0.00	103.46
1011 10100054	03/06/14	AT&T/MCI (CITY MGR)	520020	8320	RECURR CHGS & TAXES	0.00	20.79
1011 10100054	03/06/14	AT&T/MCI (CITY MGR)	520020	8320	LOCAL TELEPHONE EXP	0.00	2.06
TOTAL CHECK						0.00	22.85
1011 10100062	03/06/14	CAL-AM WATER (GOLF)	520020	8237	WATER	0.00	16638.11
1011 10100062	03/06/14	CAL-AM WATER (GOLF)	520020	8237	WATER	0.00	8391.13
TOTAL CHECK						0.00	25029.24
1011 10100072	03/06/14	CINTAS CORPORATION	520020	7161	UNIFORMS	0.00	145.34
1011 10100072	03/06/14	CINTAS CORPORATION	520020	8385	TOWEL SERVICE	0.00	36.16
TOTAL CHECK						0.00	181.50
1011 10100073	03/06/14	CITY OF CORONADO	520782	9880	GC IRRIGATION PERMI	0.00	473.50
1011 10100087	03/06/14	DOOR-MAN - KETCH &	520020	8252	DOOR REPAIR	0.00	152.00
1011 10100090	03/06/14	EAGLE ONE GOLF PROD	520020	8585	DEW WHIP	0.00	93.18
1011 10100113	03/06/14	JACOBSEN WEST - DIV	520020	8525	MISC PARTS	0.00	124.73
1011 10100113	03/06/14	JACOBSEN WEST - DIV	520020	8525	MISC PARTS	0.00	48.60
1011 10100113	03/06/14	JACOBSEN WEST - DIV	520020	8525	MISC PARTS	0.00	460.13
1011 10100113	03/06/14	JACOBSEN WEST - DIV	520020	8525	MISC PARTS	0.00	439.28
TOTAL CHECK						0.00	1072.74
1011 10100115	03/06/14	JULIE MARTIN	520020	8065	WEBSIRE REPORT	0.00	195.00
1011 10100135	03/06/14	NATIONAL AIR & ENER	520020	8252	BOILER MAINTENANCE	0.00	503.13
1011 10100140	03/06/14	ORANGE COUNTY REGIS	520020	8065	GENERAL ADVERTISING	0.00	1700.00
1011 10100142	03/06/14	OTAY HYDRAULICS INC	520020	8250	MOROT R&M	0.00	109.60
1011 10100169	03/06/14	SDG&E-(GOLF ACCT)	520020	8236	GAS	0.00	312.70
1011 10100169	03/06/14	SDG&E-(GOLF ACCT)	520020	8235	ELECTRICITY	0.00	18.94
TOTAL CHECK						0.00	331.64
1011 10100193	03/06/14	VERIZON WIRELESS	520020	8320	CELL PH CHARGES-GOL	0.00	106.80
TOTAL CASH ACCOUNT						0.00	30352.00

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CITY OF CORONADO  
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SELECTION CRITERIA: transact.check\_no between '10100029' and '10100204'  
ACCOUNTING PERIOD: 9/14

FUND - 520 - GOLF COURSE

CASH ACCT CHECK NO	ISSUE DT	VENDOR	BUDGET CHECK	ACCNT	DESCRIPTION	SALES TAX	AMOUNT
						0.00	30352.00

TOTAL FUND

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ACCOUNTING PERIOD: 9/14

FUND - 530 - STORM DRAINAGE

CASH ACCT CHECK NO	ISSUE DT	VENDOR	BUDGET CHECK	ACCT	DESCRIPTION	SALES TAX	AMOUNT
1011 10100038	02/28/14	ATET	530030	8320	HIWATER 2/14	0.00	31.56
1011 10100041	02/28/14	SDG&E (PUBLIC SERVI	530030	8235	ELEC 1/14-2/12/14	0.00	94.82
1011 10100041	02/28/14	SDG&E (PUBLIC SERVI	530030	8236	NG 1/14-2/12/14	0.00	13.13
TOTAL CHECK						0.00	107.95
1011 10100104	03/06/14	H. M. PITT LABS, IN	530030	8030	SPECIAL WSTE LAB 13	0.00	832.00
1011 10100122	03/06/14	LAROC ENVIRONMENTAL	530031	8030	SAN DIEGO BAY WATER	0.00	5149.54
1011 10100122	03/06/14	LAROC ENVIRONMENTAL	530031	8030	WATER QUALITY AND T	0.00	2662.08
TOTAL CHECK						0.00	7811.62
1011 10100143	03/06/14	OTAY LANDFILL, INC.	530030	8030	SPECIAL WSTE FEE 1/	0.00	331.62
1011 10100190	03/06/14	UNIVAR USA INC	530031	8535	SAND SNAKES	0.00	82.84
1011 10100190	03/06/14	UNIVAR USA INC	530031	8535	SAND SNAKES	0.00	87.20
TOTAL CHECK						0.00	170.04
TOTAL CASH ACCOUNT						0.00	9284.79
TOTAL FUND						0.00	9284.79
TOTAL REPORT						0.00	823311.28

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SELECTION CRITERIA: transact.check\_no between 'V4005557' and 'V4005602'  
ACCOUNTING PERIOD: 9/14

FUND - 100 - GENERAL FUND

CASH ACCT CHECK NO	ISSUE DF	VENDOR	BUDGET CHECK	ACCNT	DESCRIPTION	SALES TAX	AMOUNT
1011	V4005569	03/06/14 10231	BRADFIELD, ALLISON 100115	8030	CC MTG MINUTES 2/18	0.00	510.00
1011	V4005571	03/06/14 14181	CARLOS JANITORIAL S 100255	8205	FEB14 SVC BLD JANIT	0.00	375.00
1011	V4005571	03/06/14 14181	CARLOS JANITORIAL S 100255	8205	FEB14 TWR JANITORIA	0.00	275.00
1011	V4005571	03/06/14 14181	CARLOS JANITORIAL S 100251	8205	FEB14 HQ JANITORIAL	0.00	396.55
1011	V4005571	03/06/14 14181	CARLOS JANITORIAL S 100211	8205	PD JANITORIAL SVC F	0.00	3007.60
1011	V4005571	03/06/14 14181	CARLOS JANITORIAL S 100316	8205	2/14 NB JANITORIAL	0.00	803.00
1011	V4005571	03/06/14 14181	CARLOS JANITORIAL S 100213	8205	ACF JANITORIAL SVC	0.00	375.00
1011	V4005571	03/06/14 14181	CARLOS JANITORIAL S 100125	8205	JANITORIAL SVC-CH-F	0.00	2180.00
1011	V4005571	03/06/14 14181	CARLOS JANITORIAL S 100312	8205	2/14 JANITORIAL PS	0.00	330.23
1011	V4005571	03/06/14 14181	CARLOS JANITORIAL S 100311	8205	2/14 JANITORIAL PS	0.00	141.53
1011	V4005571	03/06/14 14181	CARLOS JANITORIAL S 100315	8205	2/14 JANITORIAL PS	0.00	125.80
1011	V4005571	03/06/14 14181	CARLOS JANITORIAL S 100313	8205	2/14 JANITORIAL PAR	0.00	1107.25
1011	V4005571	03/06/14 14181	CARLOS JANITORIAL S 100316	8205	2/14 JANITORIAL PS	0.00	157.25
1011	V4005571	03/06/14 14181	CARLOS JANITORIAL S 100316	8205	2/14 C BEACH JANITO	0.00	926.25
1011	V4005571	03/06/14 14181	CARLOS JANITORIAL S 100313	8205	2/14 JANITORIAL PS	0.00	298.78
1011	V4005571	03/06/14 14181	CARLOS JANITORIAL S 100314	8205	2/14 JANITORIAL PS	0.00	172.98
	TOTAL CHECK					0.00	10672.22
1011	V4005572	03/06/14 14354	COFFEE AMBASSADOR, 100125	8560	COFFEE SVC - CH	0.00	336.08
1011	V4005572	03/06/14 14354	COFFEE AMBASSADOR, 100211	8030	PD COFFEE	0.00	65.00
	TOTAL CHECK					0.00	401.08
1011	V4005573	03/06/14 16675	CONTINENTAL PROTECT 100211	8030	CROSS GUARDS 2/18-2	0.00	2748.00
1011	V4005574	03/06/14 11936	E. BAKER INDUSTRIES 100316	7160	UNIFORM SHIRTS	0.00	449.28
1011	V4005574	03/06/14 11936	E. BAKER INDUSTRIES 100311	8560	UNIFORM SHIRTS	0.00	56.16
1011	V4005574	03/06/14 11936	E. BAKER INDUSTRIES 100312	7160	UNIFORM SHIRTS	0.00	84.24
1011	V4005574	03/06/14 11936	E. BAKER INDUSTRIES 100315	7160	UNIFORM SHIRTS	0.00	252.72
1011	V4005574	03/06/14 11936	E. BAKER INDUSTRIES 100316	7160	UNIFORM SHIRTS	0.00	84.24
1011	V4005574	03/06/14 11936	E. BAKER INDUSTRIES 100312	7160	UNIFORM SHIRTS	0.00	393.12
1011	V4005574	03/06/14 11936	E. BAKER INDUSTRIES 100313	7160	UNIFORM SHIRTS	0.00	84.24
1011	V4005574	03/06/14 11936	E. BAKER INDUSTRIES 100313	7160	UNIFORM SHIRTS	0.00	168.48
1011	V4005574	03/06/14 11936	E. BAKER INDUSTRIES 100314	7160	UNIFORM SHIRTS	0.00	280.80
	TOTAL CHECK					0.00	1853.28
1011	V4005575	03/06/14 10464	CORONADO MAINSTREET 100315	8252	BANNERS USS CORONAD	0.00	2781.00
1011	V4005576	03/06/14 12638	COUNTY OF SAN DIEGO 100316	8250	800 MHZ RADIO MAINT	0.00	53.00
1011	V4005576	03/06/14 12638	COUNTY OF SAN DIEGO 100312	8250	800 MHZ RADIO MAINT	0.00	159.00
1011	V4005576	03/06/14 12638	COUNTY OF SAN DIEGO 100311	8250	800 MHZ RADIO MAINT	0.00	53.00
1011	V4005576	03/06/14 12638	COUNTY OF SAN DIEGO 100251	8250	800 MHZ RADIO MAINT	0.00	1033.50
1011	V4005576	03/06/14 12638	COUNTY OF SAN DIEGO 100315	8250	800 MHZ RADIO MAINT	0.00	53.00
1011	V4005576	03/06/14 12638	COUNTY OF SAN DIEGO 100255	8250	800 MHZ RADIO MAINT	0.00	291.50
1011	V4005576	03/06/14 12638	COUNTY OF SAN DIEGO 100314	8250	800 MHZ RADIO MAINT	0.00	53.00
1011	V4005576	03/06/14 12638	COUNTY OF SAN DIEGO 100313	8250	800 MHZ RADIO MAINT	0.00	106.00
1011	V4005576	03/06/14 12638	COUNTY OF SAN DIEGO 100211	8250	800 MHZ RADIO MAINT	0.00	2650.00
	TOTAL CHECK					0.00	4452.00

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SELECTION CRITERIA: transact.check\_no between 'V4005557' and 'V4005602'  
ACCOUNTING PERIOD: 9/14

FUND - 100 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	BUDGET CHECK	ACCT	DESCRIPTION	SALES TAX	AMOUNT
1011	V4005577	03/06/14	12894	DAY WIRELESS SYSTEM 100211	8250	RADIO MISSING PTT B	0.00	70.00
1011	V4005577	03/06/14	12894	DAY WIRELESS SYSTEM 100211	8030	MARCH 2014 DISPATCH	0.00	526.00
1011	V4005577	03/06/14	12894	DAY WIRELESS SYSTEM 100211	8030	MARCH 2014 CLEAR CO	0.00	800.50
	TOTAL CHECK						0.00	1396.50
1011	V4005579	03/06/14	10558	DION INTERNATIONAL 100211	8030	FEB 2014 NEW LEASE	0.00	582.30
1011	V4005579	03/06/14	10558	DION INTERNATIONAL 100211	8030	SECURITY DEP.	0.00	582.30
	TOTAL CHECK						0.00	1164.60
1011	V4005580	03/06/14	15350	DIVE CALIFORNIA 100255	8560	OCTO REGULATOR NECK	0.00	32.24
1011	V4005580	03/06/14	15350	DIVE CALIFORNIA 100255	8250	4 DIVE TNK VISUAL I	0.00	60.00
	TOTAL CHECK						0.00	92.24
1011	V4005581	03/06/14	15397	EQUIFAX INFORMATION 100216	8320	CREDIT REPORTS	0.00	25.00
1011	V4005583	03/06/14	11824	GLOBAL DOOR & HARDW 100315	8252	ANIMAL CARE FRNT DO	0.00	275.00
1011	V4005583	03/06/14	11824	GLOBAL DOOR & HARDW 100315	8030	FD CAYS DOOR RPR	0.00	564.00
	TOTAL CHECK						0.00	839.00
1011	V4005584	03/06/14	10776	HAWTHORNE MACHINERY 100316	8241	PERIOD 23 LEASE 2/1	0.00	3240.00
1011	V4005585	03/06/14	10875	JACKSON & BLANC, IN 100315	8030	C. H. RPR WTR HTR	0.00	806.19
1011	V4005585	03/06/14	10875	JACKSON & BLANC, IN 100315	8030	PS YARD FLEET HTR	0.00	512.50
1011	V4005585	03/06/14	10875	JACKSON & BLANC, IN 100315	8030	PM C.H. 2/1-4/30/14	0.00	2900.00
	TOTAL CHECK						0.00	4218.69
1011	V4005586	03/06/14	16785	KANE, BALLMER & BER 100135	8047	OUTSIDE LEGAL-LITIG	0.00	90.00
1011	V4005588	03/06/14	11174	ONE SOURCE DISTRIBU 100315	8252	CREDIT RETURN	0.00	-995.06
1011	V4005588	03/06/14	11174	ONE SOURCE DISTRIBU 100315	8252	BALLAST C.H.	0.00	51.76
1011	V4005588	03/06/14	11174	ONE SOURCE DISTRIBU 100315	8252	BAY VIEW LIGHTS	0.00	197.27
1011	V4005588	03/06/14	11174	ONE SOURCE DISTRIBU 100315	8252	GAZEBO LIGHTS	0.00	26.57
1011	V4005588	03/06/14	11174	ONE SOURCE DISTRIBU 100315	8252	SERVICE CHARGE	0.00	15.26
1011	V4005588	03/06/14	11174	ONE SOURCE DISTRIBU 100315	8252	TIMECLOCKS CAYS	0.00	279.82
1011	V4005588	03/06/14	11174	ONE SOURCE DISTRIBU 100315	8252	TNNS CRT TIME CLOCK	0.00	227.92
1011	V4005588	03/06/14	11174	ONE SOURCE DISTRIBU 100315	8252	SHOP SUPPLIES	0.00	128.65
1011	V4005588	03/06/14	11174	ONE SOURCE DISTRIBU 100315	8252	LIGHTS CITY HALL	0.00	209.69
1011	V4005588	03/06/14	11174	ONE SOURCE DISTRIBU 100315	8252	POOL LIGHTS	0.00	1821.77
	TOTAL CHECK						0.00	1962.65
1011	V4005589	03/06/14	11217	PADRE JANITORIAL SU 100313	8560	JUMBO TP	0.00	273.20
1011	V4005590	03/06/14	13752	PARTNERSHIPS WITH I 100313	8030	1/31 GRP4 PM	0.00	1382.63
1011	V4005590	03/06/14	13752	PARTNERSHIPS WITH I 100313	8030	2/15 GRP3 AM	0.00	1372.88
1011	V4005590	03/06/14	13752	PARTNERSHIPS WITH I 100313	8030	1/31 GRP3 AM	0.00	1405.05
1011	V4005590	03/06/14	13752	PARTNERSHIPS WITH I 100313	8030	2/15 GRP4 PM	0.00	1208.92
	TOTAL CHECK						0.00	5369.48

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SELECTION CRITERIA: transact.check\_no between 'V4005557' and 'V4005602'  
 ACCOUNTING PERIOD: 9/14

FUND - 100 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	BUDGET CHECK	ACCNT	DESCRIPTION	SALES TAX	AMOUNT
1011	V4005591	03/06/14	PFM ASSET MANAGEMEN	100	4710	JAN'14 INVSTMNT MGT	0.00	4235.82
1011	V4005592	03/06/14	RDO EQUIPMENT CO, I	100313	8250	#5-10 LOCK BLOCK	0.00	33.78
1011	V4005594	03/06/14	SAN DIEGO POLICE EQ	100211	8510	AMMUNITION	0.00	3492.20
1011	V4005595	03/06/14	SECTRAN SECURITY IN	100212	8030	JAN 2014 COIN VERIF	0.00	271.50
1011	V4005596	03/06/14	SIMPLEX GRINNELL	100315	8030	PS 2/14 BACKFLOW	0.00	389.58
1011	V4005598	03/06/14	SPARKLETTTS	100255	8560	QTRLY DRINKING WATE	0.00	108.01
1011	V4005598	03/06/14	SPARKLETTTS	100213	8415	FEB 14 ACF DRINKING	0.00	23.11
TOTAL CHECK							0.00	131.12
1011	V4005600	03/06/14	UNITED ROTARY BRUSH	100312	8250	SWEOPER PARTS	0.00	732.68
1011	V4005601	03/06/14	WAXIE SANITARY SUPP	100125	8560	JANITORIAL SUPPLY --	0.00	318.75
1011	V4005601	03/06/14	WAXIE SANITARY SUPP	100213	8590	ACF JANITORIAL SUPP	0.00	123.67
1011	V4005601	03/06/14	WAXIE SANITARY SUPP	100316	8560	DOGGIE WASTE BAGS	0.00	708.77
1011	V4005601	03/06/14	WAXIE SANITARY SUPP	100313	8560	DOGGIE WASTE BAGS	0.00	708.78
TOTAL CHECK							0.00	1859.97
1011	V4005602	03/06/14	WESTAIR GASES & EQU	100312	8555	WELD EQUIP	0.00	426.38
TOTAL CASH ACCOUNT							0.00	53661.97
TOTAL FUND							0.00	53661.97

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SELECTION CRITERIA: transact.check\_no between 'V4005557' and 'V4005602'  
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FUND - 102 - PAYROLL FUND

CASH ACCT CHECK NO	ISSUE DT	VENDOR	BUDGET CHECK	ACCT	DESCRIPTION	SALES TAX	AMOUNT
1012	V4005557	02/27/14 11992	AFSCME LOCAL 127 102	2028	DED:5100 AFSCME	0.00	873.51
1012	V4005558	02/27/14 11991	CORONADO FIREFIGHTER 102	2028	DED:5250 CFA	0.00	1472.00
1012	V4005559	02/27/14 11988	CORONADO POLICE OFF 102	2028	DED:5300 CPOA	0.00	3215.97
1012	V4005560	02/27/14 12000	EMPLOYEE SUNSHINE F 102	2028	DED:6700 SUNSHINE	0.00	120.00
1012	V4005561	02/27/14 16182	HALL, CARRIE 102	2028	DED:1302 WAGE ASSGN	0.00	693.00
1012	V4005562	02/27/14 11989	ICMA-RC : #300831-4 102	2028	DED:5500 457-PRETAX	0.00	22341.31
1012	V4005562	02/27/14 11989	ICMA-RC : #300831-4 102	2028	DED:5505 457-ROTH	0.00	16.70
1012	V4005562	02/27/14 11989	ICMA-RC : #300831-4 102	2028	DED:5504 IRA-ROTH	0.00	225.00
1012	V4005562	02/27/14 11989	ICMA-RC : #300831-4 102	2028	DED:5503 457-ROTH	0.00	2039.13
1012	V4005562	02/27/14 11989	ICMA-RC : #300831-4 102	2028	DED:5501 457-PRETAX	0.00	515.26
TOTAL CHECK						0.00	25137.40
1012	V4005563	02/27/14 16882	ICMA-RC : RHS #8034 102	2028	DED:2852 RET HEALTH	0.00	225.05
1012	V4005563	02/27/14 16882	ICMA-RC : RHS #8034 102	2028	DED:2853 RET HEALTH	0.00	902.88
TOTAL CHECK						0.00	1127.93
1012	V4005565	02/27/14 16305	LISA RENE PRICE 102	2028	DED:1303 WAGE ASSGN	0.00	1061.53
1012	V4005566	02/27/14 11702	UNITED WAY OF SAN D 102	2028	DED:6900 UNITED WAY	0.00	241.00
1012	V4005567	02/27/14 16008	WAGWORKS, INC 102	2028	DED:2475 DEPCAREFSA	0.00	323.08
1012	V4005567	02/27/14 16008	WAGWORKS, INC 102	2028	DED:2450 HEALTH FSA	0.00	1373.11
TOTAL CHECK						0.00	1696.19
TOTAL CASH ACCOUNT						0.00	35638.53
TOTAL FUND						0.00	35638.53

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SELECTION CRITERIA: transact.check\_no between 'V4005557' and 'V4005602'  
 ACCOUNTING PERIOD: 9/14

FUND - 106 - RECREATION SERVICES

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	BUDGET CHECK	ACCT	DESCRIPTION	SALES TAX	AMOUNT
1011	V4005568	03/06/14	ABCANA INDUSTRIES,	106513	8575	POOL CHEMICALS	0.00	493.77
1011	V4005570	03/06/14	BRYAN CONWAY	106514	8067	TENNIS LESSONS	0.00	48.00
1011	V4005570	03/06/14	BRYAN CONWAY	106514	8067	TENNIS LESSONS	0.00	64.00
1011	V4005570	03/06/14	BRYAN CONWAY	106514	8067	TENNIS LESSONS	0.00	16.00
1011	V4005570	03/06/14	BRYAN CONWAY	106514	8067	TENNIS LESSONS	0.00	48.00
	TOTAL CHECK						0.00	176.00
1011	V4005571	03/06/14	CARLOS JANITORIAL S	106514	8205	JANITORIAL SERVICE	0.00	920.50
1011	V4005571	03/06/14	CARLOS JANITORIAL S	106515	8205	JANITORIAL SERVICE	0.00	1500.00
1011	V4005571	03/06/14	CARLOS JANITORIAL S	106512	8205	JANITORIAL SERVICE	0.00	739.00
1011	V4005571	03/06/14	CARLOS JANITORIAL S	106515	8205	JANITORIAL SERVICE	0.00	4274.50
	TOTAL CHECK						0.00	7434.00
1011	V4005593	03/06/14	RIVERA, VENTURA	106512	8067	TAE KWON DO	0.00	36.00
1011	V4005593	03/06/14	RIVERA, VENTURA	106512	8067	TAE KWON DO	0.00	288.00
	TOTAL CHECK						0.00	324.00
	TOTAL CASH ACCOUNT						0.00	8427.77
	TOTAL FUND						0.00	8427.77

PENTAMATION  
 DATE: 03/11/2014  
 TIME: 08:41:16

CITY OF CORONADO  
 CHECK REGISTER - BY FUND

PAGE NUMBER: 6  
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SELECTION CRITERIA: transact.check\_no between 'V4005557' and 'V4005602'  
 ACCOUNTING PERIOD: 9/14

FUND - 112 - EMPLOYEE BENEFITS

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	BUDGET CHECK	ACCT	DESCRIPTION	SALES TAX	AMOUNT
1011	V4005567	02/27/14	16008 WAGEWORKS, INC	112155	7165	PPE022114 HEALTH FS	0.00	30395.42
1011	V4005567	02/27/14	16008 WAGEWORKS, INC	112155	7170	PPE022114 DEP CARE	0.00	3812.72
	TOTAL CHECK						0.00	34208.14
	TOTAL CASH ACCOUNT						0.00	34208.14
	TOTAL FUND						0.00	34208.14

PENTAMATION  
 DATE: 03/11/2014  
 TIME: 08:41:16

CITY OF CORONADO  
 CHECK REGISTER - BY FUND

PAGE NUMBER: 7  
 ACCTPA21

SELECTION CRITERIA: transact.check\_no between 'V4005557' and 'V4005602'  
 ACCOUNTING PERIOD: 9/14

CASH ACCT CHECK NO	ISSUE DT	VENDOR	BUDGET CHECK	ACCNT	DESCRIPTION	SALES TAX	AMOUNT
FUND - 130 - SOLID WASTE AND RECYCLING							
1011	03/06/14	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

PENTAMATION  
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TIME: 08:41:16

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ACCTPA21

CITY OF CORONADO  
CHECK REGISTER - BY FUND

SELECTION CRITERIA: transact.check\_no between 'V4005557' and 'V4005602'  
ACCOUNTING PERIOD: 9/14

FUND - 168 - CM HOUSING LOAN FUND

CASH ACCT CHECK NO	ISSUE DT	VENDOR	BUDGET CHECK	ACCNT	DESCRIPTION	SALES TAX	AMOUNT		
1011	V4005564	02/27/14	16239	KING, BLAIR	168	2034	PROPERTY TAX #2-FY1	0.00	6726.89
TOTAL CASH ACCOUNT							0.00	6726.89	
TOTAL FUND							0.00	6726.89	

PENTAMATION  
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ACCTPA21

CITY OF CORONADO  
CHECK REGISTER - BY FUND

SELECTION CRITERIA: transect.check\_no between 'V4005557' and 'V4005602'  
ACCOUNTING PERIOD: 9/14

FUND - 400 - GENERAL CAPITAL PROJECTS

CASH ACCT CHECK NO	ISSUE DT	VENDOR	BUDGET CHECK	ACCT	DESCRIPTION	SALES TAX	AMOUNT	
1011	V4005599	03/06/14	16600 THE PLANNING CENTER 400710	9822	SOUTH BEACH RR JAN	0.00	9527.50	
TOTAL CASH ACCOUNT							0.00	9527.50
TOTAL FUND							0.00	9527.50

PENTAMATION  
 DATE: 03/11/2014  
 TIME: 08:41:16

CITY OF CORONADO  
 CHECK REGISTER - BY FUND

PAGE NUMBER: 10  
 ACCTPA21

SELECTION CRITERIA: transact.check\_no between 'V4005557' and 'V4005602'  
 ACCOUNTING PERIOD: 9/14

FUND - 510 - WASTEWATER UTILITY		VENDOR-----		BUDGET CHECK	ACCNT	DESCRIPTION-----	SALES TAX	AMOUNT
CASH ACCT	CHECK NO	ISSUE DT						
1011	V4005571	03/06/14	14181	CARLOS JANITORIAL S 510010	8205	2/14 JANITORIAL PS	0.00	298.78
1011	V4005574	03/06/14	11936	E. BAKER INDUSTRIES 510010	7160	UNIFORM SHIRTS	0.00	393.12
1011	V4005576	03/06/14	12638	COUNTY OF SAN DIEGO 510010	8250	800 MHZ RADIO MAINT	0.00	159.00
1011	V4005578	03/06/14	16654	DEZURIK, INC. 510010	8252	4" VALVES GRN TRTLE	0.00	2129.71
1011	V4005579	03/06/14	10558	DION INTERNATIONAL 510010	8250	#6-1R DOOR HANDLES	0.00	118.03
1011	V4005579	03/06/14	10558	DION INTERNATIONAL 510010	8250	#6-1R FASTNERS	0.00	50.11
TOTAL CHECK							0.00	168.14
1011	V4005582	03/06/14	10654	FIRE ETC 510010	8560	PPE HELMET	0.00	820.69
1011	V4005582	03/06/14	10654	FIRE ETC 510010	8560	RETURN CREDIT	0.00	-2514.78
1011	V4005582	03/06/14	10654	FIRE ETC 510010	8560	HARNES	0.00	1694.09
1011	V4005582	03/06/14	10654	FIRE ETC 510010	8560	PPE	0.00	2514.78
TOTAL CHECK							0.00	2514.78
1011	V4005587	03/06/14	13490	KIMBALL MIDWEST, IN 510010	8560	SHOP TRCK STATIONS	0.00	601.30
1011	V4005588	03/06/14	11174	ONE SOURCE DISTRIBU 510010	9055	LIGHTS	0.00	63.96
1011	V4005588	03/06/14	11174	ONE SOURCE DISTRIBU 510010	8252	GLORIETTA BAY STRTR	0.00	123.20
TOTAL CHECK							0.00	187.16
TOTAL CASH ACCOUNT							0.00	6451.99
TOTAL FUND							0.00	6451.99

PENTAMATION  
 DATE: 03/11/2014  
 TIME: 08:41:16

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CITY OF CORONADO  
 CHECK REGISTER - BY FUND

SELECTION CRITERIA: transact.check\_no between 'V4005557' and 'V4005602'  
 ACCOUNTING PERIOD: 9/14

CASH ACCT CHECK NO	ISSUE DT	VENDOR	BUDGET CHECK	ACCNT	DESCRIPTION	SALES TAX	AMOUNT	
1011	03/06/14	14181	CARLOS JANITORIAL S 520020	8205	JANITORIAL SERVICE	0.00	2631.50	
1011	03/06/14	12901	SIMPLOT PARTNERS 520020	8535	FERTILIZER	0.00	1877.04	
TOTAL CASH ACCOUNT							0.00	4508.54
TOTAL FUND							0.00	4508.54

FUND - 520 - GOLF COURSE

PENTAMATION  
DATE: 03/11/2014  
TIME: 08:41:16

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ACCTPA21

CITY OF CORONADO  
CHECK REGISTER - BY FUND

SELECTION CRITERIA: transact.check\_no between 'V4005557' and 'V4005602'  
ACCOUNTING PERIOD: 9/14

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	BUDGET CHECK	ACCT	DESCRIPTION	SALES TAX	AMOUNT	
1011	V4005571	03/06/14	14181 CARLOS JANITORIAL S	530030	8205	2/14 JANITORIAL PS	0.00	47.15	
1011	V4005576	03/06/14	12638 COUNTY OF SAN DIEGO	530030	8250	800 MHZ RADIO MAINT	0.00	26.50	
TOTAL CASH ACCOUNT								0.00	73.65
TOTAL FUND								0.00	73.65
TOTAL REPORT								0.00	159251.48

PENTAMATION  
 DATE: 03/11/2014  
 TIME: 08:41:45

CITY OF CORONADO  
 CHECK REGISTER - BY FUND

PAGE NUMBER: 1  
 ACCTPA21

SELECTION CRITERIA: 'transact.check\_no='90005560'  
 ACCOUNTING PERIOD: 5/14

FUND - 795 - REDEV.OBLIG.RET.FUND

CASH ACCT CHECK NO	ISSUE DT	VENDOR	BUDGET CHECK	ACCT	DESCRIPTION	SALES TAX	AMOUNT
1011 90005560	03/06/14 10475	CORONADO UNIFIED SC 795090		8030	REIMB-PMT ANEMOS DE	0.00	23161.40
1011 90005560	03/06/14 10475	CORONADO UNIFIED SC 795090		8030	REIMB-PMT TO NINYO-	0.00	6328.75
1011 90005560	03/06/14 10475	CORONADO UNIFIED SC 795090		8030	REIMB-PMT TO NINYO-	0.00	5097.50
TOTAL CHECK						0.00	34587.65
TOTAL CASH ACCOUNT						0.00	34587.65
TOTAL FUND						0.00	34587.65
TOTAL REPORT						0.00	34587.65

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**AUTHORIZATION TO TRANSMIT THE 2014 ANNUAL HOUSING PROGRESS REPORT TO THE STATE OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT**

**ISSUE:** City Council review and authorization to transmit the Annual Housing Element Progress Report to the State Office of Housing and Community Development (HCD).

**RECOMMENDATION:** Authorize transmission of the 2014 Annual Housing Progress Report to HCD.

**FISCAL IMPACT:** There are no fiscal impacts.

**CITY COUNCIL AUTHORITY:** Authorizing the transmittal of the annual housing progress report is a ministerial action that involves the exercise of little to no discretion on the part of the City Council. California law identifies what data and in what manner the information shall be reported to the State.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) DETERMINATION:** This is not a project under CEQA.

**PUBLIC NOTICE:** A public notice was not required for this meeting.

**BACKGROUND:** The City Council adopted the Coronado 2013-2021 Housing Element on February 19, 2013, and the State office of HCD subsequently certified the City's Housing Element on March 6, 2013. Government Code Section 65400 requires each governing body to prepare an annual report on the status and progress in implementing a jurisdiction's housing element of the general plan using forms and definitions adopted by HCD. The annual report, commonly referred to as the Annual Housing Element Progress Report, is due April 1 of every year for the preceding calendar year. The Community Development Department has transmitted past Annual Housing Element Progress Reports directly to HCD in accordance with State law.

**ANALYSIS:** With the adoption of SB 375, new reporting requirements were introduced into State law (Gov. Code 65400) regarding the Annual Housing Element Progress Reports. In particular, the Annual Housing Element Progress Report is now required to be considered at a public meeting before the legislative body to allow for members of the public to provide oral testimony and written comments on the City's report to be filed with HCD. The purpose of this meeting is to satisfy the new legislative requirements.

Coronado's Annual Housing Element Progress Report identifies the number of permits issued by affordability and its relationship toward meeting the City's Regional Housing Needs Allocation numbers. The Report also identifies the City's progress toward meeting its Housing Implementation program and goals identified in the City's Certified Housing Element. In general, the report shows the City has met its regional housing allocation numbers overall; however, the issuance of permits to produce one very low income unit, nine low income units, and nine moderate income units remains a goal.

The Report also demonstrates the City has implemented the majority of the program goals and objectives identified in the Implementation Plan of the certified Housing Element. State law requires the City to have zoning regulations in place to allow for “special needs housing” within the community. With the City Council’s adoption of Ordinance 2040 on February 18 of this year, all of the State-mandated “special needs” housing provisions identified within the Element have been addressed. Supportive and Transitional housing are allowed in residential zones; Large Residential Care Facilities and Single-Room Occupancy units are allowed in the R-4 zone with a Major Special Use Permit; and Emergency Shelters are allowed in the Commercial Zone without a discretionary permit.

In conclusion, the Annual Housing Element Progress Report demonstrates the City has made positive progress toward meeting the objectives and goals identified in the certified Housing Element. The 2014 Housing Element Progress Report is required to be submitted to the office of HCD by April 1, 2014. Authorization by the City Council to transmit the Report to the office of HCD will allow the City to meet the April 1 deadline.

**ALTERNATIVE:** The Council could choose not to authorize transmittal of the report to HCD.

Submitted by Community Development/McCaull

Attachment:

- 1) 2014 Annual Housing Element Progress Report

i:\planning\housing element progress rpts\2014 cc rpt on 2013 progress.doc

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



# ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202 )

Jurisdiction: City of Coronado  
Reporting Period: 1/1/2013 - 12/31/2013

**Table A2  
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant  
to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program if its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary

**Table A3  
Annual building Activity Report Summary for Above Moderate-Income Units  
(not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate	31	4				35	

\* Note: This field is voluntary

# ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Coronado  
Reporting Period 1/1/2013 - 12/31/2013

**Table B**  
**Regional Housing Needs Allocation Progress**  
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.	Income Level	RHNA Allocation by Income Level	2010	2011	2012	2013	2014	2015	2016	2017	2018	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed	13	12	0	0	0						12	1
	Restricted Non-deed restricted												
Low	Deed	9	0	0	0	0							9
	Restricted Non-deed restricted												
Moderate	Deed	9	0	0	0	0							9
	Restricted Non-deed restricted												
Above Moderate		19	25	24	29	35						113	-94
Total RHNA by COG. Enter allocation number:		50	37	24	29	35						125	-75
Total Units			37	24	29	35						125	-75
Remaining Need for RHNA Period			▲	▲	▲	▲	▲	▲	▲	▲	▲		

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Coronado  
 Reporting Period 1/1/2013 - 12/31/2013

Table C

### Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
1. Land Use Designations	Maintain present land use designations, retain a balanced mixture of uses & housing types.	Ongoing	Ongoing, present land use designations have not been changed.
2. Inclusionary Housing Program	Maintain program; evaluate effectiveness of program; consider changes to fees.	Ongoing	The City continues to collect inclusionary fees for applicable projects and will evaluate program effectiveness as other priority funding issues associated with dissolution of CDA are eliminated.
3. Affordable Housing Development	Consider Density bonuses and expedited processing to facilitate affordable housing	Ongoing	The City did not receive any applications for density bonuses in 2013.
4. Navy Land Projects	Maintain open channels of communication with Navy about future affordable housing projects	Ongoing	Regularly scheduled and ad hoc meetings with Navy continue on an ongoing basis.
5. Housing Choice Vouchers	Provide link on City website to County's program, which administers program.	Ongoing	Completed
6. Mortgage Credit Certificate (MCC)	Provide link on City website to County's program, which administers program.	Ongoing	Completed
7. Downpayment and Closing Costs Assistance Program (DCCA)	Provide link on City website to County's program, which administers program.	Ongoing	Completed

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202 )

Jurisdiction	City of Coronado	Reporting Period	1/1/2013 - 12/31/2013
8. Home Repair Program	Provide link on City website to County's program, which administers program.	Ongoing	Completed
9. Fair Housing Assistance	Provide material to public on Fair Housing Assistance Program administered by South Bay Community Services	Ongoing	Information is available on City website and brochures are available at City Hall. City will participate in County's update of Impediments to Fair Housing Choice anticipated to occur in 2016.
10. Senior Housing & Assisted Living Units	Support Development of Senior Housing	Ongoing	No new Senior Housing & Assisted Living Units proposed in 2013.
11. Accessible Housing Design	City commits to encourage housing designed for persons with low income, disabilities, or seniors.	Ongoing	No new or rehabilitated units proposed in 2013.
12. New Funding Mechanism to Administer City's Affordable Housing Resources	Develop funding mechanism to administer City's affordable housing resources. Possible amendments to 82.21 regarding use of inclusionary fees.	None Identified	Other priority funding issues to be addressed with the dissolution of redevelopment and loss of LMIF Funds prior to researching and developing new funding mechanisms.
13. Long Range Program to Administer the City's Affordable Housing Units	Issue RFP for management company to administer City's affordable housing units.	None Identified	Expect to issue RFP in 2014.
14. Alley Unit Rehabilitation and Retention	Existing zoning standards allow owners to improve and retain less expensive, nonconforming alley units.	Ongoing	City continues to maintain flexibility to allow alley units to be upgraded.
15. Historic Preservation	Educate public through historic designations, newsletters, and plaques regarding City's history and need for historic preservation	Ongoing	City has maintained an active preservation program and continues to provide incentives for participation in the program (Millis Act and zoning exceptions) and has prepared brochures and photos of designated homes on the City's website.
16. Code Compliance	City will maintain a Code Compliance Program to assist property owners to rehab substandard property.	Ongoing	The City has maintained an active code compliance program.
17. Zoning Ordinance Amendments for Special Needs Housing	City will amend regulations to be consistent with new State Law.	One-Year	Program adopted with Housing Element certified April 2013.

## ANNUAL ELEMENT PROGRESS REPORT *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction	Reporting Period			
City of Coronado	1/1/2013 - 12/31/2013			
17.A Residential Care Facilities	Amend Orange Avenue Corridor Specific Plan (OACSP) to allow large care facilities with Major SUP in R-4 Zone.	One-Year	Completed February 18, 2014	
17.B Supportive Housing	Amend OACSP and Zoning to allow supportive housing in residential zones.	One-Year	Completed February 18, 2014	
17.C Transitional Housing	Amend Zoning to exclude boarding house from definition	One-Year	Completed February 18, 2014	
17.D Single Room Occupancy Housing (SRO's)	Amend Zoning to exclude SRO's from definition of transitional housing and amend code to allow SRO's in R-4 zone with a Special Use Permit	One-Year	Completed February 18, 2014	
17.E Emergency Shelters	Amend OACSP to allow Emergency Shelters by right without a discretionary permit	One-Year	Completed February 18, 2014	
18. Streamlined Process	Provide handouts to public to explain development review process	Ongoing		City continues to update and provide new forms both in paper and on the City's website to educate the public about the City's building and planning review processes.

**AWARD OF CONSTRUCTION CONTRACT TO SELECT ELECTRIC, INC. FOR THE ACCESSIBLE PEDESTRIAN SIGNALS AND TENTH STREET RECONFIGURATION PROJECT IN THE AMOUNT OF \$199,900**

**ISSUE:** Whether to award a contract to Select Electric, Inc. for the Accessible Pedestrian Signal and Tenth Street Reconfiguration project (contract #14-CO-ES-527).

**RECOMMENDATION:** Authorize the City Manager to enter into a construction contract with Select Electric, Inc. in the amount of \$199,900 for construction of the Accessible Pedestrian Signal and Tenth Street Reconfiguration project.

**FISCAL IMPACT:** The engineer's estimate for the project was \$225,000 and the lowest responsive bid was \$199,900, approximately 11% under the estimate. \$255,000 has been appropriated for this project as follows: \$100,000 from General Fund Account #400710-9894-12003 (FY 11-12) and \$100,000 from TransNet Account #210372-9894-12003 (FY12-13) as shown in the Capital Improvement Program. \$55,000 of Highway Users Tax Account (HUTA) #206376-9815-13015 was authorized by the City Council on April 16, 2013, for signal modifications at the Tenth and Orange intersection. The TransNet and HUTA funding sources appropriated to the project will be exhausted first.

The following table identifies how the project funds are recommended to be distributed:

<b>Construction Budget</b>	
Available Funds	\$255,000
Design	\$30,800
Contract Award	\$199,900
Project Contingency (≈20%)	\$20,000
<b>Total Project Budget</b>	<b>\$250,700</b>

**CITY COUNCIL AUTHORITY:** Awarding a construction contract is an administrative decision 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) whether the city has complied with the required procedures, and (b) whether the city's findings, if any, are supported by substantial evidence.

**CEQA:** The project is categorically exempt under Section 15301 --Existing Facilities Class 1.

**PUBLIC NOTICE:** None required.

**BACKGROUND:** In an effort to further improve vehicular circulation and pedestrian safety along Orange Avenue and SR 75, two Capital Improvement Projects were developed: the Accessible Pedestrian Signals and Countdown Timers project and the Tenth Street and Orange

5d

Avenue Signal Improvement project. Both projects propose improvements within the Caltrans right-of-way and, in an effort to simplify the permitting process through Caltrans, the projects were combined and submitted to Caltrans as one.

The Audible Pedestrian Signals and Countdown Timers project will: 1) install devices on signalized intersections throughout the City to aid the visually impaired by audibly informing them when it is safe to cross; and 2) install timer displays on all pedestrian crossing indicators informing pedestrians how much time is available to cross the street. All traffic signals within City limits (fourteen in total) will receive both improvements as part of this project.

The Tenth Street and Orange Avenue Signal Improvement portion of the project will implement a “lead-lag” signal phase and left-turn lanes on Tenth Street. The lead-lag phasing will allow the left turn/through/right turn movement on eastbound Tenth to occur (lead); then the through/right turn movement for both east and westbound Tenth simultaneously, followed by the left/through/right movement for westbound Tenth (lag). This modification is proposed to improve traffic circulation through the signalized intersection and will reduce the total delay, theoretically raising the Level of Service (LOS) from F to D. The modifications were reviewed and supported by the Coronado Transportation Commission and approved by the City Council on April 16, 2013. Authorization to advertise this project was approved by the Council at its July 16, 2013 meeting.

**ANALYSIS:** Bids were publicly opened on February 27, 2014, with the following results:

<u>Bidder</u>	<u>Bid</u>
Select Electric, Inc.	\$199,900
T & M Electric dba Perry Electric.	\$208,976
Steiny & Company	\$239,988

Staff evaluated Select Electric, Inc.’s bid package, insurance, bonding, and references, and determined the contractor to be “responsive.” Contracting laws require the City to award the contract to the lowest responsive bidder, in this case, Select Electric, Inc.

**ALTERNATIVE:** The Council may elect to reject all bids and re-advertise the project or reject all bids and not award a contract at this time.

Submitted by Engineering & Project Development/Johnson

I:\Projects - Current\Accessible Pedestrian Signals\Staff Reports\SR\_APSCContract Award.doc

CM	ACM	AS	CA	CC	CD	EPD	F	G	L	P	PS	R
<input checked="" type="checkbox"/>	NA	LS	JNC	MLC	NA	EW	NA	NA	NA	NA	NA	NA

**AWARD OF CONTRACT FOR THE AMERICANS WITH DISABILITIES ACT (ADA) TRANSITION PLAN TO MOORE IACOFANO GOLTSMAN, INC. FOR AN AMOUNT NOT TO EXCEED \$50,000**

**ISSUE:** Whether to award a contract for an ADA (Americans with Disabilities Act) Transition Plan.

**RECOMMENDATION:** Authorize the City Manager to enter into a contract with Moore Iacofano Goltsman, Inc. (MIG) to create a current ADA Transition Plan for an amount not to exceed \$50,000.

**FISCAL IMPACT:** The City Council appropriated \$50,000 through the Capital Improvement Program (CIP) to develop an ADA Transition Plan the Capital Improvement Program (CIP). The not-to-exceed cost proposal from MIG to complete the plan is \$49,990 and is within the appropriated amount.

**STRATEGIC PLAN IMPACT:** Objective 5.2.1 – Meet the public building needs of the City.

**CEQA:** None required for the preparation of the plan. Environmental review would be conducted as may be required for any identified improvements in the plan, should it be implemented.

**CITY COUNCIL AUTHORITY:** Awarding a contract is an administrative action 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) 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:** None required.

**BACKGROUND:** The 1990 ADA stipulated that every public agency with more than 50 employees have an ADA Transition Plan completed by January 26, 1995. The City's last transition plan was prepared in 1998. Since that time, buildings have been added to the City's inventory and changes have occurred to the ADA requirements. Access to civic life by people with disabilities is a fundamental goal of the ADA. To ensure that this goal is met, Title II of the ADA requires that state and local governments make their programs and services accessible to persons with disabilities. This requirement extends not only to physical access at government facilities, programs, and events but also to policy changes that governmental entities must make to ensure that all people with disabilities can take part in, and benefit from, the programs and services of state and local governments. In addition, governmental entities must ensure effective communication, including the provision of necessary auxiliary aids and services, so that individuals with disabilities can participate in civic life.

**ANALYSIS:** A Request for Proposals to prepare an updated ADA Transition Plan for public buildings, public parks, and the marina was issued in September 2013. The scope of work calls

5e

consultant to review City policies and procedures to identify issues which may be discriminatory to people with disabilities. They will also review facility plans and conduct field studies of all public facilities to identify physical barriers. A transition plan will then be prepared outlining any deficiencies found and suggested methods to cure them, ranking them and their costs. Finally, the consultant will present their findings to the City Council.

Ten submittals were received. Three staff members reviewed them and there was consensus that Moore Iacofano Goltsman, Inc. had the superior submittal, having best met the overall scope of work, along with their project approach, team capabilities, team organization, low overall cost, and ability to accomplish the work.

After arriving at a consensus on Moore Iacofano Goltsman, Inc., staff contacted the references provided in their RFP package. Those references reported that MIG was able to produce a concise ADA Transition Plan within the agreed-upon time frame and budget. Their fee was also the lowest when compared to firms offering an equivalent scope of services.

**ALTERNATIVES:** 1) Postpone the award; 2) Negotiate with the selected consultant to reduce the scope of work.

Submitted by Engineering & Project Development/Cecil  
Attachment: Draft Design Contract

I:\Projects - Current\ADA Transition Plan\Staff Reports\SR Award of Design Contract ADA Transition Plan rev1.doc

CM	ACM	AS	CA	CC	CD	EPD	F	G	L	P	PS	R
DK	TR	LS	JNC	MLC	NA	EW	NA	NA	NA	NA	NA	NA



**AGREEMENT FOR PROFESSIONAL SERVICES**

**MIG, Inc.**

**Contract Number XX-XX-XX-XXX**

ADA Transition Plan

This AGREEMENT is made and entered into as of the date of execution by the City of Coronado, a municipal corporation, hereinafter referred to as "CITY" and MIG, Inc., a California Corporation, hereinafter referred to as "CONSULTANT." Where the contracting entity is a joint venture such entity is hereinafter referred to as "CONSULTANT."

**RECITALS**

The CITY requires the services of a CONSULTANT to provide an ADA Transition Plan to the Engineering and Project Development Department. These services generally consist of Meetings with City Staff, Document Review of policies, procedures and programs, facility inspections of buildings, parks, public streets, affordable housing, and the preparation of and presentation of an ADA Transition Plan. The work to be performed by CONSULTANT shall be referred to herein as the "PROJECT," or "DESCRIBED SERVICES."

CONSULTANT represents itself as being a professional Civil Engineer and ADA CASp certified specialist team, possessing the necessary experience, skills and qualifications to provide the services required by the CITY. CONSULTANT warrants and represents that it has the necessary staff to deliver the services within the timeframe herein specified.

The CITY's Director of Engineering and Project Development shall serve as the CITY's "CONTRACT OFFICER" for this AGREEMENT and has the authority to direct the CONSULTANT, approve actions, request changes, and approve additional services subject to any limitations in the CONTRACT OFFICER's authority as established by applicable laws, including the CITY's ordinances. Performance of any obligation of the CITY shall be the responsibility of the CONTRACT OFFICER. Excepting the provisions pertaining to dispute resolution, no other party shall have any authority under this AGREEMENT unless specifically delegated in writing.

NOW, THEREFORE, in consideration of these recitals and the mutual covenants contained herein, CITY and CONSULTANT agree as follows:

**1.0 TERM OF THE AGREEMENT**

1.1 This AGREEMENT shall be effective beginning the day, month and year of the execution of this document by the CITY. The Contract shall be in effect for six months. No adjustment to the fee schedule is allowed during the term of the AGREEMENT.

1.2 The CONSULTANT shall commence the performance of services immediately after the fee and schedule are agreed upon and a written Notice to Proceed is issued. Time is of the essence in this AGREEMENT. Failure to meet the schedule contained in this AGREEMENT is a default by the CONSULTANT.

1.3 This AGREEMENT may be terminated in accordance with the provisions contained in this AGREEMENT.

1.4 This AGREEMENT may be extended for a specified period of time under the same terms and conditions as those contained in the original agreement.

## **2.0 CONSULTANT'S OBLIGATIONS AND SCOPE OF WORK**

2.1 CONSULTANT shall provide the CITY with the professional services for the project which are described in ATTACHMENT A, hereinafter referred to as "DESCRIBED SERVICES."

2.2 CONSULTANT shall perform all the tasks required to accomplish the DESCRIBED SERVICES in conformity with the applicable requirements of Federal, State and local laws in effect at the time that the scope of work is substantially completed by the CONSULTANT.

a. The CONSULTANT is responsible for ensuring the professional quality, technical accuracy, and coordination of all services and documents furnished by the CONSULTANT under this AGREEMENT.

b. The CONSULTANT shall be obligated to comply with applicable standards of professional care in the performance of the DESCRIBED SERVICES. CITY recognizes that opinions relating to environmental, geologic, and geotechnical conditions are based on limited data and that actual conditions may vary from those encountered at the times and locations where the data are obtained despite the use of professional care. Where any condition exists for which the CONSULTANT must make a judgment which could result in an actual condition that is materially different, the CONSULTANT shall advise the CITY in advance and request specific direction. Consultant will use the usual and customary level of care and skill ordinarily exercised by consultants providing similar services under similar conditions in similar localities.

c. The CONSULTANT shall, without additional compensation, correct or revise any DESCRIBED SERVICES that do not meet the foregoing professional responsibility standards.

2.3 During the term of this AGREEMENT, CONSULTANT shall maintain professional certifications as required in order to properly comply with all applicable Federal, State and local laws.

2.4 The CITY's review, approval or acceptance of, or payment for, the services required under this AGREEMENT shall not be construed to operate as a release or waiver of any rights of the CITY under this AGREEMENT or of any cause of action arising out of CONSULTANT's performance of this AGREEMENT, and CONSULTANT is responsible to the CITY for all

damages to the CITY to the extent caused by the CONSULTANT's negligence or willful misconduct in the performance of any of the services under this AGREEMENT.

2.5 Conflict of Interest and Political Reform Act Obligations if determined to be applicable according to **EXHIBIT B – CONFLICT OF INTEREST DETERMINATION**. CONSULTANT shall at all times comply with the terms of the Political Reform Act and the local Conflict of Interest Ordinance. The level of disclosure categories shall be set by the CITY and shall reasonably relate to the SCOPE OF SERVICES provided by CONSULTANT under this AGREEMENT.

### **3.0 PAYMENT AND SCHEDULE OF SERVICES (ATTACHMENTS C and D)**

3.1 CONSULTANT is hired to render the DESCRIBED SERVICES and any payments made to CONSULTANT are full compensation for such services.

3.2 The amount of payment to CONSULTANT for providing the DESCRIBED SERVICES is set forth in **ATTACHMENT C** which is attached hereto and incorporated herein. No payment shall be allowed for any reimbursable expenses unless specifically described in **ATTACHMENT C**.

3.3 Payment for all undisputed portions of each invoice shall be made within 45 days from the date of the invoice.

3.4 CONSULTANT shall not be entitled to any additional fees for work incidental to the design, for any design clarifications, or for changes resulting from errors or omissions by the CONSULTANT or any SUBCONSULTANT.

3.5 Unless provided by the CITY, a Project Schedule showing all milestones shall be developed by the CONSULTANT and submitted to the CITY for approval. The form of the schedule shall be a "bar chart" or other format specified by the CITY. The final schedule is attached herein as **ATTACHMENT D**.

### **4.0 CITY'S OBLIGATIONS**

4.1 CITY shall provide information as to the requirements of the PROJECT, including budget limitations. The CITY shall provide or approve the schedules proposed by the CONSULTANT.

4.2 CITY shall furnish the required information and services and shall render approvals and decisions expeditiously to allow the orderly progress of the CONSULTANT's services as shown on the schedule required under Attachment D.

### **5.0 SUBCONTRACTING**

5.1 The name and location of the place of business of each subcontractor or subconsultant that CONSULTANT will use to perform work or render service to the CONSULTANT in performing this AGREEMENT is contained in **ATTACHMENT E**, which is attached hereto and incorporated herein by this reference as though fully set forth at length. No change to any subcontractor or subconsultant shall be made without the written approval of the CITY.

5.2 If CONSULTANT subcontracts for any of the work to be performed under this AGREEMENT, CONSULTANT shall be as fully responsible to the CITY for the acts and omissions of CONSULTANT, subconsultants and subcontractors, and for the persons either directly or indirectly employed by the subconsultant or subcontractor, as CONSULTANT is for the acts and omissions of persons directly employed by CONSULTANT. Nothing contained in the AGREEMENT shall create any contractual relationship between any subconsultant or subcontractor of CONSULTANT and the CITY. CONSULTANT shall bind every subconsultant and subcontractor to the terms of the AGREEMENT applicable to CONSULTANT's work unless specifically noted to the contrary in the subcontract in question and approved in writing by the CONTRACT OFFICER.

## **6.0 CHANGES TO THE SCOPE OF WORK**

6.1 The CONSULTANT shall not perform work in excess of the DESCRIBED SERVICES without the prior written approval of the CONTRACT OFFICER. All requests for extra work shall be by written Change Order submitted to the CONTRACT OFFICER and signed prior to the commencement of such work. Fees for additional work will be negotiated on a fixed fee basis.

6.2 The CITY may unilaterally reduce the scope of work to be performed by the CONSULTANT. Upon doing so, CITY and CONSULTANT agree to meet in good faith and confer for the purpose of negotiating a deductive change order.

## **7.0 VERBAL OR WRITTEN AGREEMENT OR CONVERSATION; INTEGRATION**

7.1 This AGREEMENT, along with any exhibits, appendices, addenda, schedules, and amendments hereto, encompasses the entire AGREEMENT of the parties, and supersedes all previous understandings and agreements between the parties, whether oral or written. The parties hereby acknowledge and represent, by affixing their hands and seals hereto, that said parties have not relied on any representation, assertion, guarantee, warranty, collateral contract or other assurance, except those set out in this AGREEMENT, made by or on behalf of any other party or any other person or entity whatsoever, prior to the execution of this AGREEMENT. The parties hereby waive all rights and remedies, at law or in equity, arising or that may arise as the result of a party's reliance on such representation, assertion, guarantee, warranty, collateral contract or other assurance, provided that nothing herein contained shall be construed as a restriction or limitation of said party's right to remedies associated with the gross negligence, willful misconduct or fraud of any person or party taking place prior to, or contemporaneously with, the execution of this AGREEMENT.

## **8.0 TERMINATION OF AGREEMENT**

8.1 In the event of CONSULTANT's failure to timely or diligently prosecute, deliver, or perform the DESCRIBED SERVICES, or where the CONSULTANT fails to perform the work in accordance with the project schedule (ATTACHMENT D), the CITY may terminate this AGREEMENT for cause by notifying CONSULTANT by certified mail of said termination. Thereupon, CONSULTANT shall cease work and within five (5) working days: (1) assemble all documents owned by the CITY and in CONSULTANT's possession, and deliver said documents to the CITY; and (2) place all work in progress in a safe and protected condition. The CONTRACT OFFICER shall make a determination of the percentage of work that CONSULTANT has

performed, which is usable and of worth to the CITY. Based upon that finding, the CONTRACT OFFICER shall determine any final payment due to CONSULTANT.

8.2 This AGREEMENT may be terminated by the CITY, without cause, upon the giving of fifteen (15) days written notice to the CONSULTANT. Prior to the fifteenth (15th) day following the giving of the notice, the CONSULTANT shall assemble the completed work product to date, and put same in order for proper filing and closing, and deliver said product to the CITY. The CONSULTANT shall be entitled to just and equitable compensation for any satisfactory work completed. The CONTRACT OFFICER and CONSULTANT shall endeavor to agree upon a percentage complete of the contracted work if fees are fixed, or an agreed dollar sum based on services performed if hourly, and terms of payment for services and reimbursable expenses. CONSULTANT hereby expressly waives any and all claims for damages or compensation arising under this AGREEMENT except as set forth herein.

## **9.0 OWNERSHIP OF DOCUMENTS**

9.1 All work products (i.e., plans, studies, sketches, drawings, reports, specifications, etc.) as herein required to be prepared or submitted by CONSULTANT and paid for by the CITY are the property of the CITY, whether or not the CITY proceeds with the DESCRIBED SERVICES for which such documents are prepared. The CONSULTANT shall furnish the originals of these documents when requested by the CITY.

9.2 If the CITY uses such documents for any reason other than for the DESCRIBED SERVICES for which they are prepared, without CONSULTANT's prior written authorization, which shall not be unreasonably withheld, the CITY waives any claim against CONSULTANT for such unauthorized use and will indemnify and hold CONSULTANT harmless from any claim or liability for injury or loss allegedly arising from the CITY's unauthorized use of such documents.

## **10.0 STATUS OF CONSULTANT**

10.1 CONSULTANT shall perform the services provided for herein in a manner of CONSULTANT's own choice, as an independent contractor and in pursuit of CONSULTANT's independent calling, and not as an employee of the CITY. CONSULTANT shall be under control of the CITY only as to the result to be accomplished and the personnel assigned to the PROJECT. CONSULTANT shall confer with the CITY at a mutually agreed frequency and inform the CITY of incremental work/progress as well as receive direction from the CITY. Neither CONSULTANT nor CONSULTANT's employees shall be entitled in any manner to any employment benefits from the CITY, including but not limited to employer-paid payroll taxes, Social Security, retirement benefits, health benefits, or any other benefits, as a result of this AGREEMENT. It is the intent of the parties that neither CONSULTANT nor its employees are to be considered employees of CITY, whether "common law" or otherwise, and CONSULTANT shall indemnify, defend and hold CITY harmless from any such obligations on the part of its officers, employees and agents.

**11.0 ASSIGNMENT OF CONTRACT AND NAMED INDIVIDUALS**

11.1 CONSULTANT shall not assign this AGREEMENT, or any part thereof, or any monies due hereunder, without the prior written consent of the CONTRACT OFFICER, which shall not be unreasonably withheld.

11.2 CONSULTANT agrees that the individuals named below shall be personally assigned to perform the DESCRIBED SERVICES to provide supervision and have responsibility for the work during the entire term of this AGREEMENT. No substitutions to these named individuals shall be made without prior approval of the CONTRACT OFFICER:

Thomas Jones, Principal

**12.0 COVENANT AGAINST CONTINGENT FEES**

12.1 CONSULTANT warrants that it has not employed or retained any company or person, other than a bona fide employee working for CONSULTANT, to solicit or secure this AGREEMENT, and that CONSULTANT has not paid or agreed to pay any company or person, other than a *bona fide* employee, any fee, commission, percentage, brokerage fee, gift, or any other consideration contingent upon, or resulting from, the award or making of this AGREEMENT. For breach or violation of this warranty, the CITY shall have the right to terminate this AGREEMENT without liability or, at the CITY's discretion to deduct from the AGREEMENT price or consideration, or otherwise recover the full amount of such fee, commission, percentage, brokerage fee, gift or contingent fee.

**13.0 INDEMNITY – HOLD HARMLESS**

13.1 CONSULTANT expressly warrants that the work to be performed pursuant to this AGREEMENT shall be performed in accordance with the standards specified in Article 2.2. Where approval by the CITY or CONTRACT OFFICER or other representative of the CITY is indicated, it is understood to be conceptual only and does not relieve the CONSULTANT of responsibility for complying with all laws, codes and industry standards.

13.2 To the extent permitted by law, CONSULTANT, through its duly authorized representative, agrees that CITY and its respective elected and appointed boards, officials, officers, agents, employees and volunteers (individually and collectively, "CITY Indemnitees") shall have no liability to CONSULTANT or any other person for, and CONSULTANT shall indemnify, protect and hold harmless CITY Indemnitees from and against, any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses, including reasonable attorneys' fees and disbursements (collectively "claims") that CITY Indemnitees may suffer or incur or to which CITY Indemnitees may become subject by reason of or arising out of any injury to or death of any person(s), damage to property, loss of use of property, economic loss or otherwise occurring as a result of the negligence, recklessness, or willful misconduct of CONSULTANT, its agents, officers, directors, subconsultants, subcontractors, or employees, committed in performing any of the services under this AGREEMENT.

13.3 CONSULTANT's obligation herein does not extend to liabilities, claims, demands, causes of action, losses, damages or costs that arise out of the intentional wrongful acts, violations of law,

breach of obligation hereunder, or sole active negligence or willful misconduct of the CITY or its elected and appointed boards, officials, officers, agents, employees and volunteers.

13.4 CONSULTANT shall provide a defense to the CITY's Indemnitees, or at the CITY's option, reimburse the CITY's Indemnitees for all costs, attorneys' fees, expenses and liabilities (including judgment or portion thereof) incurred with respect to any litigation in which the CONSULTANT is obligated to indemnify, defend and hold harmless the CITY pursuant to this AGREEMENT.

13.5 This provision shall not be limited by any provision of insurance coverage the CONSULTANT may have in effect, or may be required to obtain and maintain, during the term of this AGREEMENT. This provision shall survive expiration or termination of this AGREEMENT.

#### **14.0 INSURANCE**

14.1 CONSULTANT shall obtain and, during the term of this AGREEMENT, shall maintain policies of professional liability (errors and omissions), automobile liability, and general liability insurance from an insurance company authorized to do business in the State of California in insurable amounts of not less than one million dollars (\$1,000,000) per occurrence and two million dollars (\$2,000,000) aggregate. For all insurance required herein, the policy shall be on an occurrence and in the aggregate basis. The insurance policies shall provide that the policies shall remain in full force during the life of the AGREEMENT, and shall not be canceled without thirty (30) days prior written notice to the CITY from the insurance company. Statements that the carrier "will endeavor" and "failure to mail such notice shall impose no obligation or liability upon the company, its agents or representatives," will not be acceptable on insurance certificates.

14.2 CITY shall be named as an additional insured on the required general liability and automobile liability policies. All policies shall contain a provision stating that the CONSULTANT's policies are primary insurance and that insurance (including self-retention) of the CITY or any named insured will not be called upon to contribute to any loss.

14.3 Before CONSULTANT shall employ any person or persons in the performance of the AGREEMENT, CONSULTANT shall procure a policy of workers' compensation insurance as required by the Labor Code of the State of California, or shall obtain a certificate of self-insurance from the Department of Industrial Relations.

14.4 PROVIDER shall furnish certificates of said insurance and policy endorsements to the CONTRACT OFFICER prior to commencement of work under this AGREEMENT. Failure on the part of CONSULTANT to procure or maintain in full force the required insurance shall constitute a material breach of contract under which the CITY may terminate this AGREEMENT pursuant to Paragraph 8.2 above.

14.5 The CITY reserves the right to review the insurance requirements of this section during the effective period of the AGREEMENT and to modify insurance coverages and their limits when deemed necessary and prudent by CITY's Risk Manager based upon economic conditions, recommendation of professional insurance advisors, changes in statutory law, court decisions or other relevant factors. The CONSULTANT agrees to make any reasonable request for deletion, revision or modification of particular policy terms, conditions, limitations or exclusions (except

where policy provisions or established by law or regulation binding upon either party to the contract or upon the underwriter of any such policy provisions). Upon request by CITY, CONSULTANT shall exercise reasonable efforts to accomplish such changes in policy coverages and shall pay the cost thereof.

14.6 Any deductibles or self-insured retentions must be declared to and approved by the CITY. At the CITY's option, the PROVIDER shall demonstrate financial capability for payment of such deductibles or self-insured retentions.

14.7 CONSULTANT hereby grants to CITY a waiver of any right to subrogation, which any insurer of said CONSULTANT may acquire against the CITY by virtue of the payment of any loss under such insurance. This provision applies regardless of whether or not the CITY has requested or received a waiver of subrogation endorsement from the insurer.

## **15.0 DISPUTES**

15.1 If a dispute should arise regarding the performance of this AGREEMENT, the following procedures shall be used to address the dispute:

a. If the dispute is not resolved informally, then, within five (5) working days thereafter, the CONSULTANT shall prepare a written position statement containing the party's full position and a recommended method of resolution and shall deliver the position statement to the CONTRACT OFFICER.

b. Within five (5) days of receipt of the position statement, the CONTRACT OFFICER shall prepare a response statement containing the responding party's full position and a recommended method of resolution.

c. After the exchange of statements, if the dispute is not thereafter resolved, the CONSULTANT and the CONTRACT OFFICER shall deliver the statements to the CITY's City Manager for a determination.

15.2 If the dispute remains unresolved, and the parties have exhausted the procedures of this section, the parties may then seek resolution by mediation or such other remedies available to them by law.

## **16.0 GENERAL PROVISIONS**

16.1 **Accounting Records.** CONSULTANT shall keep records of the direct reimbursable expenses pertaining to the DESCRIBED SERVICES and the records of all accounts between the CONSULTANT and subconsultants and subcontractors. CONSULTANT shall keep such records on a generally recognized accounting basis. These records shall be made available to the CONTRACT OFFICER, or the CONTRACT OFFICER's authorized representative, at mutually convenient times, for a period of three (3) years from the completion of the work.

16.2 **Contract Officer.** The Director of Engineering and Project Development shall serve as the CITY's "CONTRACT OFFICER" for this AGREEMENT and has the authority to direct the CONSULTANT, approve actions, request changes, and approve additional services within her/his authority as established by applicable laws, including the CITY's ordinances. Performance of any

obligation of the CITY shall be the responsibility of the CONTRACT OFFICER. Excepting the provisions pertaining to dispute resolution, no other party shall have any authority under this AGREEMENT unless specifically delegated in writing.

**16.3 Governing Law.** This AGREEMENT and all matters relating to it shall be governed by the laws of the State of California and any action brought relating to this AGREEMENT shall be held exclusively in a state court in the County of San Diego. CONSULTANT hereby waives the right to remove any action from San Diego County as is otherwise permitted by California Code of Civil Procedure Section 394.

**16.4 Business License.** CONSULTANT and its subconsultants and subcontractors are each required to obtain and maintain a City Business License during the duration of this AGREEMENT.

## **17.0 NOTICES**

**17.1** Any notices to be given under this AGREEMENT, or otherwise, shall be served by certified mail. For the purposes hereof, unless otherwise provided in writing by the parties hereto:

- a. The address of the CITY, and the proper person to receive any notice on the CITY's behalf, is:

City of Coronado  
Engineering & Project Development Department  
1825 Strand Way  
Coronado, CA 92118  
Attn.: Ed Walton, Department Director  
Tel. No. (619) 522-7385; Fax (619) 522-2408

- b. The address of the CONSULTANT, and the proper person to receive any notice on the CONSULTANT's behalf, is:

Tim Gilbert  
MIG, Inc.  
3965 Fifth Avenue  
San Diego, CA 92103  
Telephone: (619) 677 2003;

## **18.0 ATTORNEYS' FEES**

**18.1** In the event that one party incurs expenses that are reasonable in amount and necessarily incurred in enforcing the provisions of this AGREEMENT, including attorneys' fees and costs, such party shall be entitled to recover from the other party reimbursement for those costs, including attorneys' fees, but only those incurred solely and directly related to the term of this AGREEMENT successfully enforced. The court shall determine which of the attorneys' fees incurred by the party are properly awardable.

## **19.0 PROFESSIONAL CONSULTANT'S CERTIFICATION OF AWARENESS OF IMMIGRATION REFORM AND CONTROL ACT OF 1986**

19.1 CONSULTANT certifies that CONSULTANT is aware of the requirements of the Immigration Reform and Control Act of 1986 (8 U.S.C. §§ 1101-1525) and has complied and will comply with these requirements, including but not limited to verifying the eligibility for employment of all agents, employees, subconsultants and subcontractors that are included in this AGREEMENT.

## 20.0 ADDITIONAL PROVISIONS

20.1 **Consequential Damages.** Neither party shall be liable to the other for consequential damages, including, without limitation, loss of use or loss of profits, incurred by one another or their subsidiaries or successors, regardless of whether such damages are caused by breach of contract, willful misconduct, negligent act or omission, or other wrongful act of either of them.

20.2 **Responsibility for Others.** CONSULTANT shall be responsible to the CITY for its services and the services of its subconsultants and subcontractors. CONSULTANT shall not be responsible for the acts or omissions of other parties engaged by the CITY nor for their construction means, methods, techniques, sequences, or procedures, or their health and safety precautions and programs.

20.3 **Representation.** The CONSULTANT is not authorized to represent the CITY, to act as the CITY's agent or to bind the CITY to any contractual agreements whatsoever.

20.4 **Third-Party Review of CONSULTANT's Work Product (Peer Review).** At the option of the CITY, a review of the CONSULTANT's work product may be performed by an independent expert chosen by the CITY. In such case, the CONSULTANT agrees to confer and cooperate fully with the independent expert to allow a thorough review of the work product by the expert. Such review is intended to provide the CITY a peer review of the concepts, all pre-design documentation, methods, professional recommendations and other work product of the CONSULTANT. The results of this review will be furnished to the CITY and shall serve to assist the CITY in its review of the CONSULTANT's deliverables under this AGREEMENT.

20.5 **Periodic Reporting Requirements.** The CONSULTANT shall provide a written status report of the progress of the work on a monthly basis that shall accompany the CONSULTANT's payment invoice. The status report shall, as a minimum, report the work accomplished to date; describe any milestones accomplished; show and discuss the results on any testing or exploratory work; provide an update to the approved schedule (as set forth in Attachment D or, if no schedule is provided, then as approved by the CONTRACT OFFICER), and if not in accordance with the original schedule, describe how the CONSULTANT intends to get back on the original schedule; describe any problems or recommendations to increase the scope of the work; and provide any other information that may be requested by the CITY. The report is to be of a form and quality appropriate for submission to the City Council.

20.6 **Brand or Trade Names.** Specifications by brand or trade names are prohibited except: (1) when at least two are listed and "or equal" substitutions are permitted; or (2) when necessary to match existing items in use on a specific public improvement; or (3) when a unique or novel product application is required, or when only one brand or trade name is known. The specifications must allow at least thirty-five (35) days after award of the contract for submission of data substantiating a contractor's request for substitution of an equal form.

**20.7 Rights Cumulative.** All rights, options, and remedies of the CITY contained in this AGREEMENT shall be construed and held to be cumulative, and no one of the same shall be exclusive of any other, and the CITY shall have the right to pursue any one of all of such remedies or any other remedy or relief that may be provided by law, whether or not stated in this AGREEMENT.

**20.8 Waiver.** No waiver by either party of a breach by the other party of any of the terms, covenants, or conditions of this AGREEMENT shall be construed or held to be a waiver of any succeeding or preceding breach of the same or any other term, covenant or condition herein contained. No waiver of any default of either party hereunder shall be implied from any omission by the other party to take any action on account of such default if such default persists or is repeated, and no express waiver shall affect default other than as specified in said waiver.

**20.9 Severability.** In the event that any part of this AGREEMENT is found to be illegal or unenforceable under the law as it is now or hereafter in effect, either party will be excused from performance of such portion or portions of this AGREEMENT as shall be found to be illegal or unenforceable without affecting the remaining provisions of this AGREEMENT.

**21. SIGNATURES** Each signatory and party hereto hereby warrants and represents to the other party that it has legal authority and capacity and direction from its principal to enter into this AGREEMENT, and that all resolutions or other actions have been taken so as to enable it to enter into this AGREEMENT.

**CITY:**

**CONSULTANT:**  
**(2 signatures required)**

**Contract/Agreement is approved for content:**

\_\_\_\_\_  
Department Director Signature

Date: \_\_\_\_\_

\_\_\_\_\_

Date: \_\_\_\_\_

**Contract/Agreement is approved as to form:**

\_\_\_\_\_  
City Attorney Signature

Date: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
City Manager Signature

Date: \_\_\_\_\_

**Attest:**

\_\_\_\_\_  
City Clerk Signature

Date: \_\_\_\_\_

**ATTACHMENTS**

- Attachment A – Scope of Work
- Attachment B – Consultant Conflict of Interest Determination
- Attachment C – Payment for Services
- Attachment D – Schedule of Services
- Attachment E – Listing of Subconsultants

**ATTACHMENT A**

**ADA Transition Plan**

**Contract No. XX-XX-XX-XXX**

**SCOPE OF WORK**

See attached sheets

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MOORE IACOFANO GOLTSMAN, INC.

February 25, 2014

City of Coronado Engineering & Project Development Department  
ADA Transition Plan  
1825 Strand Way  
Coronado, CA 92118-3005

**re: Revised Proposal for an ADA Self Evaluation and Transition Plan**

Dear Mr. Cecil:

Thank you for contacting MIG regarding our proposal for the City of Coronado ADA Transition Plan.

MIG proposes an eight month project schedule, following the task list included in the RFP. We will work closely with the City's project manager and project team to coordinate every aspect of the Transition Plan. Tasks include the following tasks with revision noted in **bold type**:

1. Document Survey/Project Initiation: MIG will meet with City staff and the ADA Advisory Group to initiate the project and receive the documents that will assist in the evaluation of policies, programs and facilities.
2. Policy Survey: MIG will review City policies and will work with each City Department to document current practices. Recommendations will be offered to assist the City in providing services to people with disabilities.
3. Facility Diagrams: MIG will produce floor plans (based on materials supplied by the City) and aerial photographs that will be used to locate barriers identified in the survey.
4. Facility Survey: MIG will conduct a detailed survey of every element in the portions of the facilities listed in the RFP, **excluding housing sites**, where programs, activities and services are provided to the public.
5. Facility Reports: MIG will produce a narrative and Excel-based report describing each barrier, offering a solution for removing the barrier, a cost estimate and the specific state and federal code reference(s). Workshops will be held with City staff to categorize and prioritize barriers for implementation and to schedule barrier removal. Training for City staff in monitoring and reporting using the spreadsheet tool is included in this proposal.
6. **This revised proposal does not include the preparation of a Transition Plan for pedestrian facilities in the public right-of-way.**
7. Transition Plan: MIG will produce a Draft and Final Self-Evaluation and Transition Plan for the City.
8. Presentation of Findings: MIG will provide customer service training to City staff presenting the guidance provided in the Self-Evaluation and Transition Plan. Two public meetings or an equivalent outreach process will engage members of the public and people with disabilities in the development and review of the plan. MIG will be present to assist in the presentation of the plan to the City Council.

Our revised proposal to develop your Transition Plan is enclosed including our revised fee proposal. Our experienced Coronado project team has produced over 50 ADA Transition Plans. I will serve as the CASp certified Principal-in-Charge of this project and am authorized to negotiate this contract. **Yuri Jewett has returned to graduate school, and MIG's Ashley Tomerlin will serve as the Project Manager.**

PLANNING | DESIGN | COMMUNICATIONS | MANAGEMENT | TECHNOLOGY

3965 5th Avenue, Suite 420, San Diego, California 92103 | USA | 619.677.2003 | [www.migcom.com](http://www.migcom.com)

Offices in: Berkeley, Davis, Fullerton, Pasadena & San Diego, CA | Eugene & Portland, OR | Raleigh, NC

If you have any questions regarding our proposal or our qualifications, please feel free to call me at 619-677-2003 or email me at [timg@migcom.com](mailto:timg@migcom.com). We look forward to discussing our proposal in person.

Sincerely,  
MIG, Inc.

A handwritten signature in black ink that reads "Tim Gilbert". The signature is written in a cursive, slightly slanted style.

Timothy A. Gilbert, CASp, ICC  
Principal



## section one

### PROJECT APPROACH

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MIG will assist the City of Coronado in the preparation of an ADA Self-Evaluation and Transition Plan.

#### **Task 1: Conduct a Project Initiation Meeting**

Following the execution of a contract, MIG will meet with City staff to refine the proposed tasks and schedule, including options and recommendations for staff and community involvement during the preparation of the Self-Evaluation and Transition Plan. MIG will work with City staff to identify and obtain all necessary documents and materials to support the self-evaluation process and facility survey. The final report format and content will be reviewed and confirmed.

*City staff involvement:* City project manager and key staff members will attend a 1-1/2 to 2 hour meeting with MIG. City staff will assemble facility site plans and floor plans (if they exist), and a list of City policy documents.

#### **Task 2: ADA Self-Evaluation – Programmatic Review and Recommendations**

##### *Task 2.1: Review City Policies and Programs*

MIG will review policy documents to identify issues that should be addressed to ensure that programs, activities and services are non-discriminatory to people with disabilities. Policy documents will include department and facility rules and regulations, administrative bulletins, the Coronado municipal code, and other written City policy documents.

##### *Task 2.2: Orientation Workshop (Combined with*

*MIG will meet with staff representing major program areas and orient them to the questionnaire and process that will be used to update and evaluate policies and programs. MIG recommends an ADA liaison be established for each City department to serve as a point person during the Self-Evaluation and Transition Plan process.*

*City staff involvement:* A City staff member from each department will attend a 1-hour orientation workshop regarding the Self-Evaluation questionnaire.

##### *Task 2.3: Program Staff Survey*

MIG will evaluate the current level of program accessibility within each department by administering an online program survey questionnaire to City staff. The survey will assist in evaluating current City status regarding ADA requirements including eligibility requirements, participation requirements, facilities used, staff training, transportation, communications, notifications, public meetings, the use of contracted services, purchasing, maintenance of accessible features, and emergency procedures. The survey will be distributed electronically.

*City staff involvement:* Selected City staff will complete the on-line questionnaire (45 minutes). Assistance from project manager in prompting city staff to complete the questionnaires.

##### *Task 2.4: Program Analysis*

MIG will review and analyze the program information collected from the online questionnaire and materials provided by City staff to evaluate the current level of program accessibility.

*City staff involvement:* Discussion with project manager

##### *Task 2.5: Prepare the Draft Self-Evaluation*

Based on the survey findings and staff interaction, MIG will prepare a draft ADA Self-Evaluation for the City. The report will include analysis and recommendations for program modifications that affect eligibility requirements, participation requirements, facilities used, staff training, transportation, communications, notifications, public meetings, the use of contracted services, purchasing, maintenance of accessible features, and emergency procedures. The report will also address those programs, activities and services that are unique to each department.



## section one

### PROJECT APPROACH

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The Plan will include:

- **Review of Policies:** A review of the municipal code and other policy documents. A summary of recommendations will be provided.
- **Evaluation of Programs, Activities, and Services:** An evaluation of the current level of accessibility of programs and recommendations for improvement, both City-wide and department-specific, will be provided.
- **Self Evaluation Toolkit:** The toolkit will include a resource guide of local disability organizations and other reference materials. A checklist for ongoing self-evaluation of departmental programs activities and services will also be provided. This toolkit can be used on a regular basis to self-assess the readiness of City staff to make program modifications for individuals with disabilities.

*City staff involvement: Document review by project manager and departments*

#### **Task 3: Facility Survey and Reports**

MIG will produce an ADA Transition Plan based upon detailed evaluations by MIG staff of City facilities listed in the RFP, excluding the affordable house sites listed in the RFP and the prioritization of the removal of access barriers.

##### ***Task 3.1: Prepare Facility Diagrams***

MIG will prepare diagrammatic plans (8-1/2" x 11") of the exterior environments and building floor plans for all facilities and parks based upon site plans and floor plans provided by the City. If plans do not exist, MIG will produce diagrammatic plans to be included in the facility compliance assessment. The diagrams will be used to indicate the location of architectural barriers in the facility report.

##### ***Task 3.2: Conduct Facility Surveys***

MIG will survey all portions of exterior and interior features used by the public. The survey will identify physical barriers in each facility that limit accessibility

and compare each facility to the California Building Code, Chapter 11B and the Federal 2010 ADA Standards for Accessible Design.

The survey will be accomplished under the direct supervision of a CASp Certified Access Specialist by a team of experienced MIG surveyors equipped with measuring devices, facility diagrams, and survey forms. Diagrams of each site and building plan will be annotated during the survey process and will be included in the final report. The completed diagrams will indicate the location of architectural barriers numbered to correspond to the completed survey checklist forms and the facility report table of barriers. These annotated diagrams will assist in prioritizing barriers for removal.

MIG will use MIG's Accessibility Checklist to identify potential barriers. This survey instrument was developed by MIG in 1991, and continuously updated to reflect current 2013 codes and standards. The checklist has been used by hundreds of cities and agencies across the country.

The architectural and building elements and their related features addressed in the facility survey will include, when present:

##### **Building Features:**

- Walks
- Curb Ramps
- Ramps
- Stairs
- Hazards (overhanging and protruding objects)
- Doors and Gates
- Signs
- Drinking Fountains
- Telephones
- Building Levels and Lifts
- Elevators
- Turnstiles
- Transaction Counters
- Corridors/Aisles

## section one

### PROJECT APPROACH

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- Rooms
- Multiple User Restrooms
- Single User Restrooms
- Toilet Rooms
- Bathing Facilities
- Locker Rooms
- Libraries
- Kitchens/Kitchenettes
- Eating Areas/Vending
- Auditorium

#### Parking and Exterior Features:

- Parking Spaces/Access Aisles
- Passenger Loading Zones
- Curb Ramps
- Walks
- Ramps
- Stairs
- Hazards (overhanging and protruding objects)
- Signs

#### Park and Recreation Features:

- Game and Sports Areas
- Grandstands/Bleachers
- Swimming Pools/Wading Pools/Spas
- Picnic Areas
- Play Equipment Areas
- Beach Access Routes
- Outdoor Constructed Features
- Outdoor Recreation Access Routes

*City staff involvement: The City will provide any existing blueprints, CAD files, site plans, emergency evacuation diagrams, or other graphics or information that portrays City facilities. City staff will be responsible for providing access to city facilities. It is expected that MIG surveyors will be accompanied during the surveys of the police department and fire stations, otherwise MIG will not require accompaniment by a city staff person.*

#### **Task 3.3: Prepare Facility Reports**

MIG will produce a facility report for buildings and parks, detailing each item found to be in non-compliance with State and Federal access regulations.

MIG will utilize a custom Microsoft Access™ database for recording data and generating reports. This reporting system has proven very cost effective in producing a useful summary of barriers.

MIG will provide the City of Coronado with a hard copy of the survey reports and an active, live copy of the data extracted to an Excel spreadsheet. The Excel spreadsheet will contain 100 percent of the information collected and will facilitate the generation of implementation monitoring reports.

The facility report for each site will include:

- **Barrier Identification Table:** A table will list each *specific barrier* encountered during the survey process. Barriers will be organized by architectural element and located by reference number on the facility diagram.
- **Conceptual Solution:** A feasible *conceptual solution* to resolving the barrier will be provided in text format. Alternate solutions or equivalent facilitation will be suggested when feasible.
- **Cost Estimate:** *Planning level* cost estimates will be provided for the removal of each barrier.
- **Priority Level:** A column will be provided that identifies the *priority* for barrier removal to be completed during Task 3.4.
- **Reference Diagram:** The report will include a *reference diagram* locating the barriers on a floor plan, site plan or aerial photograph of the facility.

The costs contained in the spreadsheet and facility reports represent a planning level cost estimate that can be used to determine the cost for removing barriers in City facilities. The cost estimates are based on the cost of construction. The spreadsheet can be modified to include planning, design, inspection and administration costs and an escalation factor to adjust for future projects. Each barrier removal action, such as the replacement of a door knob with lever-type door hardware, will be assigned a cost. These costs are based on RS Means cost data, MIG's experience, feedback



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### PROJECT APPROACH

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from previous public agency clients, and a review conducted by cost estimating experts in 2013.

The report also provides a conceptual solution for each barrier to be removed, including documenting equivalent facilitation opportunities. MIG will facilitate this process during the prioritization workshop as described in 4.0. The ADA requires that “programs, activities and services, when viewed in their entirety, must be accessible.” This means that not all architectural barriers identified in the facility reports must be removed. For example, the public may meet with a City staff person in an accessible conference room rather than in the staff person’s office. The door to the conference room must be compliant, but the door to the office does not need to be modified.

The ability to provide programmatic access rather than renovating all non-compliant building features represents an opportunity to reduce the construction costs associated with the Transition Plan.

*City staff involvement: Review of facility reports.*

#### **Task 3.4: Implementation/Monitoring Report Training for City Staff**

MIG will provide training for City of Coronado staff in using the spreadsheet data, generating reports, tracking project completion and costs, and entering new data.

*City staff involvement: Participate in the training.*

#### **Task 3.5: Conduct Facility Prioritization Workshop**

MIG will conduct interviews with City staff responsible for each facility to review the architectural barriers encountered during the survey. Each barrier will be ranked according to priority for barrier removal based on guidelines outlined by the ADA. During this workshop, MIG will also assist the City staff in identifying programmatic solutions to remove an existing barrier and propose equivalent facilitation options.

MIG will also assist City staff in prioritizing the list of

facilities in its entirety in order to develop a schedule for the removal of access barriers.

Upon completion of the prioritization process, MIG will revise the facility reports to reflect the priorities assigned during the workshop.

*City staff involvement: Participation of key staff members in a prioritization workshop (2 hours)*

### **Task 5: Prepare the Draft and Final ADA Self Evaluation and Transition Plan**

#### **Task 5.1: Prepare the Draft Plan**

Based on the self-evaluation and facility compliance assessment, MIG will prepare a draft Self-Evaluation and Transition Plan for City. City staff will prepare the schedule of barrier removals based on the prioritization and cost estimate information included in the completed facility reports. The plan will include:

- ADA Self-Evaluation and Transition Plan Requirements and Process
- Public Outreach
- Policies & Programmatic Accessibility Findings & Actions
- Transition Plan for City Facilities
- ADA Grievance Procedure
- Program Accessibility Guidelines, Standards & Resources
- Facility Reports and Cost Estimates
- Appendices

MIG will provide one (1) electronic copy of the report to City staff for copying and distribution as well as five (5) bound copies of the Draft Plan.

*City staff involvement: Participation of key staff in the preparation of the Transition Plan phasing schedule using the priorities and costs established by the project. Review the Draft Plan and consolidate comments from staff.*



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#### *Task 5.2: Prepare the Final ADA Self-Evaluation and Transition Plan*

Following review by the City, MIG will edit the Draft Self-Evaluation and Transition Plan and prepare the Final Plan for presentation. MIG will provide one (1) electronic copy of the report to City staff for copying and distribution as well as ten (10) bound copies of the Final Plan.

City staff involvement: Review the Final Plan

#### **Task 6: Staff Customer Service Training Session**

MIG will prepare and present a two-hour accessibility workshop with selected City technical, operational, customer service and management staff to present the Self-Evaluation and Transition Plan and to provide training regarding the provision of services to people with disabilities. Training will address the variety of staff positions, including maintenance, clerical, technical and management positions.

City staff involvement: Participation in the training event. The City will coordinate and provide the venue and publicity for the training.

#### **Task 7: Support the Public Outreach Program**

MIG recommends the City conduct two (2) public meetings to thoroughly meet the requirements of the public outreach component of an ADA Self-Evaluation and Transition Plan.

#### *Task 7.1: Public Meeting #1 – Kick-off the Self-Evaluation and Transition Plan*

MIG will facilitate and graphically record a public meeting to announce the commencement of the ADA Self-Evaluation and Transition Plan. This meeting will also educate the public on the process and components required to fulfill the obligations to complete an ADA Self-Evaluation and Transition Plan. MIG will provide the announcement language, meeting agendas, sign-in sheets, name tags, and a graphic and text materials for the meetings.

#### *Task 7.2 Public Meeting #2 – Review of Draft Self-Evaluation and Transition Plan*

MIG will facilitate and graphically record a public meeting to provide input and comments on the Draft ADA Self-Evaluation and Transition Plan. MIG will provide the announcement language, meeting agendas, sign-in sheets, name tags, and a graphic and text materials for the meetings.

City staff involvement: The City will provide any materials or meeting accommodations requested by the public, including ASL interpreters, alternative formats documents or other program modifications. The City will coordinate and provide the venue and publicity for the public meetings.

#### **Task 8: Presentation to City Council**

MIG Principal-in-Charge Tim Gilbert will be present for one City Council meeting when the Council adopts the Final ADA Self-Evaluation and Transition Plan.

City staff involvement: Key City staff will attend the Council meetings.

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## section two

### PROJECT TEAM CAPABILITIES

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#### **MIG, Inc.**

3965 5th Avenue, Suite 420

San Diego CA 92103

V: 619.677.2003

#### **Key Contact**

Tim Gilbert, Principal-in-Charge

V: 619.677.2003

E: [timg@migcom.com](mailto:timg@migcom.com)

Andy Pendoley, Survey Manager

V: 619.677.2003

E: [andyp@migcom.com](mailto:andyp@migcom.com)

#### **Firm Qualifications**

MIG, Inc. is a woman-owned California corporation with over 140 professional personnel, specializing in the evaluation, planning and design of environments for all people. MIG offices are located in San Diego, Berkeley, Davis, Pasadena, Fullerton and Riverside, California; Eugene and Portland, Oregon; Denver, Colorado; New York, New York; San Antonio, Texas; and Raleigh, North Carolina.

Since 1982, we have worked extensively with citizen's groups and public and private agencies throughout the U.S. to integrate people with and without disabilities. A major part of this work has been the development of policies, plans and physical spaces that meet the needs of all people. MIG is expert in the 2010 ADA Standards, the California Building Code Chapter 11B, Federal Public Rights-of-Way Access Advisory Committee Guidelines, and the California Manual on Uniform Traffic Control Devices.

MIG maintains adequate insurance coverage for public contracting, including \$2,000,000 in professional liability insurance. There have been no claims for Errors and Omissions related to MIG's ADA projects over the last 10 years.

#### **Accessibility Surveying and Planning**

MIG helps identify barriers and find solutions that are cost effective and sensitive to the needs of people with disabilities. We have conducted access surveys and program evaluations, as well as created communication programs and ADA Self-evaluation and Transition Plans for public agencies nationwide, including cities, universities, schools, recreation agencies and other public environments.

#### **Universal Design**

As a nationally-recognized leader in universal design, MIG incorporates accessibility and universal design concepts into every project. Universal design involves the planning and design of environments that are usable by the greatest number of people of all levels of ability. From concept design through construction supervision, MIG has experience in the planning and design of environments that integrate people with and without disabilities.

#### **Staff Accessibility Training**

MIG has conducted staff training for public and private agencies on access laws, codes and requirements, including technical requirements, customer service/sensitivity, maintenance of accessible features and universal design. We have conducted national teleconferences on universal design for over 5,000 designers in partnership with the Public Broadcasting Service (PBS) and the American Institute of Architects. MIG led online education classes on accessibility for licensed design professionals for the Council of



## section two

### PROJECT TEAM CAPABILITIES

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Landscape Architectural Registration Boards, the licensing agency for landscape architects.

#### **Project Management**

Effective project management requires strong facilitation, communication, management and organizational skills. MIG project managers provide strong interpersonal skills and the ability to bring people of different backgrounds together to focus on the issue at hand while always keeping “the big picture” in mind.

MIG has a 31-year track record of working interactively with our clients, becoming an extension of their staff. With 80% of our clients returning to us for service, we have developed project management and cost control mechanisms to ensure timely delivery of services in a cost-effective manner.

Project scheduling will be coordinated with City staff and will illustrate the project on a task-by-task basis, making clear the project’s critical path, key deadlines and checkpoints, and the responsibilities of each team member. The tasks and results will be reviewed periodically with respect to the agreed upon project timetable. The schedule will be updated on an as-needed basis as the project progresses, using actual finish dates of activities to update the schedule and to establish available task float. Based on review, we can be flexible in response to unexpected changes within the established work program and schedule.

MIG has real-time project budgeting and monitoring software to ensure budget allocations and expenditures are aligned and support project success. Once the schedule and final budget have been set, the hours and costs by each team member will be generated each month and cumulatively for the monthly project invoice. This provides the basis for reviewing actual hours against estimated expenditures.

Quality control begins with the assignment of qualified, dedicated staff to each project. Work is reviewed daily or weekly by the principal-in-charge and project manager. Regularly scheduled project team meetings are conducted to ensure work quality and the appropriate allocation of staff time and project resources. Prior to delivery to the client, all work is reviewed by the principal-in-charge and project manager using a comprehensive checklist. The project manager has an identified back-up staff member to handle urgent project issues or emergencies.

MIG favors a highly interactive approach in which our project team works closely with client staff. We view projects as collaborative efforts that maximize the strengths and resources of all project team members.

#### **ADA Transition Plan Client List**

MIG has provided ADA compliance planning services for a variety of clients in our 30-year history. A partial list of our agency clients over the last ten years has included:

##### **Counties**

- Amador County
- Fresno County
- Marin County
- Sonoma County

##### **Colleges and Universities**

- City College of San Francisco
- Contra Costa Community College District
- Regents of University of California
- San Diego State University
- Santa Rosa Junior College
- University of California-Berkeley
- University of California-Los Angeles



## section two

### PROJECT TEAM CAPABILITIES

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#### **State and Regional Agencies & Special Districts**

CA State Coastal Conservancy  
CA Park and Recreation Department  
Association of Bay Area Governments  
Central Contra Costa Sanitary District  
East Bay Regional Park District  
Novato Fire Protection District  
Pacific Gas and Electric

#### **Cities**

American Canyon  
Angels Camp  
Boulder  
Campbell  
Clearlake  
Clovis  
Colma  
Commerce  
Concord  
Cupertino  
Dixon  
Galt  
Hanford  
Healdsburg  
Indio  
Lathrop  
Los Altos  
Madera  
Monterey  
Murrieta  
Napa  
Petaluma  
Portland  
Reedley  
Sacramento  
San Jose  
San Leandro  
San Mateo  
Santa Monica  
Santa Rosa  
Sonoma  
South San Francisco

Truckee  
Yountville

#### **Comparable Projects**

We have provided a description of comparable projects on the pages that follow, including a project with extensive evaluation of beach accessibility. For each project, we have identified the roles of key staff, a client reference, and project budget. We are unable to provide estimated and completed construction budgets for these projects due to client confidentiality requirements.

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## section three

### PROJECT TEAM ORGANIZATION

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MIG prides itself on the quality of our entire staff to deliver on promises, to go beyond expectations and to be inspiring and enjoyable to work with. This exceptional team of professionals provides MIG with a range of perspectives and experiences that enriches our approach and contributes to creative problem-solving.

The MIG Team for the City of Coronado has worked together to develop more more than 50 ADA Self-Evaluation and Transition Plans in California, and has evaluated ADA compliance and produced reports for millions of square feet of public buildings and pedestrian rights-of-way. This time-tested team is highly recommended by public agencies for achieving project goals, producing an outstanding product, and for building the capacity of agency staff for meeting ADA requirements and the needs of people with disabilities.

Our local team resources based in our San Diego office will help us ensure that the compliance survey is efficient and that our Team can effectively respond to rapidly changing project needs. This team is intimately familiar with the requirements of a Title II ADA Transition Plan, the details of the 2010 ADA Standards for Accessible Design, the California Building Code Chapter 11B, Federal Public Rights-of-Way Access Advisory Committee Guidelines, and the California Manual on Uniform Traffic Control Devices.

Principal-in-Charge **Tim Gilbert** is a licensed landscape architect with over 30 years of experience. He has designed a wide range of accessible community facilities throughout the United States, and has assisted hundreds of communities in preparing and implementing ADA Self-Evaluation and Transition Plans. Tim is ICC-certified (International Code Council) as an Accessibility Inspector/Plans Examiner and certified by the State of California as an Access Specialist (CAsp). Tim will provide 23% of all project hours.

Project Manager **Ashley Tomerlin** brings 10 years of experience in design and construction to MIG's ADA planning projects. She specializes in ADA surveys, evaluation, planning and design. An expert in California Title 24 and ADA accessibility standards, she is ICC-certified (International Code Council) as an Accessibility Inspector/Plans Examiner. Ashley will provide 22% of all project hours.

Survey Manager **Andy Pendoley** will provide local management support for the survey team. Andy is an experienced project manager who has managed complex survey projects, such as the UC San Diego ADA Transition Plan. Andy is expert in transportation and parks and recreation planning. Andy will provide 20% of all project hours.

Principal-in-Charge **Tim Gilbert** and the MIG Project Manager **Ashley Tomerlin** are **dedicated full-time** to producing ADA Transition Plans and Self-Evaluation Plans such as described in this RFP. They have worked together on numerous projects throughout California and nationally, such as the ADA Transition Plan for the cities of Portland, Oregon; Longmont, Colorado; Reedley, California; and South San Francisco, California.

The organization chart on the next page illustrates the communications structure and organization of the MIG Team. Key personnel resumes are presented following the organization chart. **Projects that included significant beach accessibility considerations are indicated by an asterik (\*).**

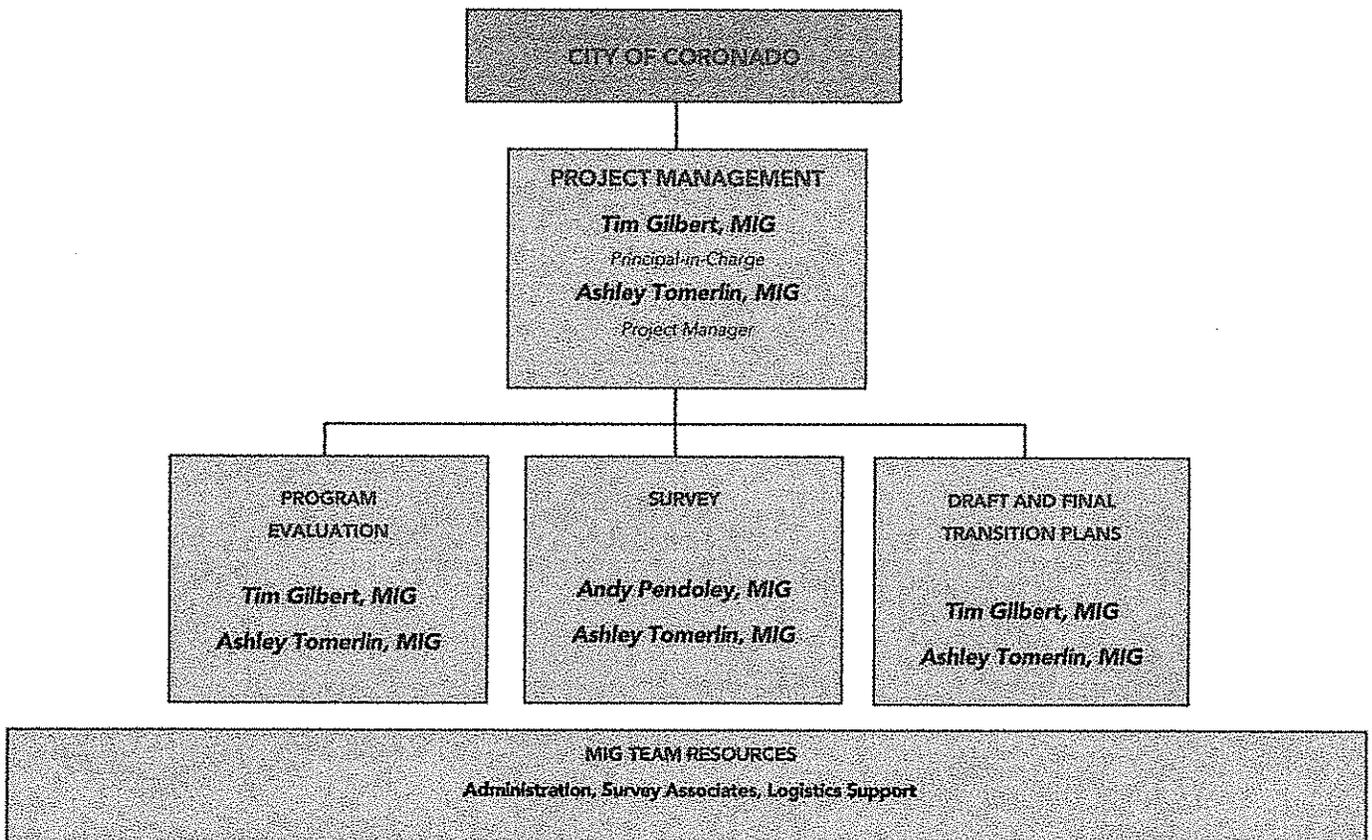


# section three

## PROJECT TEAM ORGANIZATION

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### MIG TEAM Organization





## section three

### PROJECT TEAM ORGANIZATION

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#### **Timothy A. Gilbert, CASp, ICC, ASLA**

Principal-in-Charge

#### **Qualifications**

Timothy Gilbert is a principal at MIG and a landscape architect with over 30 years experience as a public agency planner, building code enforcement officer and designer of accessible environments. He provides a deep understanding of access and extensive expertise American's with Disabilities Act (ADA) design and compliance as well as a broad spectrum of expertise in park design, park master planning, and bike and pedestrian planning. He is an expert in the 2010 ADA Accessibility Standards and Title 24 of the California Building Code.

Mr. Gilbert is able to combine these capabilities with an astute ability to engage the community in planning processes so that participants feel they are being heard and that the final product reflects their values and character of their community. As a planner, Tim brings together his experience and best practices and develops plans that are informed by community needs from the very beginning.

Mr. Gilbert is experienced in providing oversight and coordination of project teams to ensure the on-time, on-budget completion of complex projects. He has completed hundreds of transition plan projects in California and nationally, including a number of projects that have addressed beach accessibility.

#### **Registrations**

California DSA Certified Access Specialist #032

Accessibility Inspector / Plans Examiner,  
ICC/#1091334

Registered Landscape Architect: California #3751  
(1992), Michigan #962 (1983)

#### **Education**

Master of Landscape Architecture, University of Michigan, Ann Arbor

Bachelor of Arts, History of Art, Oakland University, Rochester, Michigan

#### **Relevant Experience**

- San Diego State University ADA Transition Plan Update, San Diego, California
- Napa ADA Self-Evaluation and Transition Plan Update, Napa, California
- Sonoma County ADA Self-Evaluation and Transition Plan Update, Sonoma County, California
- California Department of Parks and Recreation ADA Transition Plan, Statewide, California\*
- Santa Rosa ADA Self-Evaluation and Transition Plan Update, Santa Rosa, California
- Marin County ADA Self-Evaluation and Transition Plan, Marin County, California
- Hanford ADA Self-Evaluation and Transition Plan, Hanford, California
- San Jose ADA Self-Evaluation and Transition Plan, San Jose, California
- Independent Cities Risk Management Authority and Public Agency Risk Sharing Authority of California Training Workshop, Cerritos, California
- Presidio Trails and Bikeways Master Plan, San Francisco, California\*
- Santa Monica ADA Consultation, Santa Monica, California\*
- County of Hawaii ADA Consulting Services, Hawaii County, Hawaii\*
- Golden Gate National Recreation Area ADA Consulting Services, Bay Area Region, California\*

\*Addresses beach accessibility



## section three

### PROJECT TEAM ORGANIZATION

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#### **Ashley Tomerlin**

Project Manager

#### **Qualifications**

Ashley Tomerlin brings 10 years of experience in design and construction to MIG’s ADA planning projects. An expert in California and Federal accessibility standards, she currently serves as project manager for the City of Reedley ADA Self-Evaluation and Transition Plan.

Since joining MIG, Ashley has served as the project manager or survey manager for ADA Transition and Self-Evaluation Plans in the cities of Los Altos, South San Francisco and Yountville. She has also contributed to many other transition plans, surveying public facilities and pedestrian rights-of-way for accessibility compliance, analyzing agency policies and codes for access and discrimination, preparing reports and conducting public meetings to review agency transition plans.

#### **Education**

Master of Landscape Architecture, City College of New York

Bachelor of Arts, Urban Studies and Planning, Political Science, University of California, San Diego

#### **Relevant Experience**

- San Diego State University ADA Transition Plan Update, San Diego, California
- Santa Rosa ADA Consulting, Santa Rosa, California
- Reedley ADA Self-Evaluation and Transition Plan, Reedley, California
- Los Altos ADA Self-Evaluation and Transition Plan, Los Altos, California
- South San Francisco ADA Self-Evaluation and Transition Plan, South San Francisco, California
- Lathrop ADA Self-Evaluation and Transition Plan, Lathrop, California

- Clearlake ADA Self-Evaluation & Transition Plan, Clearlake, California
- Yountville ADA Self-Evaluation & Transition Plan, Yountville, California
- City of Portland Redevelopment of the ADA Transition Plan, Portland, Oregon
- Hanford ADA Self-Evaluation and Transition Plan, Hanford, California
- Longmont ADA Self-Evaluation and Transition Plan, Longmont, Colorado
- Petaluma ADA Self-Evaluation and Transition Plan and Plan Update, Petaluma, California
- California Department of Parks and Recreation ADA Transition Plan, Statewide, California\*
- San Francisco Bay Conservation and Development Commission Bay Trail Section, Mill Valley, California\*
- University of California-San Diego Bike Circulation Master Plan, La Jolla, California

\*Addresses beach accessibility



## section three

### PROJECT TEAM ORGANIZATION

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#### **Andrew Pendoley**

Survey Manager

#### **Qualifications**

Andy Pendoley has a background in public participation, strategic planning and organizational development. He has worked in the areas of ADA transition planning, transportation planning and parks and recreation planning at both the local and regional level, on projects in the San Diego region and throughout California.

Mr. Pendoley combines his project management skills with a background in communication and experience in community involvement, consensus-building and marketing. For the San Diego State University ADA Transition Plan Update, Andy served as the survey manager. Andy managed the facility assessment work of 40 surveyors and provided quality control. He also conducted the ADA surveys of all SDSU parking facilities.

During his time with MIG, Andy Pendoley has also managed and supported a variety of mobility-focused public participation processes, including facilitation, graphic recording, arranging meeting logistics, conducting media outreach, writing workshop summary reports and minutes, and preparing final reports.

Previously, Mr. Pendoley served as Board President of WalkSanDiego, a grassroots nonprofit organization dedicated to enhancing the livability of communities through promotion, education and advocacy, by making walking a safe and viable choice for all people.

#### **Education**

Master of Arts, Communication,  
San Diego State University

Bachelor of Arts, Sociology/Organizational Studies,  
University of California at Davis

#### **Relevant Experience**

- San Diego State University ADA Transition Plan Update, San Diego, California
- Barrio Logan Community Plan Update, San Diego, California
- Palm Avenue Commercial Corridor Master Plan, Imperial Beach, California
- Sweetwater Authority 5-Year Strategic Plan, Chula Vista, California
- Southwest Chula Vista Community Strengthening Strategies, Chula Vista, California
- Uptown Regional Bike Corridor Project, San Diego Association of Governments, San Diego, California
- Village at Market Creek Art and Design Plan, Jacobs Center for Neighborhood Innovation, San Diego, California
- Assessment and Scoping for Healthy and Active Community Design Guidelines, San Diego Association of Governments, San Diego, California

#### **Awards**

*Envision Jefferson Avenue, City of Temecula, 2013*

- Compass Blueprint Recognition Award – Honorable Mention, Southern California Association of Governments
- 2013 Education Project Award, Inland Empire Section of the American Planning Association

*Highway 395 Corridor Study for Southwest Riverside County*

- 2013 Compass Blueprint Recognition Award, Southern California Association of Governments

*North Park Mini-Park and Associated Streetscape Improvements Project*

- 2013 Outstanding Planning Award, Neighborhood Planning Category, San Diego Section, American Planning Association

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## section four

### ABILITY TO ACCOMPLISH WORK

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MIG, Inc. has a 30-year history of delivering high quality projects to our clients on-time and on-budget. We will provide a dedicated team of experienced professionals who are assigned throughout the life of the project to the City of Coronado for this ADA Transition Plan. Our local San Diego-based staff will ensure that the ADA survey process is conducted efficiently and local staff are available to respond to urgent project needs. In addition, our firmwide staff of over 140 professional personnel are available to support our team.

Our local San Diego office will provide equipment and meeting space to support this project. With staff dedicated exclusively to ADA planning work, we have survey equipment available for dozens of surveyors.

Our experienced team has successfully completed hundreds of ADA projects. A partial list of clients for whom we have provided these services during the past 10 years is provided on page 2.3.

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## section five

### SUPPORTIVE INFORMATION

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As supportive information to demonstrate our capabilities, we would like to submit the following samples of our work:

#### **1. South San Francisco – City Hall Facility Report**

This example of a standard facility report is presented on the pages that follow. The ADA barrier is identified using a reference number. The reference number is keyed to the facility diagram. The ADA barriers and existing conditions are summarized; proposed solutions and building reference codes are provided; and lastly planning level cost estimates to be used for grants and future CIP work are also included.

#### **2. City of Hanford ADA Self-Evaluation and Transition Plan**

This example of a completed ADA Self-Evaluation and Transition Plan developed by MIG is provided as a separate bound document.

This document can also be viewed electronically:

[http://www.ci.hanford.ca.us/depts/cd/ada\\_self\\_evaluation\\_and\\_transition\\_plan.asp](http://www.ci.hanford.ca.us/depts/cd/ada_self_evaluation_and_transition_plan.asp)

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City of Coronado

ADA Self-Evaluation and Transition Plan

Staffperson:	T. Gilbert Principal-in-Charge		A. Tomarin Project Manager		A. Pendoley Survey Manager		Project Associate		Professional	
	Hrs	\$177	Hrs	\$95	Hrs	\$135	Hrs	\$105	Task Totals	
<b>Task 1: Project Initiation Meeting</b>	2	\$350	2	\$190	2	\$270	0	\$0	6	\$810
<b>Task 2: ADA Self-Evaluation - Programmatic Review &amp; Recommendations</b>										
Task 2.1: Review City Policies and Programs	4	\$700	8	\$760	0	\$0	0	\$0	12	\$1,460
Task 2.2: Orientation Workshop	4	\$700	4	\$380	0	\$0	0	\$0	8	\$1,080
Task 2.3: Program Staff Survey	0	\$0	2	\$190	0	\$0	0	\$0	2	\$190
Task 2.4: Program Analysis	2	\$350	16	\$1,520	0	\$0	0	\$0	18	\$1,870
Task 2.5: Prepare the Draft Self-Evaluation	2	\$350	12	\$1,140	0	\$0	0	\$0	14	\$1,490
<b>Task 3: ADA Transition Plan - Facility Surveys and Prioritization</b>										
Task 3.1: Prepare Facility Diagrams	0	\$0	16	\$1,520	4	\$540	0	\$0	20	\$2,060
Task 3.2: Conduct Facility Surveys	12	\$2,100	32	\$3,040	24	\$3,240	56	\$5,880	124	\$14,260
Task 3.3: Produce Facility Reports	4	\$700	40	\$3,800	16	\$2,160	8	\$840	68	\$7,500
Task 3.4: Implementation/Monitoring Report Training for City Staff	4	\$700	8	\$760	0	\$0	0	\$0	12	\$1,460
Task 3.5: Conduct Facility Prioritization Workshop	8	\$1,400	12	\$1,140	2	\$270	0	\$0	22	\$2,810
<b>Task 6: Prepare the Draft and Final ADA Self-Evaluation and Transition Plan</b>										
Task 5.1: Prepare the Draft ADA Transition Plan	8	\$1,400	16	\$1,520	0	\$0	0	\$0	24	\$2,920
Task 5.2: Prepare the Final ADA Self-Evaluation and Transition Plan	6	\$1,050	10	\$1,520	0	\$0	0	\$0	22	\$2,570
<b>Task 6: Staff Training Session(s)</b>	16	\$2,800	0	\$0	4	\$540	0	\$0	20	\$3,340
<b>Task 7: Support the Public Outreach Program</b>										
Task 7.1: Public Meeting #1 - Kick off the ADA Self-Evaluation and Transition Plan Project	4	\$700	0	\$0	4	\$540	0	\$0	8	\$1,240
Task 7.2: Public Meeting #2 - Review of Final ADA Self-Evaluation and Transition Plan	8	\$1,400	0	\$0	4	\$540	0	\$0	12	\$1,940
<b>Task 8: Presentation to City Council</b>	8	\$1,400	0	\$0	2	\$270	0	\$0	0	\$1,670

This fee does not include direct costs including transportation, per diem, lodging, etc.

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## ATTACHMENT B

### CONFLICT OF INTEREST DETERMINATION

#### ADA Transition Plan

Contract No. XX-XX-XX-XXX

CONSULTANT shall at all times comply with the terms of the Political Reform Act and the local conflict of interest ordinance. CONSULTANT shall immediately disqualify itself and shall not use its official position to influence in any way any matter coming before the CITY in which the CONSULTANT has a financial interest as defined in Government Code Section 87103. CONSULTANT represents that it has no knowledge of any financial interests that would require it to disqualify itself from any matter on which it might perform services for the CITY.

“CONSULTANT<sup>1</sup>” means an individual who, pursuant to a contract with a state or local agency:

- (A) Makes a governmental decision whether to:
  - 1. Approve a rate, rule or regulation;
  - 2. Adopt or enforce a law;
  - 3. Issue, deny, suspend, or revoke any permit, license, application, certificate, approval, order, or similar authorization or entitlement;
  - 4. Authorize the CITY to enter into, modify, or renew a contract provided it is the type of contract that requires CITY approval;
  - 5. Grant CITY approval to a contract that requires CITY approval and to which the CITY is a party, or to the specifications for such a contract;
  - 6. Grant CITY approval to a plan, design, report, study, or similar item;
  - 7. Adopt, or grant CITY approval of, policies, standards, or guidelines for the CITY, or for any subdivision thereof; **or**
  
- (B) Serves in a staff capacity with the CITY and in that capacity participates in making a governmental decision as defined in Regulation 18702.2 or performs the same or substantially all the same duties for the CITY that would otherwise be performed by an individual holding a position specified in the CITY’s Conflict of Interest Code.

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<sup>1</sup> The CITY’s Conflict of Interest Code and the Political Reform Act refer to “consultants,” not “contractors.” The CITY’s professional services agreements might refer to the hired professional as a “contractor,” not a “consultant,” in which case the Conflict of Interest Code may still apply. The Conflict of Interest Code, however, does not cover public works contractors.

DISCLOSURE DETERMINATION:

1. CONSULTANT/CONTRACTOR will not be “making a government decision” or “serving in a staff capacity” as defined in Sections A and B above.  
No disclosure required.
2. CONSULTANT/CONTRACTOR will be “making a government decision” or “serving in a staff capacity” as defined in Sections A and B above. As a result, CONSULTANT/CONTRACTOR shall file, with the City Clerk of the City of Coronado in a timely manner as required by law, a Statement of Economic Interest (Form 700) as required by the City of Coronado Conflict of Interest Code, and the Fair Political Practices Commission, to meet the requirements of the Political Reform Act. \*

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Name: Ed Walton Department: Engineering & Project Dev.

City Attorney Approval of Determination: \_\_\_\_\_

City Manager Approval of Determination: \_\_\_\_\_

\*The CONSULTANT’s disclosure of investments, real property, income, loans, business positions and gifts, shall be limited to those reasonably related to the project for which CONSULTANT has been hired by the CITY. The scope of disclosure for CONSULTANT is attached hereto as Attachment A.

**ATTACHMENT C**

**ADA Transition Plan**

**Contract No. XX-XX-XX-XXX**

**PAYMENT FOR SERVICES**

**A. PAYMENT FOR SERVICES:** Payments to the CONSULTANT for the DESCRIBED SERVICES shall be made in the form of monthly advances due for each Phase on a percentage of the total fee. Percentage of completion of a Phase shall be assessed in the sole and unfettered discretion of the Contract Officer or the designated representative. All invoices submitted by the CONSULTANT shall show an hourly reconciliation of time spent on each Phase. The original invoice shall be provided for any subcontracted services. Normal processing time for payments is four (4) weeks.

For performance of each Phase or portion thereof as identified below, CITY shall pay a fixed fee associated with the Phase of the DESCRIBED SERVICES in the amount and at the time or milestones set forth. CONSULTANT shall not commence Services under any Phase, and shall not be entitled to compensation for the Phase, unless CITY shall have issued a Notice to Proceed to the CONSULTANT as to the Phase.

<b><u>PHASE</u></b>	<b><u>FIXED FEE FOR PHASE</u></b>
1. Project Initiation Meeting	\$ 810
2. ADA Self Evaluation Programmatic Review & Recommendations	\$ 6,090
3. ADA Transition Plan – Facility Surveys and Prioritization	\$ 28,890
4. Prepare Draft and Final ADA Self Evaluation and Transition Plan	\$ 4,600
5. Staff Training	\$ 1,050
6. Support the Public Outreach Program	\$ 3,180
7. Presentation to Council	\$ 1,670
<b>SUBTOTAL</b>	<b>\$ 46,290</b>
<b>B. REIMBURSABLE SERVICES –</b>	<b>\$ 3,700</b>
<b>TOTAL FIXED FEE</b>	<b>\$ 49,990</b>

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**ATTACHMENT D**

**ADA Transition Plan**

**Contract No. XX-XX-XX-XXX**

**SCHEDULE OF SERVICES**

PROJECT SCHEDULE – The Project Schedule shall be appended here.

CONSULTANT agrees to diligently pursue the work described. The following schedule contractually obligates the CONSULTANT to perform all services to meet the time duration for each Phase of work shown:

**See Attached Sheet.**

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City of Coronado  
 ADA Self-Evaluation and Transition Plan  
 Schedule

Task	Q1	Q2	Q3	Q4	Q5	Q6	Q7	Q8
<b>Task 1: Project Initiation Meeting</b>								
<b>Task 2: ADA Self-Evaluation - Programmatic Review &amp; Recommendations</b>								
Task 2.1: Review City Policies and Programs								
Task 2.2: Orientation Workshop								
Task 2.3: Program Staff Survey								
Task 2.4: Program Analysis								
Task 2.5: Prepare the Draft Self-Evaluation								
<b>Task 3: ADA Transition Plan - Facility Surveys and Prioritization</b>								
Task 3.1: Prepare Facility Diagrams								
Task 3.2: Conduct Facility Surveys								
Task 3.3: Produce Facility Reports								
Task 3.4: Implementation/Monitoring Report Training for City Staff								
Task 3.5: Conduct Facility Prioritization Workshop								
<b>Task 5: Prepare the Draft and Final ADA Self-Evaluation and Transition Plan</b>								
Task 5.1: Prepare the Draft ADA Transition Plan								
Task 5.2: Prepare the Final ADA Self-Evaluation and Transition Plan								
<b>Task 6: Staff Training Session(s)</b>								
<b>Task 7: Support the Public Outreach Program</b>								
Task 7.1: Public Meeting #1 - Kick off the ADA Self-Evaluation and Transition Plan Project								
Task 7.2: Public Meeting #2 - Review of Final ADA Self-Evaluation and Transition Plan								
<b>Task 8: Presentation to City Council</b>								



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**ATTACHMENT E**

**ADA Transition Plan**

**Contract No. XX-XX-XX-XXX**

**LISTING OF SUBCONTRACTORS/SUBCONSULTANTS**

Listed below are any and all subcontractors which the CONSULTANT plans to employ under this AGREEMENT. No change is allowed without the prior approval of the Contract Officer.

**SUBCONTRACTOR**

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**AWARD OF CONSTRUCTION CONTRACT TO THARSOS, INC. IN THE AMOUNT OF \$255,233.60 FOR THE CORONADO CAYS WASTEWATER FORCE MAIN INTERNAL ASSESSMENT AND AIR VACUUM VALVE ASSEMBLY (AVA) REPLACEMENT PROJECT AND AUTHORIZE THE CITY MANAGER TO APPROVE A WORK ORDER FOR HARRIS AND ASSOCIATES IN THE NOT-TO-EXCEED AMOUNT OF \$34,545 TO PROVIDE CONSTRUCTION SUPPORT SERVICES**

**ISSUE:** Whether to award a contract to Tharsos, Inc. for the Coronado Cays Wastewater Force Main Internal Assessment and Air Vacuum Valve Assembly (AVA) project (Contract #14-CO-ES-516) and authorize the City Manager to approve a work order for Harris and Associates to provide construction support services.

**RECOMMENDATION:** Award a contract to Tharsos, Inc. in the amount of \$255,233.60 for construction of the Coronado Cays Wastewater Main Internal Assessment and Air Vacuum Valve Assembly (AVA) project and authorize the City Manager to execute a work order to Harris & Associates in the not-to-exceed amount of \$34,545 for construction support services.

**FISCAL IMPACT:** In the FY 2009/10 (\$700,000) and FY 2012/13 (\$300,000) Capital Improvement Program, a combined total of \$1,000,000 from the Wastewater Fund was appropriated for the design and construction of the Cays and Glorietta Wastewater Force Mains Bypass Inspection Ports project (account number 510781-9742-10012). To date, \$149,053.59 has been spent for design and external pipe assessment, leaving \$850,946.41 available for construction.

Project Budget	
Contract Award	\$255,233.60
Project Contingency (~15%)	\$35,000.00
Construction Support Services (~15%)	\$35,000.00
<b>Total Estimated Cost</b>	<b>\$325,233.60</b>

The remaining funds will be used for the inspection of the Glorietta Bay Force Main, which is a separate phase of this project.

**CITY COUNCIL AUTHORITY:** Awarding a construction contract is an administrative decision 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) whether the city has complied with the required procedures, and (b) whether the city’s findings, if any, are supported by substantial evidence.

**CEQA:** The project is categorically exempt under Section 15301, Existing Facilities, Class 1.

**PUBLIC NOTICE:** None required.

**BACKGROUND:** The Cays force main is a 12-inch diameter ductile iron pipe that is approximately 3.6 miles long and pumps around 300 gallons per minute of wastewater from the

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Cays development to the Glorietta Bay pump station adjacent to Glorietta Bay Park. There is no direct access or bypass for this force main. Because this force main is the only line in place to convey sewage from the Cays to the Glorietta Bay Pump Station and because of its age, the Engineering Department proposed this project to determine the condition of this pipeline and start the planning process for its eventual replacement. The force main assessment was divided into two phases, the first being an inspection of the external condition of the pipe and the second phase being an internal inspection. Phase I was completed in 2011 and found that the pipe's external condition was in relatively good condition. Phase II (this contract award) will construct two access portals along the force main to allow a video camera to be inserted into the pipeline to assess the internal condition as well as replace eight existing air relief valves and associated structures.

**ANALYSIS:** Bids were opened on February 26, 2014, with the following results:

<u>Bidder</u>	<u>Bid</u>
Tharsos, Inc.	\$255,233.60
Downstream Services, Inc.	\$276,042.00

Staff evaluated Tharsos Inc.'s bid package and references and determined the contractor to be "responsive." Public contracting laws require the City to award the contract to the lowest responsible bidder, in this case, Tharsos, Inc.

The project will require a temporary shutdown (10-12 hours) of the Cays main pump station on at least one occasion for construction of the two access portals. During this time, a trucked bypass of wastewater from the Cays pump station to the Glorietta Bay pump station will be implemented with vector trucks collecting wastewater from the Cays pump station and depositing it into the Glorietta Bay pump station. It is estimated that this trucked bypass will result in approximately 60 vector truck trips between the two pump stations during each shutdown (five trips per hour). As detailed in the construction documents, the contractor is to begin the trucked bypass before any construction begins and during peak sewer flows (5-7 a.m.) to demonstrate their ability to accommodate peak flows. Once their ability to accommodate peak flows has been adequately demonstrated, construction will be allowed to proceed.

The replacement of the eight air release valves will require a temporary shutdown of the Cays pump station to allow replacement of each valve structure, which is expected to take no more than two hours. Therefore, this work can be completed without the need for a trucked bypass as the Cays pump station can adequately store wastewater generated during the relatively short time frame. Any air release valve work that requires a temporary shutdown will occur at night, beginning at 10 p.m. when wastewater flow is at its lowest. The location of the air release valves is removed from residential properties, so noise will not be an impact. Work that does not require the temporary shutdown will occur during normal construction hours between 7 a.m.-7 p.m.

In order to provide consistent, thorough inspection of both the day and nighttime construction operations, construction support services provided by Harris and Associates will be necessary.

The fee proposal for construction support services is a not-to-exceed amount of \$34,545 and assumes full time inspection services during construction.

**ALTERNATIVE:** The Council may elect to reject all bids.

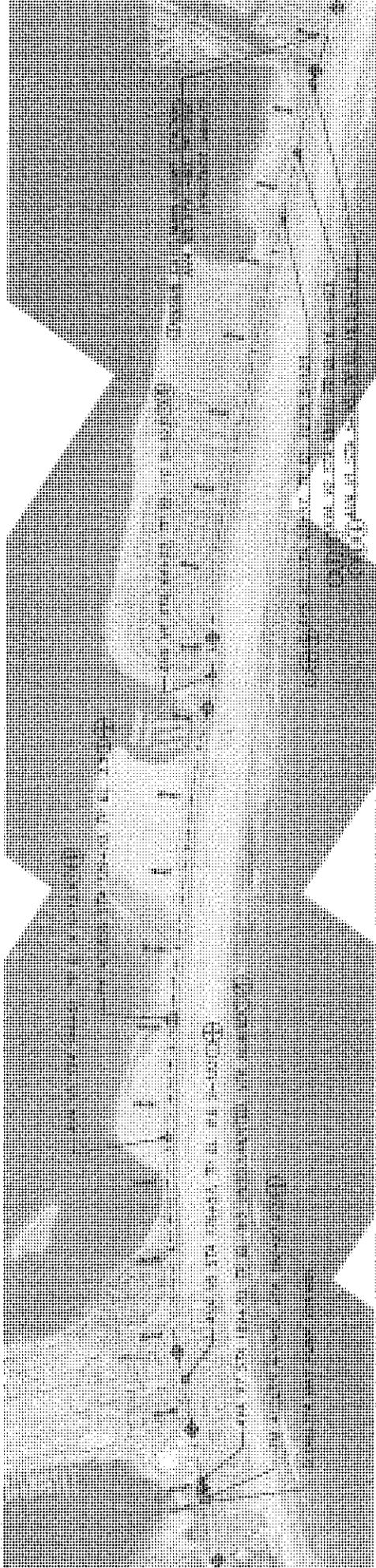
Submitted by Engineering & Project Development/Johnson  
 Attachment: AVA and Vault Location Exhibit

I:\Projects - Current\Cays & Glorietta Force Main Inspection Ports\Staff Reports\Staff Report - Phase2ConstContract Award.docx

CM	ACM	AS	CA	CC	CD	EPD	F	G	L	P	PS	R
	NA	LS	JNC	MLC	NA	EW	NA	NA	NA	NA	ML	NA

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AVA and Vault Location Exhibit



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**AUTHORIZATION FOR THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES CONTRACT WITH HARRIS AND ASSOCIATES FOR THE DESIGN OF REPAIRS TO THE GOLF COURSE CART BARN AND APPROPRIATION OF \$50,000 FROM THE GOLF ENTERPRISE FUND TO THE PROJECT ACCOUNT**

**ISSUE:** Whether the City should enter into a professional services contract with Harris and Associates to provide repair recommendations for the cart barn at the Municipal Golf Course.

**RECOMMENDATION:** (1) Authorize the City Manager to execute an agreement for engineering services for the repair of the Golf Course Cart Barn; and (2) Appropriate \$50,000 from the Golf Course Enterprise Fund to Project Account #520782-8252-14RCART-8252.

**FISCAL IMPACT:** Although staff is seeking a \$50,000 expenditure appropriation for this project, it has been confirmed that the City's property insurance carrier will reimburse all but \$10,000 of the related costs. Therefore, the fiscal impact is limited to the \$10,000 deductible. To date, approximately \$11,000 has been spent for an engineering assessment of the truss system and to install temporary shoring. The proposed cost for the engineering services for the design of the final repair is \$35,000. The cost for the actual repairs is not known at this time but will be developed as part of the design services. It is estimated that the repair costs could range from \$50,000 to \$150,000, depending on the method of repair. An appropriation of \$50,000 is needed to authorize the expenditure of funds. When the construction is let for bid, an additional appropriation will be sought at that time. Again, because of the insurance reimbursement, all but \$10,000 of the project costs, including preliminary engineering, etc. will be reimbursed from the City's property insurance.

**CITY COUNCIL AUTHORITY:** Authorizing a professional services contract is an administrative decision not affecting a fundamental vested right. When an administrative decision does not affect a fundamental vested right the courts will give greater weight to the City Council in any challenge of the decision to award the contract.

**CEQA DETERMINATION:** The project is categorically exempt pursuant to Class 1 of Section 15301 (existing facilities) and Class 2 of Section 15302 (replacement or reconstruction).

**PUBLIC NOTICE:** None required

**BACKGROUND:** The Golf Course Cart Barn was constructed in 1996 and has not had any significant structural problem until last November when Golf Course personnel observed several roof trusses that appeared to be out of alignment and reported their concern to Public Services and the Engineering Department to see if anything needed to be done. It was discovered that many of the roof trusses were out of vertical alignment. This lateral displacement introduces new lateral loading on the truss system which it isn't designed to support. The truss system is designed to transfer the weight of the roof loading vertically down through its members to the exterior structural walls. To keep the trusses in vertical alignment, the truss design calls for blocking to "lock" the trusses in place. Site observations found this blocking was not in place. As a precautionary measure, temporary shoring was installed to relieve some of the roof loading, providing additional support to the truss system.

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To gain a better understanding of the damage, Simon Wong Engineering (SWE) was retained to perform a structural assessment of the building. In their assessment, SWE recommended that the damaged trusses be returned to the plumb or vertical position to meet the original design spacing and provide all necessary lateral bracing required.

**ANALYSIS:** Based on the structural assessment provided by SWE, the next step in the repair of the facility is the development of repair plans. Due to the nature of the damage, repairs may be complicated; the goal will be to design a repair that can be accomplished at minimal cost and disruption to Golf Course operations. It may be possible to realign the trusses and install proper blocking by jacking the existing roof up in place, plumbing the trusses, and then lowering the roof back down. If this construction method cannot be successfully performed without damaging the existing clay tile roof system, the tile roof may have to be removed to allow construction of the necessary repairs. The recommendation to move forward with a design contract will enable staff to publicly bid the repairs. Staff will bring this item back to the City Council to award a construction contract; at that time additional funds may be requested, which will be reimbursed by the insurance company. Staff is required to inform the property insurance loss adjuster as the City proceeds to ensure there are no disputes with regard to reimbursement claims.

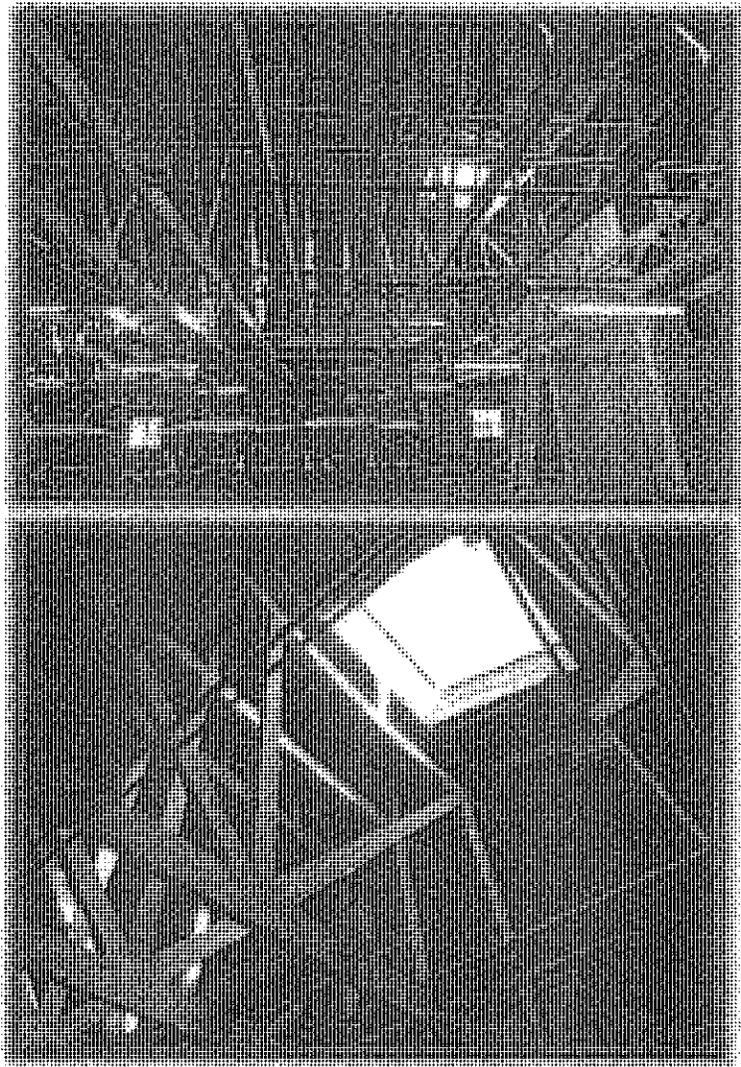
Submitted by Engineering & Project Development/Walton  
Attachment: Cart Barn and Clubhouse Structural Assessment

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CM	ACM	AS	CA	CC	CD	EPD	F	G	L	P	PS	R
JK	TR	LS	JNC	MLC	NA	EW	NA	RM	NA	NA	NA	NA

# Coronado Golf Course Cart Barn and Clubhouse Structural Assessment

January 6th, 2014



Prepared for:

City of Coronado  
1825 Strand Way  
Coronado, CA 92118



9968 Hibert Street, 2nd Flr.  
San Diego, CA 92131  
858.566.3113

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## 1. EXECUTIVE SUMMARY

Kleinfelder/Simon Wong Engineering has performed structural observations to assess the current condition of the cart barn and clubhouse buildings at the Coronado Golf Course due to concerns by City of Coronado regarding truss top chord movement in the cart barn building. Two site visits were performed by Kleinfelder/Simon Wong Engineering, the first on November 27, 2013, and the second on December 23, 2013. As-built construction documents and cart barn truss shop drawings were also provided for review. The site observation of field conditions for gravity elements only. No structural calculations have been performed and the recommendations in this report are conceptual. Seismic assessment is outside of the scope of this report.

Both the cart barn and clubhouse buildings are constructed primarily of prefabricated wood trusses supported on wood stud bearing walls. At the cart barn, rotation of the prefabricated wood trusses was observed and at one truss, the truss chords and fill members have cracked. Structural condition of roof trusses in the clubhouse cannot be determined due to lack of access in the ceiling areas.

The following is a summary of conditions observed regarding the cart barn building that may have contributed to the current condition. Further details about each item are discussed in the body of the report.

1. Top chords of trusses or fill members do not appear to be attached to framing above.
2. Bottom chord lateral bracing attaches trusses together, but does not have additional diagonal bottom chord bracing to prevent lateral movement.
3. Top chord lateral bracing attaches trusses together, but does not have additional diagonal top chord bracing or blocking to prevent lateral movement.
4. Lateral bracing of web members indicated in the truss shop drawings is not in place.
5. Some trusses did not have fill above the center span to support the roof above which may add extra load to neighboring trusses not previously designed for.

The following is a summary of the recommended repairs for the cart barn building. Further details about each item are discussed in the body of the report.

1. Perform an in-depth survey to assess all trusses that need repair or correction. Consult with an engineer as needed to provide further details based on information from the survey.
2. Provide shoring and jack up the roof as needed for repairs. Caution should be taken not to cause damage to the roof.



3. Repair, replace, or correct damaged trusses and return to the plumb position to meet the initial design spacing. Provide all necessary lateral bracing of trusses and fill and provide attachment to the roof framing above.
4. Inspect roofing and plywood sheathing for any damage and provide repairs as needed.

## 2. STRUCTURAL ASSESSMENT

### 2.1. PROJECT BACKGROUND

The purpose of this report is to provide an assessment of the current condition of roof trusses at the cart barn and clubhouse structures at the Coronado Golf Course and provide recommendations for any needed repairs. The City of Coronado has requested this assessment due to concerns for noticeable truss top chord movement in the cart barn building. Observation of the clubhouse building was also requested for concerns by the City that similar conditions may exist since the clubhouse building was constructed at the same time as the cart barn with similar construction. This report is for structural condition assessment of gravity elements based on non-destructive field observation of each building and review of as-built plans provided by the City. No building analysis or structural calculations have been performed. As-built plans were provided for information purposes only and have not been verified for adequacy. Seismic assessment and analysis of the buildings is beyond the scope of this report. Recommendations for repairs are conceptual and final repair details should be provided by a professional engineer.

Site visits by Kleinfelder/Simon Wong Engineering were performed on November 27<sup>th</sup>, 2013 by Simon Wong and Eric Fontaine of the cart barn building and December 23<sup>rd</sup>, 2013 by Simon Wong and Lisa Bridge of the clubhouse and cart barn buildings. After the first site visit, Kleinfelder/Simon Wong recommended the City of Coronado provide shoring of the cart barn roof due to concerns for the stability of the leaning wood trusses and to help reduce possible further movement. At the second site visit, it was observed that shoring had been put in place in the cart barn.

The as-built plans provided for review included the Coronado Clubhouse and Coronado Cart Barn plans by Dahlin Group Architects dated May 15, 1996 and Coronado Cart Barn wood truss shop drawings by Dixiline Lumber dated January 3<sup>rd</sup>, 1997.

### 2.2. BUILDING DESCRIPTIONS

#### A. Cart Barn

The cart barn building is an approximately 4,000 square foot wood building constructed in 1996 to 1997. The roof system is prefabricated wood trusses and sawn lumber with plywood roof sheathing. The building has clay tile roofing. The roof framing is supported on wood bearing walls. The foundation consists of

a thickened reinforced slab. Roof plans and the truss layout of the cart barn building can be seen in Figures 1 and 2.

**B. Clubhouse**

The clubhouse building is an approximately 13,000 square foot wood building constructed in 1996 to 1997. The roof system is prefabricated wood trusses and sawn lumber with plywood roof sheathing. The building has clay tile roofing. The roof framing is supported on wood bearing walls. The foundation consists of a thickened reinforced slab. A roof plan of the clubhouse can be seen in Figure 3.

**2.3. STRUCTURAL CONDITION ASSESSMENT**

**A. Cart Barn**

The cart barn building appears to have approximately 14 wood trusses that are no longer oriented vertically due to lateral sway of top and/or bottom chords. This observation occurred primarily at the trusses located on each side of the skylights and trusses at the sloped roof between the skylights and the 3-ply girder trusses on each side of the building. Also, the two 3-ply girder trusses next to these trusses also appeared to be slightly out of plumb. See Figures 1 and 2 for the roof and truss plans of the cart barn building.

In most severe cases of truss chord movement, it appears the top and bottom chords have swayed in opposite directions, allowing rotation of the truss at the center span while the ends remained vertical creating out of plane bending of the top and bottom chords as can be seen in Figure 4. At one truss near to the south row of skylights, the top and bottom chords have bent out-of-plane to the degree that the chords of the truss and fill have splintered and cracked. See Figures 6 and 7. In some cases, it also appears that the truss and fill above the truss are no longer in the same plane, causing bending in the plates that attach the fill above to the top chord below. In other words, the truss and fill have buckled at the plate connection. At other trusses where chord movement does not appear as severe, only the top or bottom chords appear to be shifted off center.

It is likely that some roof deflection has occurred due to the movement of the trusses, although, no excessive roof deflection or damage to 2x roof framing or roof sheathing was observed. The roof tiles on the exterior of the building were

observed from the ground level and did not appear to be disturbed. According to the City of Coronado, it is not known when this truss chord movement occurred, but it was brought to their attention only recently. For these reasons, it is unclear if the sway of the trusses occurred after construction due to inadequate truss bracing or if it was out of plumb in the initial construction. It could also be caused by a combination of these factors which worsened over time.

The following are more specific observations that may have contributed to the rotation of the roof trusses.

1. Top chords or top members of fill framing do not appear to be laterally braced due to lack of attachment to the roof framing. The 2x framing above the truss top chords is running continuous on top of it. There does not appear to be any nails, straps, or clips that connect the top chords to the bottom of the 2x framing. The lack of attachment appears to have allowed the top chords to move laterally.
2. Bottom chord lateral bracing consists of 1x flat blocking as can be seen in Figure 8. There is no diagonal bracing of the bottom chords. Although the flat blocking is in place, it may still allow all truss bottom chords to move laterally together without the diagonal bracing to restrain it.
3. Top chord bracing where the trusses have fill attached above consists of 1x flat blocking. There is no diagonal bracing of the top chords. Although the flat blocking is in place, it may still allow all truss top chords to move laterally together without the diagonal bracing to restrain it. This may have allowed the truss and fill to buckle at the connection, putting the connector plates that attach them in bending. An example of this can be seen in Figure 5.
4. There is lateral bracing of web truss members indicated in shop drawings that was not observed in the field. This may have allowed buckling of the truss diagonal compression members and limited the capacity of the truss. The web bracing is shown in the truss shop drawings at truss ID T1 and H4. While the majority of the T1 trusses did not appear to be out of plumb, most of the H4 trusses had noticeable rotation. An example of this can be seen in Figure 5.

5. There were 4 trusses where there did not appear to be any fill framing to the 2x roof members above the center of the span. These trusses did not occur next to each other, but they did occur within the locations where the trusses were leaning. An example of this can be seen in Figure 9. If these trusses were not attached to the roof members above, then the 2x framing distributes the unsupported load to the neighboring trusses. This may have caused loading beyond the design loads for those neighboring trusses possibly worsening the rotation in those trusses.

#### **B. Clubhouse**

The roof of the clubhouse is concealed by ceiling finishes so primarily observation of any distress in the ceiling finishes was performed. There were no damages to the finishes that would indicate any excessive deflection or movement of the roof trusses. One ceiling area with access near the kitchen facilities was observed. This area of the roof was framed by sloped trusses and no distress or leaning of trusses were observed. The ceiling space of the main dining area of the clubhouse where the longest span trusses occur was not able to be observed. There were minor cracks observed in the gypsum board ceiling finish below one support beam at the east side of the building. The size of the cracks did not indicate any structural concerns and may only be cosmetic. The location is indicated in Figure 12 and an example of the crack is shown in Figure 13. The City did not know if the cracks were original or had developed afterward.

### 3. REPAIR RECOMMENDATIONS

#### A. Cart Barn

The following items are recommended to repair the cart barn building.

1. Have a certified inspector perform an in-depth inspection of the current condition of construction. A full survey is recommended to understand the full extent of truss damage, and to find what additional truss bracing, roof blocking, and truss attachments to roofing above have been omitted. The California fill above the trusses should also be inspected for adequacy. Any other deviations from the as-built plans, truss shop drawings, or typical construction techniques should also be surveyed to see if correction is needed. An engineer should also be consulted to review the results of the survey and provide additional information needed for repair details.
2. Provide shoring to support the roof while truss repairs are being completed. If the roof has deflected downward due to truss damage, the roof may need to be jacked upward into its original position in order for the original trusses to be restored to their original orientation. Extreme care should be taken not to cause further damage to the plywood and roofing due to jacking. There is a possibility that the roof was originally constructed with the truss deformation built in or that it may not be able to return to its original position without causing further damage. If this is the case, it may not be possible to jack the roof up to the extent needed to fit the current trusses in a plumb position and the roof may need to be removed and reconstructed in order to correctly install the trusses.
3. Repair the damaged trusses and return all trusses to vertical orientation. One truss has chords that have cracked. All truss members that are damaged should be replaced or repaired. Cracked members may be able to be repaired by splicing new chord members on each side. Other trusses appear to have buckled members and/or bent connector plates. The trusses should be adjusted and braced appropriately so they are plumb. Any truss members or connectors that are permanently deformed should be replaced. Any missing truss chord blocking and diagonal bracing, web blocking and diagonal bracing, and attachments to the roofing above should be provided. Any fill above the trusses that is deficient should be remediated as needed.

Conceptual repair details showing an option for how the truss chords or fill members can be braced and attached to the existing 2x roof framing are shown in Figures 10 and 11.

4. Hire a roofing contractor or certified inspector to look at the condition of the roofing. If excessive deflection has occurred, there could be damage to the roofing tiles or roofing membrane. Any roof jacking or deflection of the roof once jacking is removed also has the potential to cause roof damage. Any plywood or roof damage that has occurred should be repaired, patched, or replaced.

**B. Clubhouse**

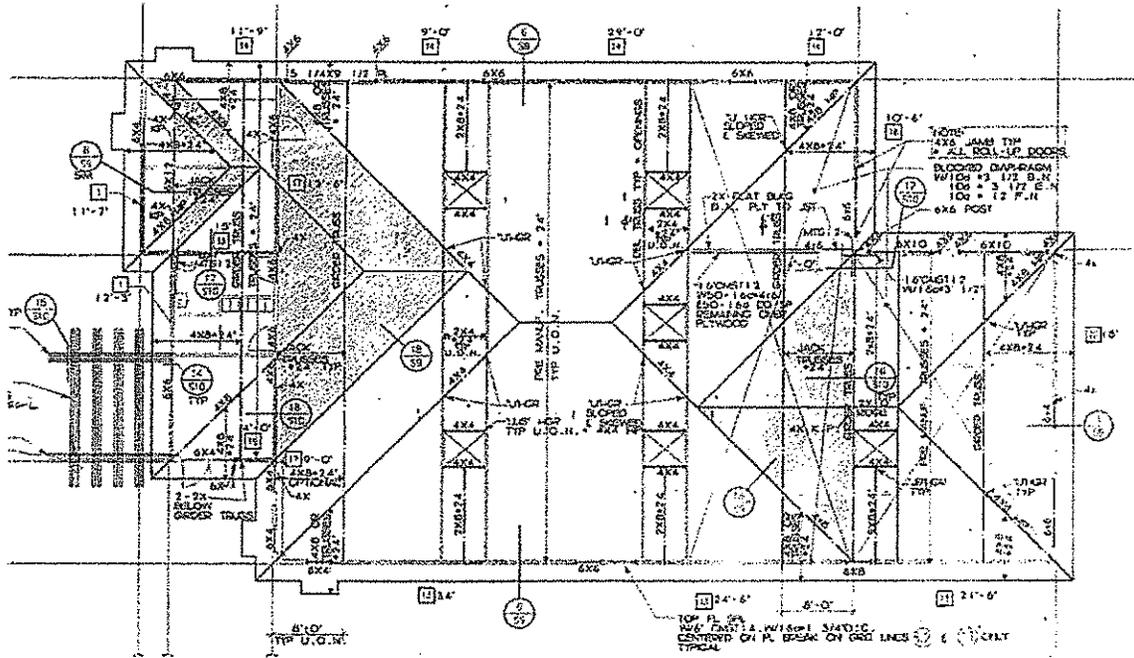
Since limited structural framing was observed at the clubhouse building, no structural repair recommendations are provided at this time. For nonstructural repair of the minor cracks at the gypsum ceiling finish, they may be patched and/or painted.



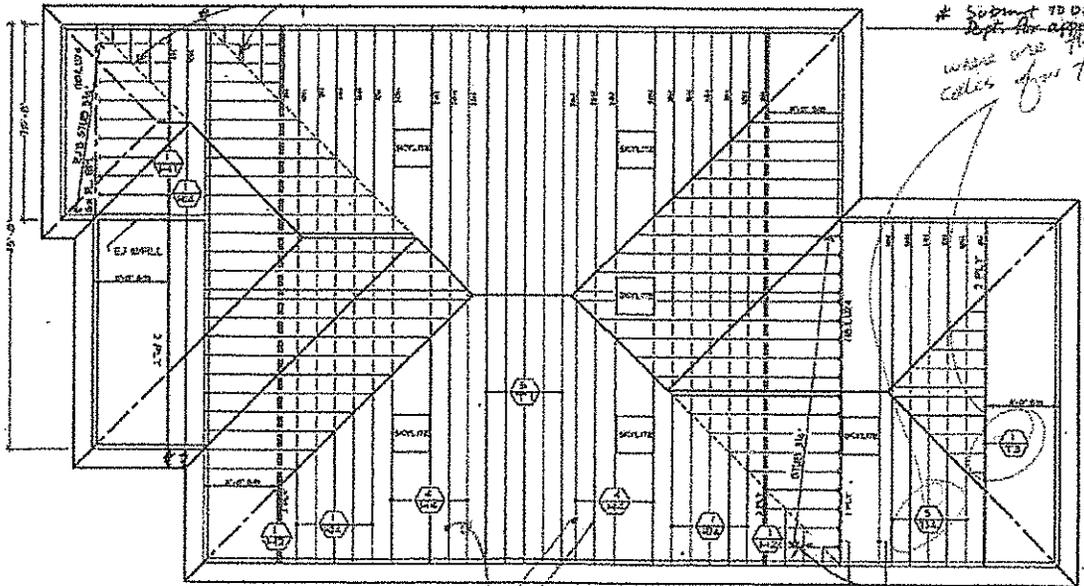
#### 4. CONCLUSIONS

Based on field observations, there are a number of trusses at the cart barn building that have rotated and are out of plumb. One truss is damaged due to excessive rotation. The primary cause for this appears to be lack of attachment at the top chords of the trusses and fill to framing above and lack of appropriate truss lateral bracing. It is unclear if the rotation of the trusses occurred during initial loading and construction of the roof or if the truss rotation started after initial construction. It is possible that the truss rotation worsened over time, but it was not noticed by the City until recently. Further inspection and repair considerations are recommended. Repair of the trusses is necessary and may require truss reconstruction or replacement. Sufficient truss bracing and attachment of top chords to roofing above should be installed. Care should be taken to shore and lift the roof as needed during repairs without causing further damage. Any roof damage should also be repaired. Structural damages for the clubhouse cannot be assessed due to lack of access to the roof framing.

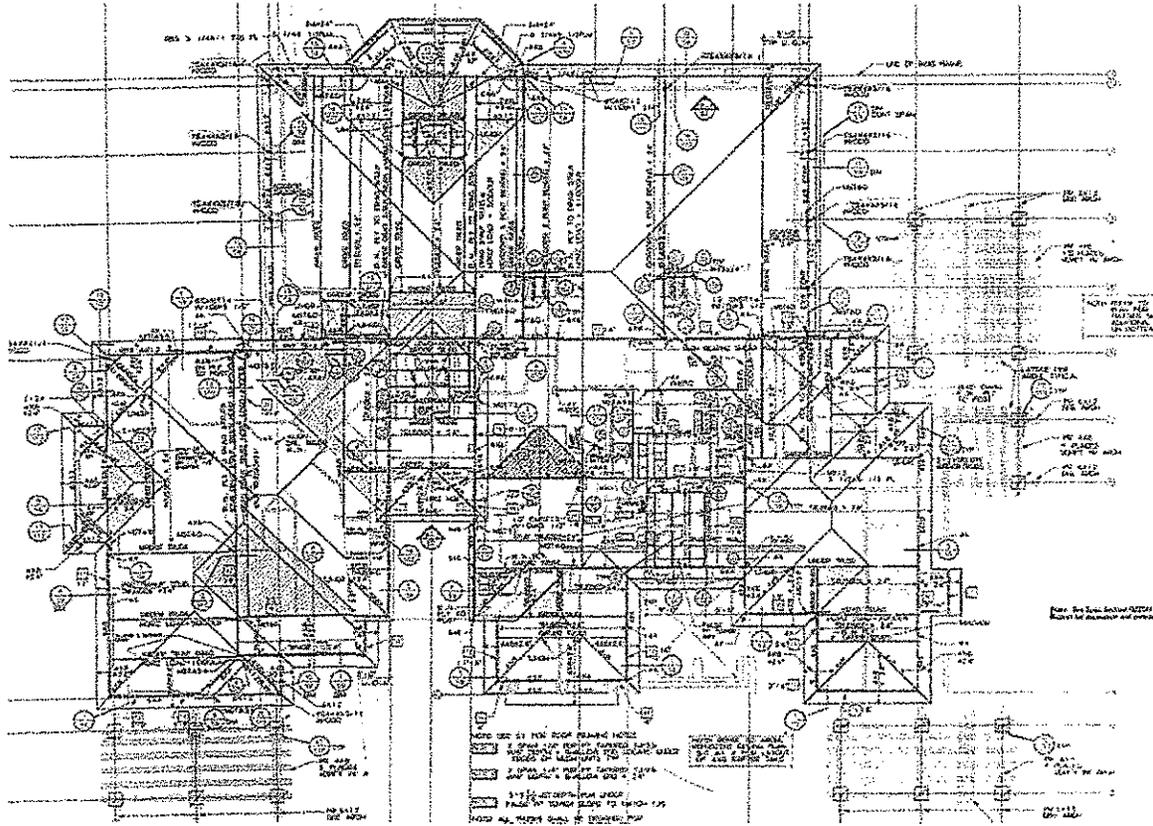
**APPENDIX: FIGURES**



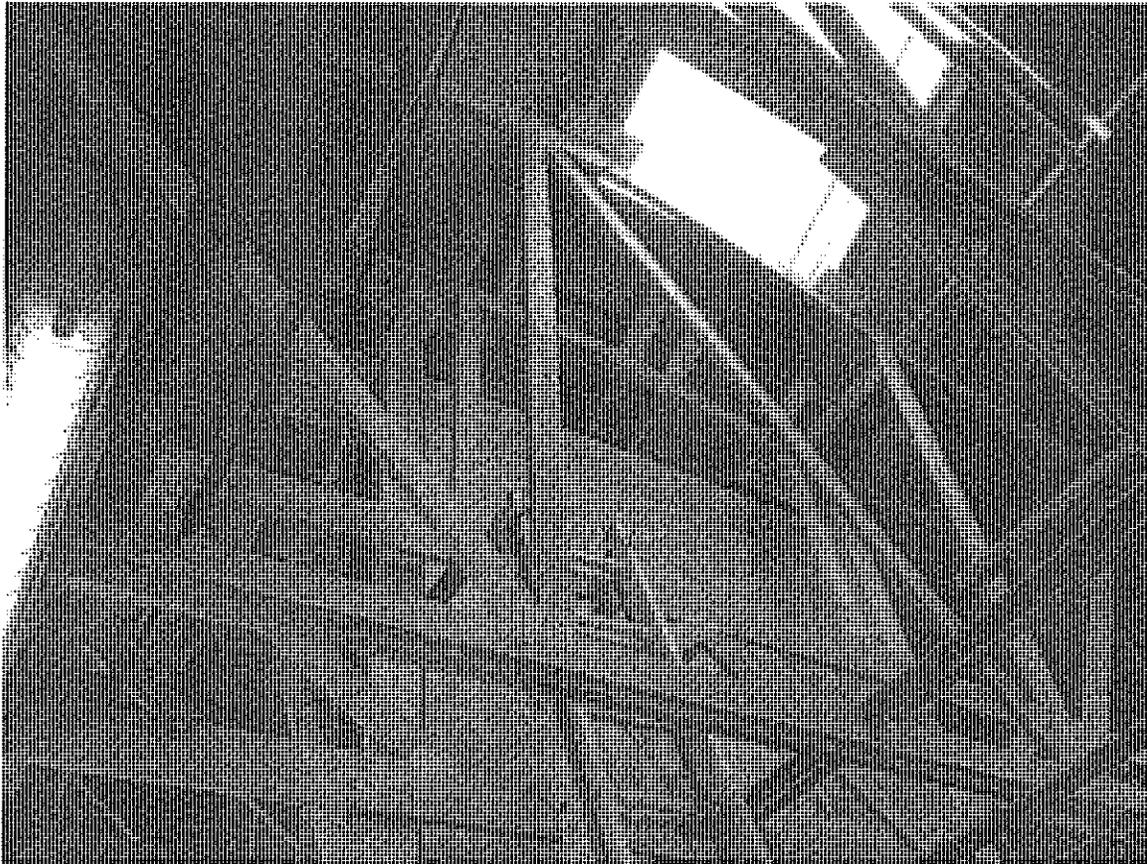
**Figure 1. Roof Plan of Cart Barn Building**



**Figure 2. Roof Truss Drawing of Cart Barn Building**



**Figure 3. Roof Plan of Clubhouse Building**



**Figure 4. Rotated Truss Near Skylights (Shoring in Background)**



**Figure 5. Rotated Truss Near Skylight without Web Member Lateral Bracing and Insufficient Top Chord Lateral Bracing**

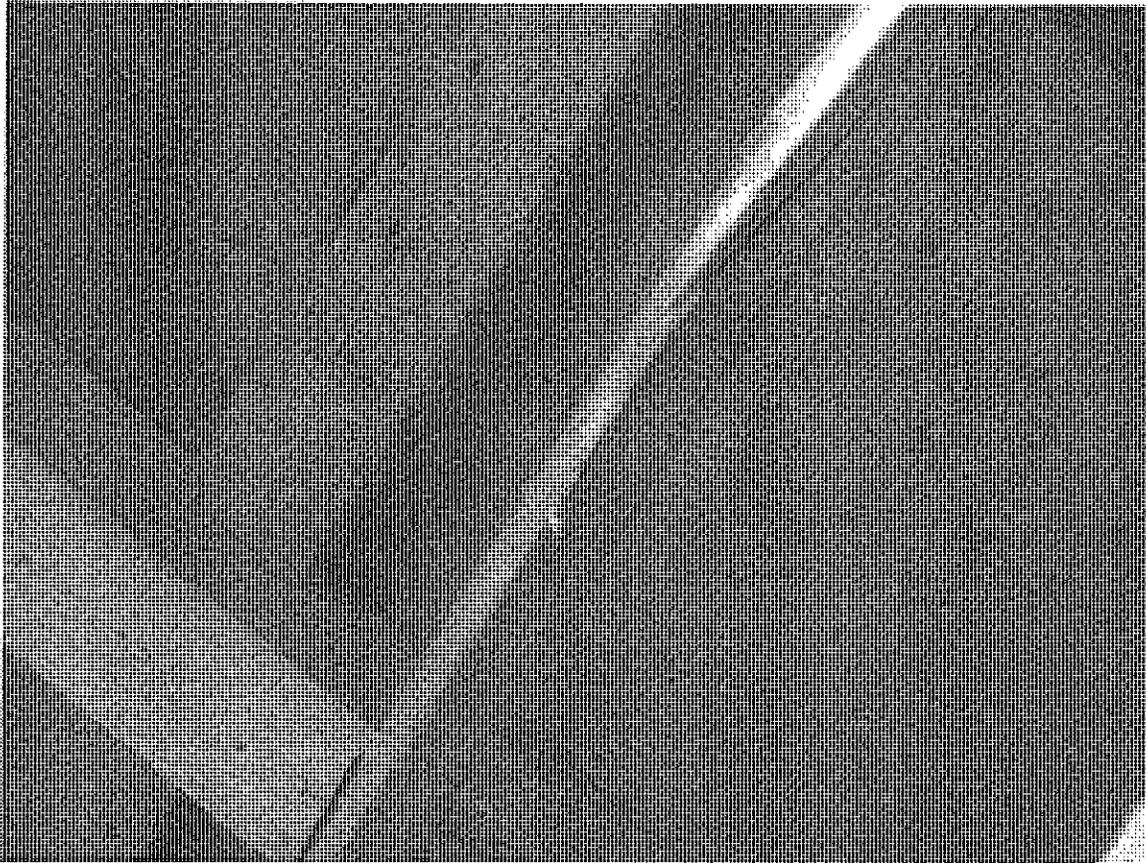


Figure 6. Crack at Horizontal Fill Member Above Truss



**Figure 7. Crack at Top Chord of Truss (Shoring Wall in Background)**

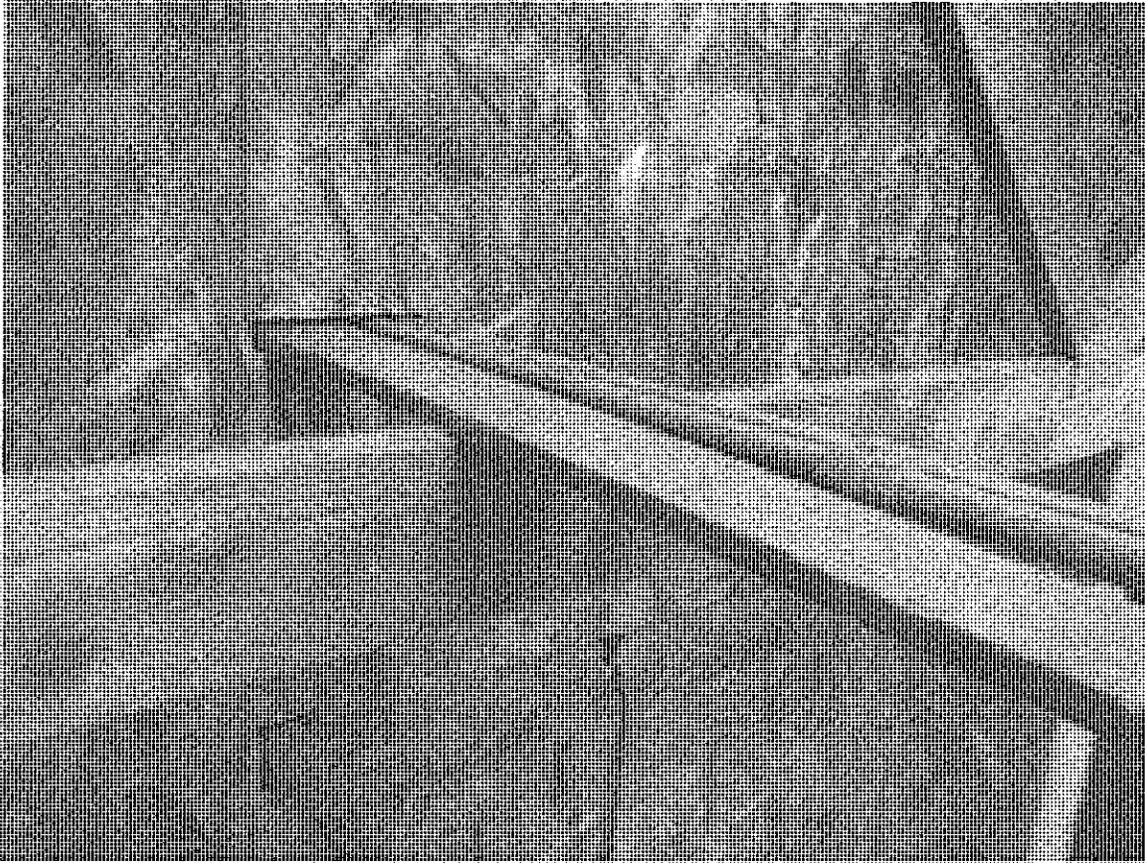


Figure 8. Typical 1x Bottom Chord Bracing (Shoring Wall in Background)



**Figure 9. Trusses That Do Not Have Fill to Support 2x Framing Above**

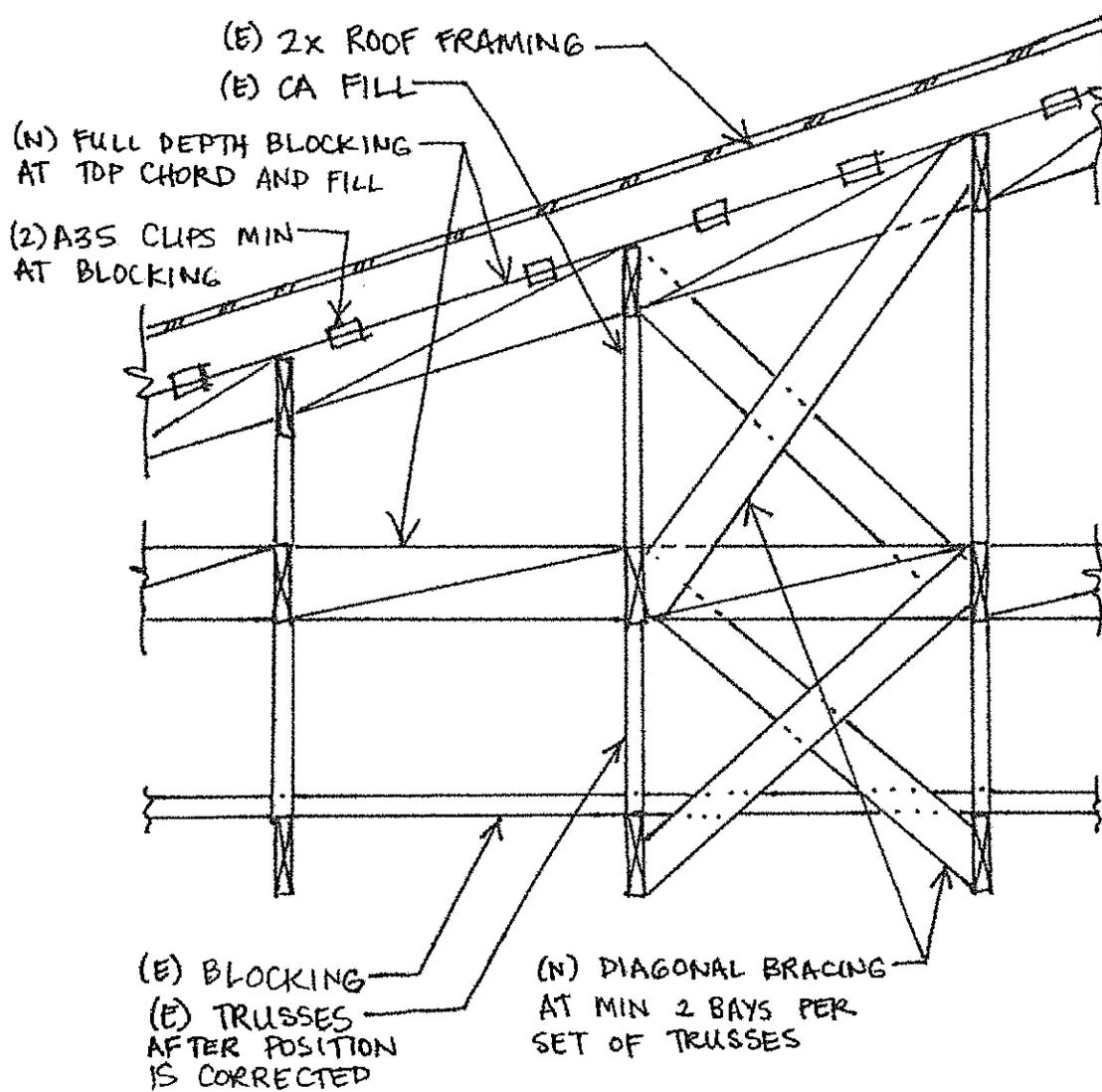


Figure 10. Possible Repair Option for Roof Trusses with Fill Above

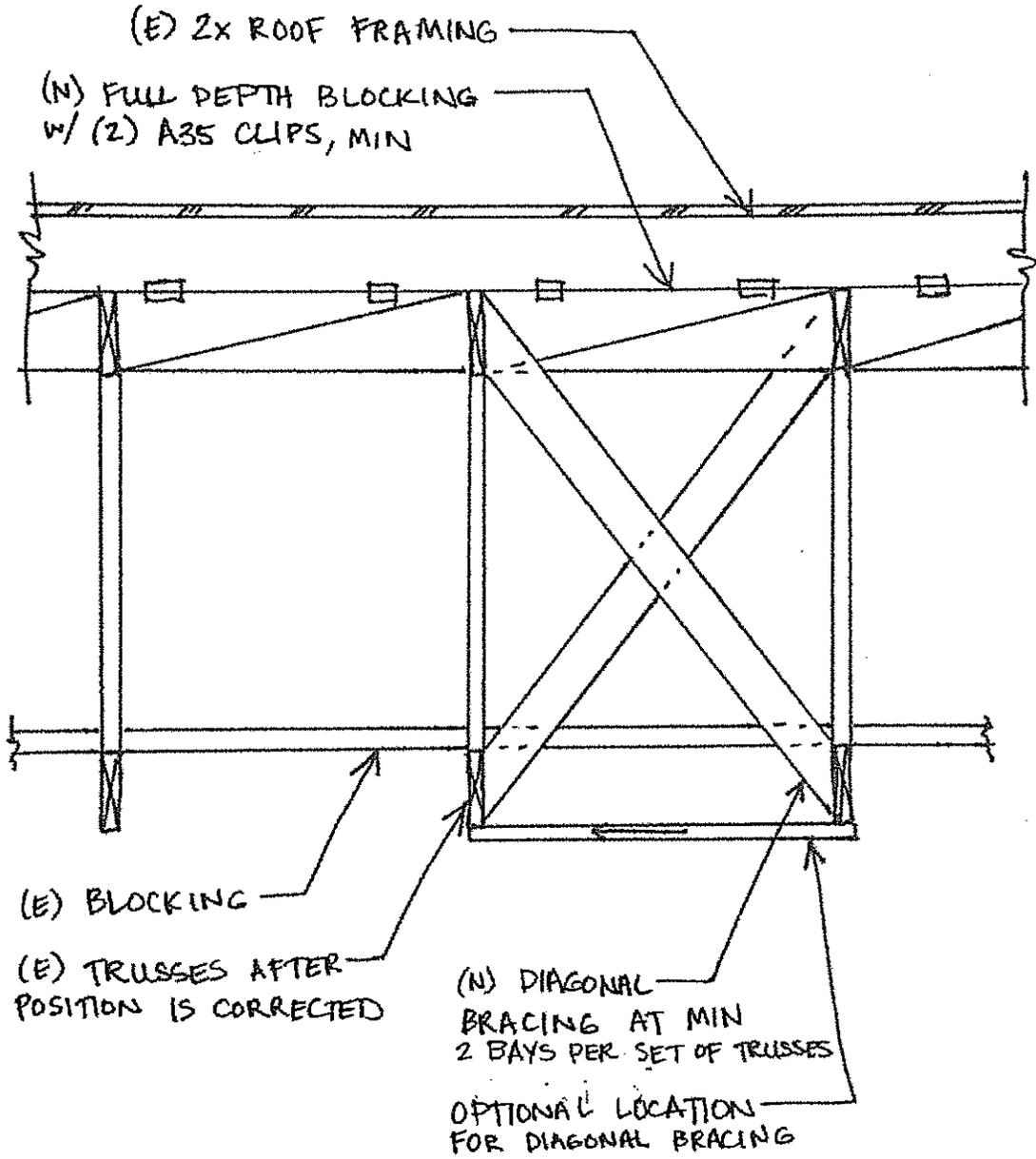


Figure 11. Possible Repair Option for Roof Trusses



Figure 12. Location of Minor Cracks in Ceiling Finish at Clubhouse.

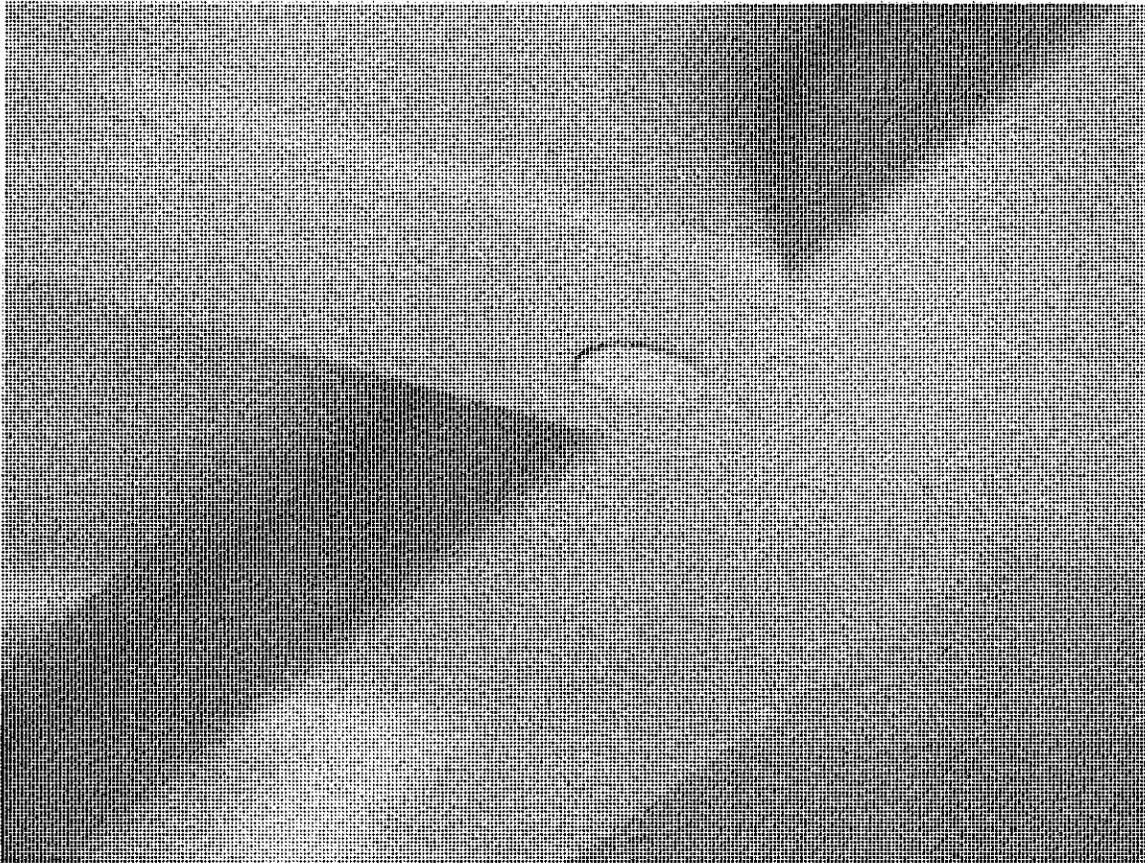


Figure 13. Minor Crack in Ceiling Finish at Clubhouse

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**AUTHORIZATION FOR THE CITY MANAGER TO ENTER INTO A PROFESSIONAL ENGINEERING DESIGN SERVICES CONTRACT WITH PSOMAS FOR A FEE OF \$77,270 FOR FY 13/14 STREET, CURB, AND GUTTER IMPROVEMENTS ON D AVENUE, THIRD STREET, AND COUNTRY CLUB LANE, AND ALLOCATION OF \$144,000 TOWARD THE PROJECT**

**ISSUE:** Whether to 1) authorize the City Manager to enter into a professional engineering design services contract with Psomas for a fee of \$77,270; and 2) authorize an additional allocation of \$144,000 toward the project.

**RECOMMENDATION:** Authorize the City Manager to execute an agreement with Psomas for a fee of \$77,270 for the design of the FY 13/14 Street, Curb, and Gutter Improvement project and authorize the allocation of \$144,000 toward the project.

**FISCAL IMPACT:** The estimated budget for the project was established based on actual construction costs from similar previously completed projects and totals approximately \$1,200,000 using funds from multiple sources as shown below.

Project Name	General Fund	TransNet	Total
FY 12/13 Street, Curb, and Gutter Project	\$250,000	\$160,000	\$410,000
FY 13/14 Street, Curb, and Gutter Project	\$250,000	\$396,000	\$646,000
Capital Project Fund 400 Allocation	\$144,000*	-	\$144,000
<b>TOTAL:</b>	<b>\$644,000</b>	<b>\$556,000</b>	<b>\$1,200,000</b>

Design work on the FY 12/13 Street, Curb, and Gutter Project was never initiated, having determined the funds available were inadequate to complete the project. As a result, the FY 12/13 funds will be combined with the FY 13/14 funds.

\* The Council is being asked to allocate this money from Capital Project Fund 400 to the FY 13/14 Street, Curb, and Gutter Improvement project. Capital Project Fund 400 includes funds left over from previously completed projects and currently has a sufficient available fund balance for the requested allocation.

**STRATEGIC PLAN IMPACT:** Entering into a design contract for the FY 13/14 Street, Curb, and Gutter Improvements project is consistent with section 1.1.1.3 of the Strategic Plan to Develop a Preventive Maintenance Program for infrastructure, facilities and equipment to ensure long-term, cost-effective operability at the lowest total capital, operation and maintenance costs.

**CITY COUNCIL AUTHORITY:** Entering into a professional services contract is an administrative decision 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) whether the city has complied with the required procedures, and (b) whether the city's findings, if any, are supported by substantial evidence.

**CEQA:** Not a project as defined in CEQA.

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**PUBLIC NOTICE:** None required.

**BACKGROUND:** The City has utilized prequalified civil engineering firms to provide professional design services for a majority of capital improvement projects. Psomas is one of two on-call consultants currently under contract with the City to provide as-needed civil engineering consulting services. In accordance with Municipal Code Chapter 8.05, the City Manager may only execute contracts in excess of \$30,000 if approval from the City Council has been given to do so.

**ANALYSIS:** Psomas was asked to submit a proposal for civil engineering design work for the rehabilitation of the following streets:

- D Avenue
- Third Street (City's section from Glorietta Boulevard north to Caltrans' right-of-way)
- Country Club Lane

This scope was chosen based on an anticipated project budget of \$1.1 million and the existing condition of each street. Improvements along Coronado Avenue and Spinnaker Way (originally included in the project scope of work in the FY 13/14 Capital Improvement Program) are being delayed primarily due to insufficient funds at this time.

Psomas has provided the City with a proposal for consultant services that includes drafting of engineering plans and construction specifications. As written, the proposal is similar in scope and cost to services provided on similar, previously completed projects with one exception: in response to concerns raised by staff regarding existing pavement thicknesses and steep street cross slopes, Psomas proposed an optional task for the City to consider that includes the use of ground penetrating radar to obtain more detailed information regarding the existing pavement thickness along the entire length of each street. This additional service costs approximately \$13,000 (approximately \$1.30 per linear foot) and is included in the \$77,270 contract fee being recommended, and should provide data regarding existing pavement thickness that will help reduce the likelihood of costly change orders during construction and may lead to a project design that reduces excessive street cross slopes. Additional services from Psomas will likely be required during bidding and construction of the project, although these services will be negotiated and presented to the City Council when the design is nearing completion and a construction contract is being contemplated.

**ALTERNATIVES:** 1) The City Council could chose to award the design contract in an amount of \$64,570 which does not include the ground penetrating radar line item; 2) the Council could chose not to authorize the allocation from Fund 400 at this time, instead waiting to see if additional funds are necessary once the design is completed and construction bids have been opened; 3) the Council could chose to not authorize the execution of a design contract at this time; or 4) the Council could direct staff to reduce the scope of the project, which in turn would reduce the design and anticipated construction fees.

Submitted by Engineering & Project Development/Newton  
Attachments: A) Street Curb and Gutter Project Scope (map)  
B) Psomas Proposal dated January 24, 2014

I:\Projects - Current\Street Curb and Gutter FY13-14\Staff Reports\Award of design contract.docx

CM	ACM	AS	CA	CC	CD	EPD	F	G	L	P	PS	R
RF	NA	LS	JNC	MLC	NA	EW	NA	NA	NA	NA	NA	NA

Legend

Project Scope

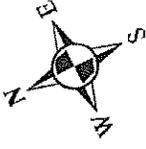
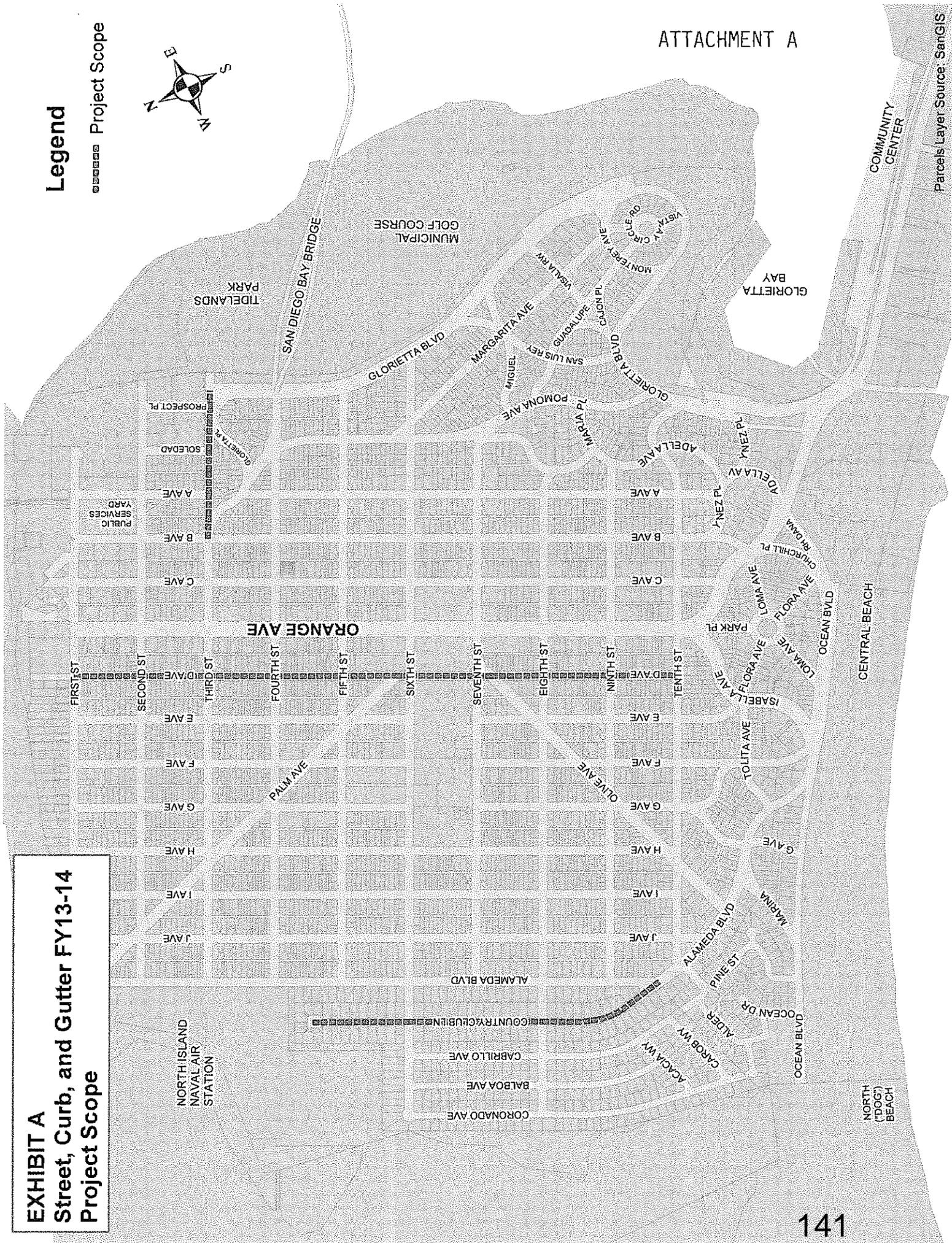


EXHIBIT A  
Street, Curb, and Gutter FY13-14  
Project Scope



Parcels Layer Source: SanGIS

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January 24, 2014

Mr. Jim Newton  
City of Coronado  
1825 Strand Way  
Coronado, CA 92118

Subject: City of Coronado As-Needed Contract - Psomas  
FY 13/14 Street, Curb and Gutter Improvement Project  
(D Ave., 3<sup>rd</sup> St., Country Club Lane)  
WO 5COR010100

Dear Mr. Newton:

We are pleased to submit this proposal for the preparation of pavement, curb, gutter and ramp rehabilitation/replacement plans along certain sections of D Avenue, 3<sup>rd</sup> Street and Country Club Lane within the City of Coronado. The total length of the project is approximately 10,000 linear feet. The limits of the project and anticipated scope of work is as described on the attached as prepared by City.

Based on our discussions with you we expect that our work plans will be as follows:

- Participate in Kick-off meeting with City staff to review goals and objectives of the project and collect any as-built plans available;
- Perform initial site investigation to review the existing conditions;
- Prepare basemaps of the street segments from City GIS files. The existing conditions basemaps will only include surface features. Underground utilities will not be included;
- Perform 2<sup>nd</sup> site investigation (with City inspector) to identify and delineate areas of full pavement removal and replacement where the structural section is found to be failing, delineate limits of curb/gutter removal and replacement to correct drainage problems, and identify locations where curb ramps need to be replaced or modified to bring them up to current ADA standards. Only those ramps along a path of travel effected by the pavement rehab or curb/gutter replacement improvements will be included in this project;

3111 Camino Del Rio North  
Suite 702  
San Diego, CA 92108

Tel 619.951.2800  
Fax 619.951.2392  
www.Psomas.com

- Perform pavement corings by our Geotechnical Engineer subconsultant for the purpose of evaluating the structural characteristics of the pavement sections and determining appropriate pavement rehabilitation options. Corings will be taken approximately every 1000 feet as follows:

5 on D Ave, 3 on Country Club Lane , and 2 on 3<sup>rd</sup> St.

As an optional item, if desired by the City, our Geotechnical Engineer will perform ground penetrating radar (GPR) testing of the roadways. The data derived from the GPR will to supplement the corings resulting in more accurate evaluations of the existing structural sections and thus more accurate pavement rehabilitation recommendations. The ground penetrating radar investigation will be performed along the full length of each street segment for the full width of travel lanes (GPR will not be performed with the parking lanes adjacent to the curbs).

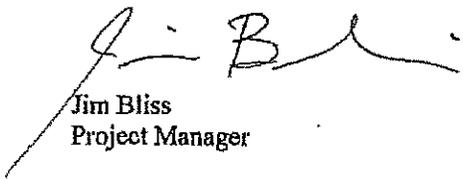
- Prepare preliminary alternative pavement rehabilitation, curb/gutter replacement and curb ramp plans along with preliminary cost estimates for each alternative and review with City staff. City will select the preferred pavement rehab. alternative and limits of the curb/gutter and ramp improvements to establish the scope of the final design for the project within the \$1M budget for design and construction;
- Prepare and submit the plans, specifications and cost estimates for City review and approval at the 75%, 100% and Final levels of completion. The plans will be prepared at 40 scale, plan view only, on City standard 24" x 36" title block. All curb ramp locations will be reviewed and the appropriate curb ramp standard drawing will be selected a based on the existing conditions and referenced on the plans. The contractor will be responsible for constructing those ramps in conformance with the standard drawing. No surveys of the ramp locations will be performed nor will special details be provided on the plans. The contractor will also be responsible for replacement of all existing pavement striping, markings and marker to their original alignment. We will provide notes on the plans and verbage in the specs to the effect. The contractor will also be responsible for preparing Traffic Control Plans for City review and approval. Technical specifications will be based on the 2012 version of the Greenbook. Plan check review meetings will be held at the completion of the 75% and 100% plan checks;
- Upon Final submittal of the PS&E, we will provide a proposal for bid and construction support including construction staking.

Our total fee for the above-described work, which includes reimbursables for printing, plotting mileage and other direct costs, is broken down as follows:

Psomas (Engineering)	\$40,260.00
Ninyo & Moore (Pavement corings and Report)	<u>\$24,310.00</u>
<b>Total without Ground Penetrating Radar</b>	<b>\$64,570.00</b>
Add for Ground Penetrating Radar and Report	<u>\$12,700.00</u>
<b>Total with Ground Penetrating Radar</b>	<b>\$77,270.00</b>

Thank you for the opportunity to submit our fee proposal. Please call me if you have any questions

**P S O M A S**



Jim Bliss  
Project Manager

JSB:cjc  
Enclosure  
cc: Ed Walton

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## **Proposed Scope for FY 13/14 Street, Curb, and Gutter Improvement Project**

### *Scope of Work:*

Evaluate existing pavement sections and curb/gutter for the following:

- D Avenue
  - First St. to Fourth St.
  - Fourth St. to Eighth St.
  - Eighth St. to Tenth St.
- Third Street (City's section) from Glorietta Boulevard north to Caltrans right-of-way
- Country Club Lane (entire length, Alameda to cul-de-sac)

Provide recommendations for improvements and design. City does not want to rebuild entire pavement sections. The hope is that the streets will receive an edge grind and a 1.5" – 2" overlay. If cross slopes are problematic, a full curb-to-curb grind/overlay process may be considered. Identify areas where curb/gutter has been damaged, uplifted, or settled, and provide recommendations on repairs to ensure proper drainage. Prioritize recommendations based on project budget.

### *Anticipated Design Tasks:*

#### Phase 1 – Data Collection and Pavement Recommendations

- Obtain core samples from streets; analyze assuming a target TI=6; assess feasibility of edge grind/overlay.
- Provide alternative pavement remediation suggestions as appropriate.
- Identify pedestrian ramps within work zones that would need to be modified or reconstructed to meet current ADA standards.
- Provide City with recommendations and preliminary cost estimate for all improvement options.
- Meet with City to review recommendations; City will provide direction for design at the meeting.

#### Phase 2 – Design

- Prepare plans/specifications using City format
- Provide engineer's estimate for construction
- With final plan submittal, provide City with proposal for bid/construction support as well as any necessary construction staking.

### *Project Budget:*

The project will actually utilize funds from both FY12-13 and FY13-14 Street Curb and Gutter Projects and should total \$1M for design and construction.

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**AUTHORIZATION TO ADVERTISE THE STREET PREVENTIVE MAINTENANCE FY 13-14 PROJECT FOR BID**

**ISSUE:** Whether to authorize staff to advertise the Street Preventive Maintenance FY 13-14 project for bid.

**RECOMMENDATION:** Authorize staff to advertise the Street Preventive Maintenance FY 13-14 project for slurry sealing streets for bid.

**FISCAL IMPACT:** It is anticipated that the project will be constructed within the FY 13-14 Capital Improvement Program allocation of \$302,000, which is appropriated from the Highway User Tax Account (HUTA 206).

**CEQA:** Authorizing to advertise a project for bid is not a project under CEQA. The project to be bid out, however, is categorically exempt from the provisions of CEQA based on Article 19, Sections 15301 (existing facilities) and 15302 (replacement or reconstruction).

**CITY COUNCIL AUTHORITY:** Authorization to advertise a project for bid is an administrative decision 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) 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:** None required.

**BACKGROUND:** Every year, as part of the annual preventive maintenance program (PMP), the City slurry seals approximately one-sixth of the City streets on a rotating basis. Slurry seal is a preventive maintenance treatment that consists of a thin layer of asphalt and sand mixture applied to the road surface which extends the life of the road by protecting it from oxidation. The treatment also improves skid resistance and road handling, and provides a nice black surface which helps with visibility. The PMP also seals minor cracks that have developed in the asphalt.

The PMP helps extend the life and the quality of the existing pavement. Staff has rated the quality of every street in the City and calculated a Pavement Condition Index (PCI); this index numerically describes the condition of the street on a scale from 1 to 100 with a 100 being a perfect, new roadway. Over time, the PCI, or road condition, decreases (on average approximately two percent per year). The Department's goal is to maintain the street network with a PCI rating of 80 or better. As a general rule, asphaltic pavement, if properly maintained, has a life expectancy of 20 years before it requires major improvements such as an overlay or reconstruction. Slurry sealing the roadways every seven years helps keep the PCI index high and typically allows 20 years or more between structural improvement such as costly overlays or reconstruction.

**ANALYSIS:** The Council's approval would allow staff to issue the construction documents for public bid. The following streets are included in the FY 13-14 slurry seal project: E Avenue, F Avenue, G Avenue, and H Avenue (see Exhibit A). The project is currently anticipated to be

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constructed during summer 2014, therefore avoiding any scheduling conflicts within the school zone.

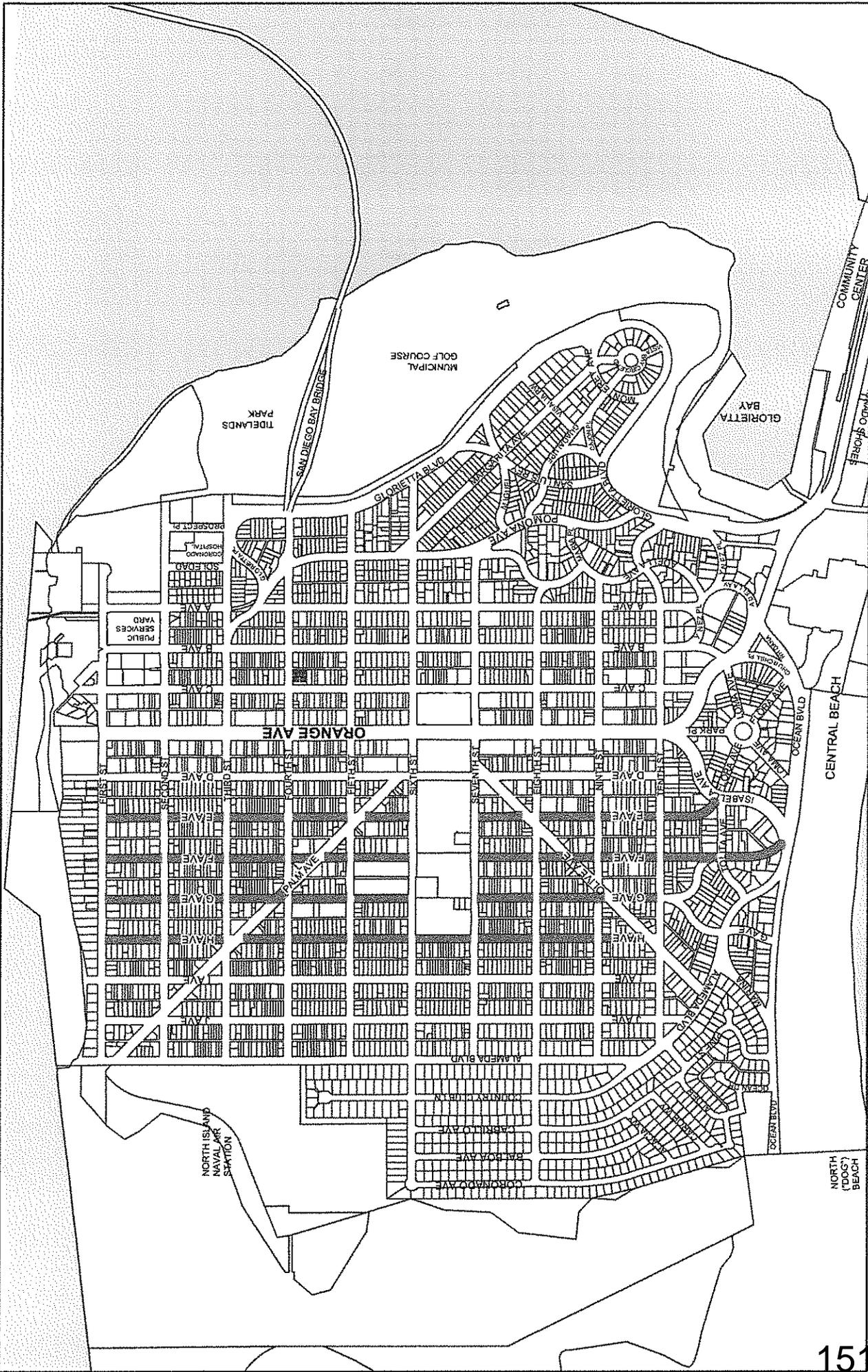
**ALTERNATIVE:** The Council could elect to bid the project at a later date.

Attachment: Exhibit A – Street Preventive Maintenance FY 13-14  
Submitted by Engineering & Project Development/Newton & Mendoza

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CM	ACM	AS	CA	CC	CD	EPD	F	G	L	P	PS	R
SK	NA	LS	JNC	MLC	NA	EW	NA	NA	NA	NA	ML	NA

**EXHIBIT A - Street Preventive Maintenance FY13-14**



**Legend**

Slurry Seal Scope FY2013-14



City of Coronado  
Engineering & Project Development

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**AWARD OF CONSULTANT CONTRACT TO GRAPHIC SOLUTIONS, LTD. IN THE AMOUNT OF \$41,850 FOR PHASE II OF THE WAYFINDING SIGNAGE PLAN**

**ISSUE:** Whether to award a contract to develop the final design, wording, locations, and bid specifications for a Wayfinding Signage program in Coronado.

**RECOMMENDATION:** Authorize the City Manager to enter into a contract for \$41,850 with Graphic Solutions, LTD, to create the final Wayfinding Signage plan.

**FISCAL IMPACT:** The City Council appropriated \$60,000 to develop Phase II of the Wayfinding Signage program in the Capital Improvement Program (CIP) for FY 13-14. The proposal from Graphic Solutions, at \$41,850, is within the appropriated amount.

**STRATEGIC PLAN IMPACT:** Objectives 2.5 Traffic Safety, 2.6 Pedestrian Safety, and 2.7 Bicycle Safety – related to identifying and eliminating safety concerns.

**CITY COUNCIL AUTHORITY:** Awarding a contract is an administrative action 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) whether the City has complied with the required procedures and (b) whether the City’s findings, if any, are supported by substantial evidence.

**CEQA:** Not a project as defined under CEQA.

**PUBLIC NOTICE:** None required.

**BACKGROUND:** The need for improved wayfinding in Coronado was specifically identified in the Orange Avenue Corridor Specific Plan first adopted in 2003. In FY 2011-12, the Coronado Tourist Improvement District (CTID) budgeted \$30,000 to complete a Wayfinding Analysis to “develop a citywide wayfinding and signage system.” As part of this process, the CTID utilized a stakeholder group that included representatives from the CTID, the City of Coronado, the Port of San Diego, Caltrans, the Planning Commission, the Cultural Arts Commission, the Transportation Commission, the Bicycle Advisory Committee, the Chamber of Commerce, MainStreet, the Historical Association and Visitor Center, and the business community.

The final draft of the report prepared by the CTID’s consultant was presented to a similar City Stakeholder Group to determine a consensus recommendation to present to the City Council. In September 2013, the City Council accepted the report and authorized staff to proceed with Phase II of the study which will determine the final design, wording, locations and bid specifications.

**ANALYSIS:** A Request for Proposals to complete Phase II of the City’s Wayfinding Signage plan was issued in November 2013. The scope of work calls for the consultant to finalize a wayfinding signage plan for Coronado that includes the final design, wording, locations, and bid specifications for traffic, pedestrian, and bicycle signage. It also requests the consultant to make

5J'

recommendations regarding the removal and/or consolidation of existing signage as it relates to wayfinding. The consultant is also required to work with the City's Stakeholder Group in developing the plan and to make presentations to the Design Review Commission and City Council on the plan.

The tentative schedule to complete these tasks is as follows:

- March to September 2014 – Collaborate with Stakeholder group on sign design/locations
- October to November 2014 – Finalize Administrative draft of Wayfinding plan
- December to February 2015 – Seek Design Review and City Council Approval
- March to April 2015 – Finalize drawings, prepare specification packages and apply for necessary encroachment permits from Caltrans
- May to July 2015- Bid out, construct and install Wayfinding signage

Five submittals were received in response to the RFP solicitation. A review by staff and a representative of the CTID and MainStreet determined the top three rated proposers that were invited to an oral interview and presentation, which included Graphic Solutions, RTKL Associates, and Rick Engineering/Merje. As a result of this process, the consensus recommendation was to award the contract to Graphic Solutions, LTD, based on their extensive experience and expertise in developing and implementing wayfinding programs.

**ALTERNATIVES:** Reject all proposals and postpone the project or request staff to develop a new RFP based on different criteria.

Submitted by Assistant City Manager/Ritter

Attachment: Agreement for Professional Services with Graphic Solutions, LTD.

CM	ACM	AS	CA	CC	CD	EPD	F	G	L	P	PS	R
TR	TR	NA	JNC	MLC	NA	EW	NA	NA	NA	JF	NA	NA



**AGREEMENT FOR PROFESSIONAL SERVICES**  
**WAYFINDING SIGNAGE – PHASE II**

**GRAPHIC SOLUTIONS**

This AGREEMENT is made and entered into as of the date of execution by the City of Coronado, a municipal corporation, hereinafter referred to as “CITY” and Graphic Solutions, LTD, a California Corporation, hereinafter referred to as “CONSULTANT.” Where the contracting entity is a joint venture such entity is hereinafter referred to as “CONSULTANT.”

**RECITALS**

The CITY requires the services of a CONSULTANT to provide professional graphic design services. These services generally consist of determining the final signage design and wording, locations and specifications necessary to bid out the construction and installation of the approved wayfinding signage for the CITY. The work to be performed by CONSULTANT shall be referred to herein as the “PROJECT,” or “DESCRIBED SERVICES.”

In November, 2013, the City issued a Request for Proposal (RFP) entitled “Wayfinding Signage Analysis Study – Phase II,” which is attached hereto as **ATTACHMENT F**.

On or about December 23, 2013, CONSULTANT submitted a qualified proposal by the due date, which is attached hereto as **ATTACHMENT G**, and is incorporated herein by reference as though fully set forth.

On March 18, 2014, the City Council for the CITY approved this AGREEMENT and authorized the City Manager to execute the form of this Agreement.

CONSULTANT represents itself and sub-consultant as being a professional graphic design firm, possessing the necessary experience, skills and qualifications to provide the services required by the CITY. CONSULTANT warrants and represents that it has the necessary staff to deliver the services within the time frame herein specified.

The CITY’s Assistant City Manager shall serve as the CITY’s “Contract Officer” for this AGREEMENT and has the authority to direct the CONSULTANT, approve actions, request changes, and approve additional services. Any obligation of the CITY shall be the responsibility of the Contract Officer.

NOW, THEREFORE, in consideration of these recitals and the mutual covenants contained herein, CITY and CONSULTANT agree as follows:

## **1.0 TERM OF THE AGREEMENT**

1.1 This AGREEMENT shall be effective beginning the day, month and year of the execution of this document by the CITY. The Contract shall be in effect for a term of twelve months or until March 1, 2015, whichever occurs first. The CITY shall have the option to extend the AGREEMENT, if agreed to by the CONSULTANT.

1.2 The CONSULTANT shall commence the performance of the DESCRIBED SERVICES immediately upon execution of this AGREEMENT. Time is of the essence in this AGREEMENT. Failure to meet the schedule contained in this AGREEMENT is a default by the CONSULTANT.

1.3 Any delay occasioned by causes beyond the control of CONSULTANT may merit an extension of time for the completion of the DESCRIBED SERVICES. When such delay occurs, CONSULTANT shall immediately notify the Contract Officer in writing of the cause and the extent of the delay, whereupon the Contract Officer shall ascertain the facts and the extent of the delay and grant an extension of time for the completion of the DESCRIBED SERVICES when justified by the circumstances.

1.4 This AGREEMENT may be terminated in accordance with the provisions contained in this AGREEMENT.

## **2.0 CONSULTANT'S OBLIGATIONS AND SCOPE OF WORK (ATTACHMENT A)**

2.1 CONSULTANT shall provide the CITY with the professional services for the project which are described in ATTACHMENT A, hereinafter referred to as "DESCRIBED SERVICES."

In the event of a conflict between component parts of this AGREEMENT with regard to the DESCRIBED SERVICES, the document highest in precedence shall control. The precedence shall be: First: Attachment A – Scope of Work; Second: Attachment F – CITY Request for Proposal; and Third: Attachment G – CONSULTANT'S Proposal.

2.2 CONSULTANT shall perform all the tasks required to accomplish the DESCRIBED SERVICES in conformity with the applicable requirements of Federal, State and local laws in effect at the time that the scope of work is substantially completed by the CONSULTANT.

a. The CONSULTANT is responsible for ensuring the professional quality, technical accuracy, and coordination of all services and documents furnished by the CONSULTANT under this AGREEMENT.

b. The CONSULTANT shall be obligated to comply with applicable standards of professional care in the performance of the DESCRIBED SERVICES. CITY recognizes that opinions relating to environmental, geologic, and geotechnical conditions are based on limited data and that actual conditions may vary from those encountered at the times and locations where the data are obtained despite the use of professional care. Where any condition exists for which the CONSULTANT must make a judgment which could result

in an actual condition that is materially different, the CONSULTANT shall advise the CITY in advance and request specific direction.

c. The CONSULTANT shall, without additional compensation, correct or revise any DESCRIBED SERVICES, which do not meet the foregoing professional responsibility standards.

2.3 During the term of this AGREEMENT, CONSULTANT shall maintain professional certifications as required in order to properly comply with all applicable Federal, State and local laws. If the CONSULTANT lacks such certification, this AGREEMENT is void and of no effect.

2.4 The CITY's review, approval or acceptance of, or payment for, the services required under this AGREEMENT shall not be construed to operate as a release or waiver of any rights of the CITY under this AGREEMENT or of any cause of action arising out of CONSULTANT's performance of this AGREEMENT, and CONSULTANT is responsible to the CITY for all damages to the CITY caused by the CONSULTANT's performance of any of the services under this AGREEMENT.

2.5 Conflict of Interest and Political Reform Act Obligations if determined to be applicable - according to **ATTACHMENT B - CONFLICT OF INTEREST DETERMINATION**. CONSULTANT shall at all times comply with the terms of the Political Reform Act and the local Conflict of Interest Ordinance. The level of disclosure categories shall be set by the City and shall reasonably relate to the SCOPE OF SERVICES provided by CONSULTANT under this AGREEMENT.

**3.0 PAYMENT AND SCHEDULE OF SERVICES (ATTACHMENTS C and D)**

3.1 CONSULTANT is hired to render the DESCRIBED SERVICES and any payments made to CONSULTANT are full compensation for such services. Payment for work beyond the approved DESCRIBED SERVICES shall be on a time and material basis, or shall be calculated based upon a rate set forth below:

Personnel	Hourly Rate
Principal	\$135.00
Sr. Designer; Sr. Project Manager; Planning Specialist; Estimator	\$95.00
Project Manager II; Designer II; Technical Writer/Copywriter	\$85.00
Project Manager I; Designer I	\$75.00
Production Artist; Production Coordinator	\$60.00
Production Assistant; Clerical/Word Processing	\$45.00
Outside services/expenses: CONSULTANT shall be reimbursed at cost plus 10%.	

3.2 The amount of payment to CONSULTANT for providing the DESCRIBED SERVICES is set forth in **ATTACHMENT C** which is attached hereto and incorporated herein. No payment shall be allowed for any reimbursable expenses unless specifically described in **ATTACHMENT C**.

3.3 Payment for all undisputed portions of each invoice shall be made within 30 days from the date of the invoice.

3.4 CONSULTANT shall not be entitled to any additional fees for work incidental to the design, for any design clarifications, or for changes resulting from errors or omissions by the CONSULTANT or any SUBCONSULTANT.

#### **4.0 CITY'S OBLIGATIONS**

4.1 CITY shall provide information as to the requirements of the PROJECT, including budget limitations. The CITY shall provide or approve the schedule proposed by the CONSULTANT.

4.2 CITY shall furnish the required information and services and shall render approvals and decisions expeditiously to allow the orderly progress of the CONSULTANT's services as shown on the schedule required under **ATTACHMENT D**.

#### **5.0 SUBCONTRACTING**

5.1 The name and location of the place of business of each SUBCONSULTANT or SUBCONSULTANT who CONSULTANT will use to perform work or render service to the CONSULTANT in performing this AGREEMENT is contained in **ATTACHMENT E**, which is attached hereto and incorporated herein by this reference as though fully set forth at length. No change to or addition of any SUBCONSULTANT shall be made without the written approval of the CITY.

5.2 If CONSULTANT subcontracts for any of the work to be performed under this AGREEMENT, CONSULTANT shall be as fully responsible to the CITY for the acts and omissions of CONSULTANT's SUBCONSULTANTS and for the persons either directly or indirectly employed by the SUBCONSULTANTS, as CONSULTANT is for the acts and omissions of persons directly employed by CONSULTANT. Nothing contained in the AGREEMENT shall create any contractual relationship between any SUBCONSULTANT of CONSULTANT and the CITY. In any dispute between the CONSULTANT and its SUBCONSULTANT, the CITY shall not be made a party to any judicial or administrative proceeding to resolve the dispute. The CONSULTANT agrees to defend and indemnify the CITY as described in Section 13 of this AGREEMENT should the CITY be made a party to any judicial or administrative proceeding to resolve any such dispute.

5.3 CONSULTANT shall bind every SUBCONSULTANT to the terms of the AGREEMENT applicable to CONSULTANT's work unless specifically noted to the contrary in the subcontract in question and approved in writing by the Contract Officer. All contracts entered into between the CONSULTANT and its SUBCONSULTANT shall also provide that each

SUBCONSULTANT shall obtain insurance policies which shall be kept in full force and effect during any and all work on this PROJECT and for the duration of this AGREEMENT. The CONSULTANT shall require the SUBCONSULTANT to obtain, all policies described in Section 14 in the amounts required by the CITY, which shall not be greater than the amounts required of the CONSULTANT.

## **6.0 CHANGES TO THE SCOPE OF WORK**

6.1 The CONSULTANT shall not perform work in excess of the DESCRIBED SERVICES without the prior written approval of the CONTRACT OFFICER. All requests for extra work shall be by written Change Order submitted to the CONTRACT OFFICER and signed prior to the commencement of such work. Fees for additional work will be negotiated on a fixed fee basis.

6.2 The CITY may unilaterally reduce the scope of work to be performed by the CONSULTANT. Upon doing so, CITY and CONSULTANT agree to meet in good faith and confer for the purpose of negotiating a deductive change order.

## **7.0 VERBAL OR WRITTEN AGREEMENT OR CONVERSATION; INTEGRATION**

7.1 This AGREEMENT, along with any exhibits, appendices, addendums, schedules, and amendments hereto, encompasses the entire AGREEMENT of the parties, and supersedes all previous understandings and agreements between the parties, whether oral or written. The parties hereby acknowledge and represent, by affixing their hands and seals hereto, that said parties have not relied on any representation, assertion, guarantee, warranty, collateral contract or other assurance, except those set out in this AGREEMENT, made by or on behalf of any other party or any other person or entity whatsoever, prior to the execution of this AGREEMENT. The parties hereby waive all rights and remedies, at law or in equity, arising or which may arise as the result of a party's reliance on such representation, assertion, guarantee, warranty, collateral contract or other assurance, provided that nothing herein contained shall be construed as a restriction or limitation of said party's right to remedies associated with the gross negligence, willful misconduct or fraud of any person or party taking place prior to, or contemporaneously with, the execution of this AGREEMENT.

## **8.0 TERMINATION OF AGREEMENT**

8.1 In the event of CONSULTANT's default of any covenant or condition hereof, including, but not limited to, failure to timely or diligently prosecute, deliver, or perform the DESCRIBED SERVICES, or where the CONSULTANT fails to perform the work in accordance with the project schedule (ATTACHMENT D), the CITY may immediately terminate this AGREEMENT for cause if CONSULTANT fails to cure the default within ten (10) calendar days of receiving written notice of the default. Thereupon, CONSULTANT shall immediately cease work and within five (5) working days: (1) assemble all documents owned by the CITY and in CONSULTANT's possession, and deliver said documents to the CITY, and (2) place all work in progress in a safe and protected condition. The Contract Officer shall make a determination of the percentage of work which CONSULTANT has performed which is usable and of worth to the CITY. Based upon that finding, the Contract Officer shall determine any final payment due to CONSULTANT.

8.2 This AGREEMENT may be terminated by the CITY, without cause, upon the giving of fifteen (15) days written notice to the CONSULTANT. Prior to the fifteenth (15th) day following the giving of the notice, the CONSULTANT shall assemble the completed work product to date, and put same in order for proper filing and closing, and deliver said product to the CITY. The CONSULTANT shall be entitled to just and equitable compensation for any satisfactory work completed. The Contract Officer and CONSULTANT shall endeavor to agree upon a percentage complete of the contracted work if fees are fixed, or an agreed dollar sum based on services performed if hourly, and terms of payment for services and reimbursable expenses. CONSULTANT hereby expressly waives any and all claims for damages or compensation arising under this AGREEMENT except as set forth herein.

## **9.0 OWNERSHIP OF DOCUMENTS**

9.1 All work products (i.e., documents, data, studies, drawings, maps, models, photographs and reports) prepared by CONSULTANT under this AGREEMENT, whether paper or electronic, shall become the property of CITY for use with respect to this PROJECT, and shall be turned over to the CITY upon completion of the PROJECT or any phase thereof, as contemplated by this AGREEMENT.

9.2. Contemporaneously with the transfer of such documents, the CONSULTANT hereby assigns to the CITY and CONSULTANT thereby expressly waives and disclaims, any copyright in, and the right to reproduce, all written material, drawings, plans, specifications or other work prepared under this AGREEMENT, except upon the CITY's prior authorization regarding reproduction, which authorization shall not be unreasonably withheld. The CONSULTANT shall, upon request of the CITY, execute any further document(s) necessary to further effectuate this waiver and disclaimer.

## **10.0 STATUS OF CONSULTANT**

10.1 CONSULTANT shall perform the services provided for herein in a manner of CONSULTANT's own choice, as an independent contractor and in pursuit of CONSULTANT's independent calling, and not as an employee of the CITY. The CONSULTANT has and shall

retain the right to exercise full control and supervision of all persons assisting the CONSULTANT in the performance of said services hereunder, the CITY only being concerned with the finished results of the work being performed. CONSULTANT shall confer with the CITY at a mutually agreed frequency and inform the CITY of incremental work/progress as well as receive direction from the CITY. Neither CONSULTANT nor CONSULTANT's employees shall be entitled in any manner to any employment benefits, including but not limited to employer paid payroll taxes, Social Security, retirement benefits, health benefits, or any other benefits, as a result of this AGREEMENT. It is the intent of the parties that neither CONSULTANT nor its employees are to be considered employees of CITY, whether "common law" or otherwise, and CONSULTANT shall indemnify, defend and hold CITY harmless from any such obligations on the part of its officers, employees and agents.

#### **11.0 ASSIGNMENT OF CONTRACT**

11.1 This AGREEMENT and any portion thereof shall not be assigned or transferred, nor shall any of the CONSULTANT's duties be delegated or sub-contracted, without the express written consent of the CITY.

#### **12.0 COVENANT AGAINST CONTINGENT FEES**

12.1 CONSULTANT warrants that it has not employed or retained any company or person, other than a bona fide employee working for CONSULTANT, to solicit or secure this AGREEMENT, and that CONSULTANT has not paid or agreed to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift, or any other consideration contingent upon, or resulting from, the award or making of this AGREEMENT. For breach or violation of this warranty, the CITY shall have the right to terminate this AGREEMENT without liability, or, at the CITY's discretion to deduct from the AGREEMENT price or consideration, or otherwise recover the full amount of such fee, commission, percentage, brokerage fee, gift or contingent fee.

#### **13.0 INDEMNITY - HOLD HARMLESS**

13.1 To the extent permitted by law, CONSULTANT, through its duly authorized representative, agrees that CITY and its respective elected and appointed boards, officials, officers, agents, employees and volunteers (individually and collectively, "CITY Indemnitees") shall have no liability to CONSULTANT or any other person for, and CONSULTANT shall indemnify, protect and hold harmless CITY Indemnitees from and against, any and all liabilities, claims, demands, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses, including reasonable attorneys' fees and disbursements (collectively "claims"), which arise out of, or pertain to, or relate to the negligence, recklessness, or willful misconduct of CONSULTANT, its employees, agents, and SUBCONSULTANTS in the performance of services under this AGREEMENT.

13.2 CONSULTANT's obligation herein does not extend to liability for damages for death or bodily injury to persons, injury to property, or other loss, damage or expense arising from the sole

negligence or willful misconduct by the CITY or its elected and appointed boards, officials, officers, agents, employees and volunteers.

13.3 CONSULTANT shall provide a defense to the CITY's Indemnitees, or at the CITY's option, reimburse the CITY's Indemnitees for all costs, attorneys' fees, expenses and liabilities (including judgment or portion thereof) incurred with respect to any litigation in which the CONSULTANT is obligated to indemnify, defend and hold harmless the CITY pursuant to this AGREEMENT.

13.4 This provision shall not be limited by any provision of insurance coverage the CONSULTANT may have in effect, or may be required to obtain and maintain, during the term of this AGREEMENT. This provision shall survive expiration or termination of this AGREEMENT.

#### **14.0 INSURANCE**

14.1 CONSULTANT shall obtain and, during the term of this AGREEMENT, shall maintain policies of professional liability (errors and omissions), automobile liability, and general liability insurance from an insurance company authorized to do business in the State of California in insurable amounts of not less than one million dollars (\$1,000,000) per occurrence and two million dollars (\$2,000,000) aggregate. For professional liability insurance, the policy shall be on a claims made and in the aggregate basis. The insurance policies shall provide that the policies shall remain in full force during the life of the AGREEMENT, and shall not be canceled without thirty (30) days prior written notice to the CITY from the insurance company. Statements that the carrier "will endeavor" and "failure to mail such notice shall impose no obligation or liability upon the company, its agents or representatives," will not be acceptable on insurance certificates.

14.2 The CITY, its officers, officials, employees, and representatives shall be named as additional insureds on the required general liability and automobile liability policies. All policies shall contain a provision stating that the CONSULTANT's policies are primary insurance and that insurance (including self-retention) of the CITY or any named insured shall not be called upon to contribute to any loss.

14.3 Before CONSULTANT shall employ any person or persons in the performance of the AGREEMENT, CONSULTANT shall procure a policy of workers' compensation insurance as required by the Labor Code of the State of California, or shall obtain a certificate of self insurance from the Department of Industrial Relations.

14.4 CONSULTANT shall furnish certificates of said insurance and policy endorsements to the Contract Officer prior to commencement of work under this AGREEMENT. Failure by the Contract Officer to object to the contents of the certificate and/or policy endorsement or the absence of same shall not be deemed a waiver of any and all rights held by the CITY. Failure on the part of CONSULTANT to procure or maintain in full force the required insurance shall constitute a material breach of contract under which the CITY may exercise any rights it has in law or equity including, but not limited to, terminating this AGREEMENT pursuant to Paragraph 8.2 above.

14.5 The CITY reserves the right to review the insurance requirements of this section during the effective period of the AGREEMENT and to modify insurance coverages and their limits when deemed necessary and prudent by City's Risk Manager based upon economic conditions, recommendation of professional insurance advisors, changes in statutory law, court decisions or other relevant factors. The CONSULTANT agrees to make any reasonable request for deletion, revision or modification of particular policy terms, conditions, limitations or exclusions (except where policy provisions or established by law or regulation binding upon either party to the contract or upon the underwriter of any such policy provisions). Upon request by CITY, CONSULTANT shall exercise reasonable efforts to accomplish such changes in policy coverages and shall pay the cost thereof.

14.6 Any deductibles or self-insured retentions must be declared to and approved by the CITY. At the CITY's option, the PROVIDER shall demonstrate financial capability for payment of such deductibles or self-insured retentions.

14.7 CONSULTANT hereby grants to CITY a waiver of any right to subrogation which any insurer of said CONSULTANT may acquire against the CITY by virtue of the payment of any loss under such insurance. This provision applies regardless of whether or not the CITY has requested or received a waiver of subrogation endorsement from the insurer.

## **15.0 DISPUTES**

15.1 If a dispute should arise regarding the performance of this AGREEMENT, the following procedures shall be used to address the dispute:

a. If the dispute is not resolved informally, then, within five (5) working days thereafter, the CONSULTANT shall prepare a written position statement containing the party's full position and a recommended method of resolution and shall deliver the position statement to the Contract Officer.

b. Within five (5) days of receipt of the position statement, the Contract Officer shall prepare a response statement containing the responding party's full position and a recommended method of resolution.

c. After the exchange of statements, if the dispute is not thereafter resolved, the CONSULTANT and the Contract Officer shall deliver the statements to the City Manager for a determination.

15.2 If the dispute remains unresolved, and the parties have exhausted the procedures of this section, the parties may then seek resolution by mediation or such other remedies available to them by law.

## 16.0 GENERAL PROVISIONS

16.1 **Accounting Records.** CONSULTANT shall keep records of the direct reimbursable expenses pertaining to the DESCRIBED SERVICES and the records of all accounts between the CONSULTANT and SUBCONSULTANTS. CONSULTANT shall keep such records on a generally recognized accounting basis. These records shall be made available to the Contract Officer, or the Contract Officer's authorized representative, at mutually convenient times, for a period of three (3) years from the completion of the work.

16.2 **Contract Officer.** The Assistant City Manager shall serve as the CITY's "Contract Officer" for this AGREEMENT and has the authority to direct the CONSULTANT, approve actions, request changes, and approve additional services within her/his authority. Any obligation of the CITY shall be the responsibility of the Contract Officer. Excepting the provisions pertaining to dispute resolution, no other party shall have any authority under this AGREEMENT unless specifically delegated in writing.

16.3 **Governing Law.** This AGREEMENT and all matters relating to it shall be governed by the laws of the State of California and any action brought relating to this AGREEMENT shall be held exclusively in a state court in the County of San Diego. CONSULTANT hereby waives the right to remove any action from San Diego County as is otherwise permitted by California Code of Civil Procedure Section 394.

16.4 **Business License.** CONSULTANT and its SUBCONSULTANTS are required to obtain and maintain a City Business License during the duration of this AGREEMENT.

16.5 **Drafting Ambiguities.** The PARTIES agree that they are aware that they have the right to be advised by counsel with respect to the negotiations, terms and conditions of this AGREEMENT, and the decision of whether or not to seek advice of counsel with respect to this AGREEMENT is a decision which is the sole responsibility of each Party. This AGREEMENT shall not be construed in favor of or against either Party by reason of the extent to which each Party participated in the drafting of the AGREEMENT.

24. **Conflicts Between Terms.** If an apparent conflict or inconsistency exists between the main body of this AGREEMENT and the Exhibits, the main body of this AGREEMENT shall control. If a conflict exists between an applicable federal, state, or local law, rule, regulation, order, or code and this AGREEMENT, the law, rule, regulation, order, or code shall control. Varying degrees of stringency among the main body of this AGREEMENT, the Exhibits, and laws, rules, regulations, orders, or codes are not deemed conflicts, and the most stringent requirement shall control. Each Party shall notify the other immediately upon the identification of any apparent conflict or inconsistency concerning this AGREEMENT.

## 17.0 NOTICES

17.1 Any notices to be given under this AGREEMENT, or otherwise, shall be served by certified mail. For the purposes hereof, unless otherwise provided in writing by the parties hereto:

For CITY:

Name Tom Ritter  
Title Assistant City Manager  
Address 1825 Strand Way  
Coronado, CA 92118  
Phone No. (619) 522-7305  
Email tritter@coronado.ca.us

For CONSULTANT:

Name Simon Andrews  
Title Secretary  
Address 2952 Main Street  
San Diego, CA 92113  
Phone No. (619) 239-1336  
Email simon@graphicsolutions.com

**18.0 PROFESSIONAL CONSULTANT'S CERTIFICATION OF AWARENESS OF IMMIGRATION REFORM AND CONTROL ACT OF 1986**

18.1 CONSULTANT certifies that CONSULTANT is aware of the requirements of the Immigration Reform and Control Act of 1986 (8 U.S.C. §§ 1101-1525) and has complied and will comply with these requirements, including but not limited to verifying the eligibility for employment of all agents, employees, SUBCONSULTANTS and CONSULTANTS that are included in this AGREEMENT.

**19.0 ADDITIONAL PROVISIONS**

19.1 **Consequential Damages.** Neither party shall be liable to the other for consequential damages, including, without limitation, loss of use or loss of profits, incurred by one another or their subsidiaries or successors, regardless of whether such damages are caused by breach of contract, willful misconduct, negligent act or omission, or other wrongful act of either of them.

19.2 **Responsibility for Others.** CONSULTANT shall be responsible to the CITY for its services and the services of its SUBCONSULTANTS. CONSULTANT shall not be responsible for the acts or omissions of other parties engaged by the CITY nor for their construction means, methods, techniques, sequences, or procedures, or their health and safety precautions and programs.

19.3 **Representation.** The CONSULTANT is not authorized to represent the CITY, to act as the CITY's agent or to bind the CITY to any contractual agreements whatsoever.

19.4 **Third-Party Review of CONSULTANT's Work Product (Peer Review).** At the option of the CITY, a review of the CONSULTANT's work product may be performed by an independent expert chosen by the CITY. In such case, the CONSULTANT agrees to confer and cooperate fully with the independent expert to allow a thorough review of the work product by the expert. Such review is intended to provide the CITY a peer review of the concepts, all pre-design documentation, methods, professional recommendations and other work product of the CONSULTANT. The results of this review will be furnished to the CITY and shall serve to assist the CITY in its review of the CONSULTANT's deliverables under this AGREEMENT.

19.5 **Reserved**

19.6 **Reserved**

**19.7 Rights Cumulative.** All rights, options, and remedies of the CITY contained in this AGREEMENT shall be construed and held to be cumulative, and no one of the same shall be exclusive of any other, and the CITY shall have the right to pursue any one of all of such remedies or any other remedy or relief which may be provided by law, whether or not stated in this AGREEMENT.

**19.8 Waiver.** No waiver by either party of a breach by the other party of any of the terms, covenants, or conditions of this AGREEMENT shall be construed or held to be a waiver of any succeeding or preceding breach of the same or any other term, covenant or condition herein contained. No waiver of any default of either party hereunder shall be implied from any omission by the other party to take any action on account of such default if such default persists or is repeated, and no express waiver shall affect default other than as specified in said waiver.

**19.9 Severability.** In the event that any part of this AGREEMENT is found to be illegal or unenforceable under the law as it is now or hereafter in effect, either party will be excused from performance of such portion or portions of this AGREEMENT as shall be found to be illegal or unenforceable without affecting the remaining provisions of this AGREEMENT.

**19.10 Exhibits Incorporated.** All Exhibits referenced in this AGREEMENT are incorporated into the AGREEMENT by this reference.

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**20. SIGNATURES**

**20.1** Each signatory and party hereto hereby warrants and represents to the other party that it has legal authority and capacity and direction from its principal to enter into this AGREEMENT, and that all resolutions or other actions have been taken so as to enable it to enter into this AGREEMENT.

**CITY:**

By: \_\_\_\_\_  
Blair King, City Manager

Date: \_\_\_\_\_

**GRAPHIC SOLUTIONS**

By: \_\_\_\_\_  
Simon Andrews, Secretary

Date: \_\_\_\_\_

**APPROVED AS TO CONTENT:**

\_\_\_\_\_  
Tom Ritter, Assistant City Manager      Date

**APPROVAL AS TO FORM:**

\_\_\_\_\_  
Johanna N. Canlas, City Attorney      Date

**ATTEST:**

\_\_\_\_\_  
Mary L. Clifford, City Clerk      Date

- ATTACHMENT A: SCOPE OF WORK
- ATTACHMENT B: CONSULTANT CONFLICT OF INTEREST DETERMINATION
- ATTACHMENT C: PAYMENT FOR SERVICES
- ATTACHMENT D: SCHEDULE OF SERVICES
- ATTACHMENT E: LISTING OF SUBCONSULTANT
- ATTACHMENT F: CITY REQUEST FOR PROPOSAL
- ATTACHMENT G: CONSULTANT PROPOSAL

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## ATTACHMENT A

### WAYFINDING SIGNAGE ANALYSIS STUDY – PHASE II

#### SCOPE OF WORK

Working in close coordination with City staff and the Stakeholders Group, Graphic Solutions will provide the following services:

##### **Phase I: Assessment**

- A. Develop a process to work cooperatively with City staff and Stakeholder group.
- B. Conduct an assessment of general geographic and environmental conditions, vehicular traffic movements, foot traffic patterns, architectural and streetscape styles and the location of key landmarks, attractions and amenities.
- C. Research and review applicable sign regulations related to wayfinding, including CALTRANS requirements.
- D. Perform site study and photo documentation to evaluate existing signage and locations. Recommend existing signage that should be removed, replaced, relocated and/or consolidated. Evaluate feasibility of reusing existing locations, poles or hardware on individual location basis.
- E. Meet with client to discuss project overview, determine program parameters and design approach and identify project signage needs.
- F. Research imaging and theming appropriate to the character of the project. Assess existing branding for Coronado as exhibited by other existing “identify” signage, landmarks and design guideline documents for incorporation into the proposed designs for new signage.

##### **Phase II: Program Design and Development**

- A. Analyze architectural elements, materials, themes and existing Study documents in order to develop an appropriate design aesthetic for the wayfinding system.
- B. Prepare design concepts suitable for use in signage for review and consideration.
- C. Prepare a Schematic Location Plan with Sign Message Schedule.
- D. Meeting to present concepts to City staff.
- E. Refine concepts per comments from City staff.
- F. Meeting to present concepts to the City’s Stakeholder Group and solicit input.

- G. Refine preferred design concepts based on input from City Stakeholder Group and City staff.
- H. Meeting to present the full sign type and locations array to Stakeholder Group and City staff.
- I. Final revisions on individual sign types based on comments from Stakeholder Group and City staff.
- J. Based on approved concept design, prepare design intent drawings (11" x 17") with written statement regarding rationale for design choices, materials, method of fabrication, structural engineering where necessary and how the system can be modified over time.
- K. Provide scaled mock-ups of Pedestrian trailblazer sign; Pedestrian standard sign; Bicycle Transit identifier sign; and Bicycle Transit directional sign.
- L. Create a Sign Message Schedule with location plan indicating how it is integrated with existing signs.
- M. Prepare a Statement of Probable Cost for the fabrication, installation and maintenance of the wayfinding system.
- N. Meeting to present Design Intent Drawings, Construction Specifications, and budgetary estimates to the City's Design Review Commission and City Council for approval.
- O. Adjustments to Design Intent Drawings and Construction Specifications per comments from the Design Review Commission and City Council (one round of adjustments).
- P. Forward final package to City staff for approval.

### **Phase III: Bid Documents**

- A. Prepare bid package including:
  - a. Bid Form
  - b. Material Specifications
  - c. Design Intent Drawings/Construction Specifications
  - d. Location Plans
- B. Forward bid package to client for review.
- C. Adjust bid package as directed by client (one round of adjustments).
- D. Forward bid documents with one original "off the shelf" guide and three (3) color copies to client for distribution to bidders.

**NOTE:** Up to seven (7) meetings are included. Consultant will perform the necessary amount of site visits to accomplish project. The cost of meeting addition/removal is \$300.00 per meeting. Other services beyond this Scope of Work at the client's request will be charged per rate schedule as described in Section 3.1 of AGREEMENT.

**ADDITIONAL SERVICES:**

At the client's request, the following services will be provided in addition to the Scope of Work outlined above. Services will be provided on a time and materials basis, plus expenses and may include:

- Logo/identity and camera-ready art
- Additional concept designs for logo
- Specifications for use of logo in signage
- Color separations, negatives
- Original photography and/or illustration (except as needed to complete Scope of Work)
- PowerPoint presentations (except as needed for City, Stakeholder, Design Review Commission and City Council meetings to complete Scope of Work)
- Additional conceptual designs for listed sign types or for additional sign types
- Additional rounds of adjustments to design concepts
- Site visits and/or meetings in addition to those specifically noted in the Scope of Work
- Preparation of Comprehensive Site Plan (beyond required in Scope of Work)
- Processing services including revisions to City submittal documents and/or preparation of applications
- Preparation of presentation materials requested by City and/or client (except as necessary to complete Scope of Work)
- Prototypes/scaled models in addition to those specifically noted in the Scope of Work
- Additional rounds of budgetary cost estimates for sign fabrication
- Fabrication and installation of signage

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## ATTACHMENT B

### WAYFINDING SIGNAGE ANALYSIS STUDY – PHASE II

#### CONFLICT OF INTEREST DETERMINATION

CONSULTANT shall at all times comply with the terms of the Political Reform Act and the local conflict of interest ordinance. CONSULTANT shall immediately disqualify itself and shall not use its official position to influence in any way any matter coming before the City in which the CONSULTANT has a financial interest as defined in Government Code Section 87103. CONSULTANT represents that it has no knowledge of any financial interests which would require it to disqualify itself from any matter on which it might perform services for the City.

“CONSULTANT<sup>1</sup>” means an individual who, pursuant to a contract with a state or local agency:

- (A) Makes a governmental decision whether to:
1. Approve a rate, rule or regulation;
  2. Adopt or enforce a law;
  3. Issue, deny, suspend, or revoke any permit, license, application, certificate, approval, order, or similar authorization or entitlement;
  4. Authorize the City to enter into, modify, or renew a contract provided it is the type of contract that requires City approval;
  5. Grant City approval to a contract that requires City approval and to which the City is a party, or to the specifications for such a contract;
  6. Grant City approval to a plan, design, report, study, or similar item;
  7. Adopt, or grant City approval of, policies, standards, or guidelines for the City, or for any subdivision thereof; **or**
- (B) Serves in a staff capacity with the City and in that capacity participates in making a governmental decision as defined in Regulation 18702.2 or performs the same or substantially all the same duties for the City that would otherwise be performed by an individual holding a position specified in the City’s Conflict of Interest Code.

#### DISCLOSURE DETERMINATION:

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<sup>1</sup> The City’s Conflict of Interest Code and the Political Reform Act refer to “consultants,” not “contractors.” The City’s professional services agreements might refer to the hired professional as a “contractor,” not a “consultant,” in which case the Conflict of Interest Code may still apply. The Conflict of Interest Code, however, does not cover public works contractors.

- X 1. CONSULTANT/CONTRACTOR will not be “making a government decision” or “serving in a staff capacity” as defined in Sections A and B above.  
No disclosure required.
- 2. CONSULTANT/CONTRACTOR will be “making a government decision” or “serving in a staff capacity” as defined in Sections A and B above. As a result, CONSULTANT/CONTRACTOR shall file, with the City Clerk of the City of Coronado in a timely manner as required by law, a Statement of Economic Interest (Form 700) as required by the City of Coronado Conflict of Interest Code, and the Fair Political Practices Commission, to meet the requirements of the Political Reform Act. \*

Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Name \_\_\_\_\_ Department \_\_\_\_\_  
 City Attorney Approval of Determination \_\_\_\_\_  
 City Manager Approval of Determination \_\_\_\_\_

\*The CONSULTANT’s disclosure of investments, real property, income, loans, business positions and gifts, shall be limited to those reasonably related to the project for which CONSULTANT has been hired by the CITY. The scope of disclosure for CONSULTANT is attached hereto as Attachment B-1.

**ATTACHMENT B-1**

**WAYFINDING SIGNAGE ANALYSIS STUDY – PHASE II**

**CONFLICT OF INTEREST SCOPE OF DISCLOSURE**

(For use in preparing California Form 700)

Investments: “Investment” means a financial interest in any business entity engaged in the business of designing and/or developing wayfinding systems.

Real Property: “Real property” interests are limited to real property in the City of Coronado, wherever located.

Sources of Income: “Sources of income” means income (including loans, business positions, and gifts) of the CONSULTANT, or the CONSULTANT’s spouse or domestic partner in excess of \$500 or more during the reporting period from sources that are business entities engaged in the business of designing and/or developing wayfinding systems.

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**ATTACHMENT C**

**WAYFINDING SIGNAGE ANALYSIS STUDY – PHASE II**

**PAYMENT FOR SERVICES**

**A. PAYMENT FOR SERVICES:** Payments to the CONSULTANT for the DESCRIBED SERVICES shall be made in the form of monthly payments due for the percentage of work performed on each Phase as a percentage of the total fee for the Phase. Percentage of completion of a Phase shall be assessed in the sole and unfettered discretion of the Contract Officer or the designated representative. All invoices submitted by the CONSULTANT shall show an hourly reconciliation of time spent on each Phase. The original invoice shall be provided for any subcontracted services. Normal processing time for payments is four (4) weeks.

For performance of each Phase or portion thereof as identified below, CITY shall pay a fixed fee associated with the Phase of the DESCRIBED SERVICES in the amount and at the time or milestones set forth. CONSULTANT shall not commence Services under any Phase, and shall not be entitled to compensation for the Phase, unless CITY shall have issued a Notice to Proceed to the CONSULTANT as to the Phase.

<b><u>PHASE</u></b>	<b><u>FIXED FEE FOR PHASE</u></b>
I. ASSESSMENT (25%)	\$ 9,212.50
II. PROGRAM DESIGN AND DEVELOPMENT (50%)	\$ 18,425.00
III. BID DOCUMENTS (25%)	\$ 9,212.50
<b>TOTAL FIXED FEE</b>	<b><u>\$ 36,850.00</u></b>

**OPTIONAL SERVICES**

- A. CONSTRUCTION ADMINISTRATION \$ 5,000.00  
To review and approve all shop drawings and patterns, and verify and ensure all signs are fabricated and installed to approved specifications in the field.

**TOTAL FIXED CONSTRUCTION ADMINISTRATION FEE** **\$ 5,000.00**

- B. REIMBURSABLE SERVICES – None, unless otherwise approved in advance by the City for additional services not included in scope of services.

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**ATTACHMENT D**

**WAYFINDING SIGNAGE ANALYSIS STUDY – PHASE II**

**SCHEDULE OF SERVICES**

PROJECT SCHEDULE – The Project Schedule shall be appended here.

CONSULTANT agrees to diligently pursue the work described. The following schedule contractually obligates the CONSULTANT to perform all services to meet the time duration for each Phase of work shown:

[CONSULTANT to Propose Schedule for Approval by City.]

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**ATTACHMENT E**

**WAYFINDING SIGNAGE ANALYSIS STUDY – PHASE II**

**LISTING OF SUBCONSULTANTS**

Listed below are any and all SUBCONSULTANTS which the CONSULTANT plans to employ under this AGREEMENT. No change is allowed without the prior approval of the Contract Officer.

**SUBCONSULTANT:**

None

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**ATTACHMENT F**

**WAYFINDING SIGNAGE ANALYSIS STUDY – PHASE II**

**CITY - REQUEST FOR PROPOSAL**

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## City of Coronado, California

### Request for Proposal (RFP) Wayfinding Signage Analysis Study – Phase II

**NOTICE IS HEREBY GIVEN** that the City of Coronado is soliciting Proposals from well-qualified firms to assist the City with Phase II of the Wayfinding Signage Analysis Study. This Phase will determine the final signage design and wording, locations and specifications necessary to bid out the construction and installation of approved wayfinding signage.

Consultants have the option of sending their proposal via standard mail or personal delivery. Consultants are solely responsible for ensuring their proposals are received by the City by the submittal deadline. Proposals must be received by no later than **5:00 p.m., Daylight Saving Time, Monday, December 23, 2013**, at the following address:

City of Coronado  
Office of the City Manager  
Attn: Tom Ritter, Assistant City Manager  
1825 Strand Way  
Coronado, CA 92118

One (1) original, five (5) copies and one (1) electronic copy on CD of the proposal must be submitted. The original copy must be signed by a representative authorized to bind the company. Proposals submitted by facsimile or email are not acceptable and will not be considered. Proposals are to be submitted in sealed packages with the name of the Consultant and RFP title clearly marked on the outside of the package.

Failure to comply with the requirements set forth in this RFP may result in disqualification. Submitted proposals may be withdrawn at any time prior to the submission time specified in this RFP, provided notification is received in writing before the submittal deadline. Proposals cannot be changed after the submittal deadline. No handwritten notations or corrections will be allowed.

The City reserves the right to reject all proposals and to waive any minor informalities or irregularities contained in any proposal. Acceptance of any proposal submitted pursuant to this RFP shall not constitute any implied intent to enter into a contract.

The contract award, if any, will be made to the Consultant who, in the City's sole discretion, is best able to perform the required services in a manner most beneficial to the City of Coronado.

**INQUIRIES:**

Direct questions to Tom Ritter at [tritter@coronado.ca.us](mailto:tritter@coronado.ca.us) or (619) 522-7330.

<p style="text-align: center;"><b>Request for Proposal (RFP)</b> <b>Wayfinding Signage Analysis Study – Phase II</b></p>
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**I. GENERAL INFORMATION**

The City of Coronado is seeking to implement a City-wide Wayfinding System whose purpose includes: directing visitors and residents to key attractions, amenities, and features; enhancing urban design; reinforcing community identity; enhancing the visitor's and resident experience; reducing driver, pedestrian, and bicyclist frustration; and improving traffic flow and safety.

**A. BACKGROUND**

The need for improved Wayfinding in Coronado was specifically identified in the City's Orange Avenue Corridor Specific Plan first adopted in 2003. In Fiscal Year 2012, the Coronado Tourism Improvement District (CTID) budgeted \$30,000 to complete Phase I of a Wayfinding Analysis Study to *"develop a citywide wayfinding and signage system."* Through a series of stakeholder meetings, the CTID's consultant identified certain issues associated with establishing a wayfinding system. These included:

- A need to help visitors navigate to their destinations.
- Increasing functionality of wayfinding in and around Coronado.
- Developing wayfinding solutions that assist in identifying business districts, key regions and destinations.
- Creating a wayfinding scheme that reinforces the community's brand and commitment to tourism, ecological living, creativity and innovation.
- Coordinating all wayfinding and tourism tools, including signage, identity, technology, and hotel staff training.
- Coordinating and building consensus with the stakeholders, approving agencies and community.

As part of this process, the CTID utilized a stakeholder group that included representatives from the CTID, the City of Coronado, the Port of San Diego, Caltrans, the Planning Commission, the Cultural Arts Commission, the Planning Commission, the Transportation Commission, the Bicycle Advisory Committee, the Chamber, MainStreet, Historical Association and Visitor Center, and the business community. The final draft report was then reviewed by City staff and in March 2013 presented to a similar City Stakeholder Group to determine a consensus recommendation to present to the City Council. The City Stakeholder Group recommended proceeding with the recommendations included in the analysis with the exception of Gateway/Arrival signage and Destination signage. In addition, the City Stakeholder Group generally believed the number of recommended signs could be reduced and that a number of existing signs could be eliminated or reduced with the new wayfinding signage. On September 17, 2013, the City Council approved funding for Phase II and directed staff to proceed with issuing an RFP to interested Consultants based on the Stakeholder Groups recommendations.

A copy of the Wayfinding Study accepted by the City Council referenced in this RFP is available on the City's website (see RFP & RFQ section) and can also be emailed to responding firms upon request. The City has permission to use the contents of this report as the basis for developing Phase II of the Wayfinding Study as described in this RFP. Please contact Tom Ritter at 619-522-7305 or via email at tritter@coronado.ca.us for a copy.

## II. SCOPE OF WORK

Phase II of the Wayfinding Signage Program will determine the final signage design, wording, locations and contract plans and specifications necessary to bid the fabrication and installation of approved wayfinding signage. The hired firm will work with City staff and the City's Stakeholder Group in developing the designs and seek design approval from the City's Design Review Commission and City Council before finalizing the designs to bid out for fabrication and installation.

Provided below is a list of the types of signage that will proceed to final design as necessary to bid out for fabrication and installation:

Type	Approximate Quantity *	Reference	Background/Comment
District Signage	*Eight (8) signs	Page 3.8 of Wayfinding Analysis Report	District signs designating 3-4 districts including: Downtown, Bayside, and the Strand; but not necessarily these exact names. A "Beach" District should be considered but may not be necessary.
Pedestrian Signage	*Eight (8) trailblazer  *16 standard signs	Page 3.10	It is hoped pedestrian signage could be reduced by 20% through implementing a standardized sign package that will eliminate or incorporate many of the signs currently in place throughout the City.
Kiosk Signage	*Two (2) large – One at Ferry Landing and One at Rotary Plaza  *Eight (8) standard sized kiosk	Page 3.10	The current Ferry Landing "kiosk" needs to be replaced with a large type kiosk. There is need for a kiosk in downtown/Rotary Plaza. Size of this kiosk is undetermined. Smaller kiosks throughout town are desired (for locations yet to be determined) but not necessarily in this amount (i.e. it could be less).

Bicycle Transit Signage	*25 identifier signs plus 30 directional signs	Page 3.12	Bicycle transit identifier and directional signage to be placed in locations to be determined, but hopefully less in number than identified here.
Vehicular Directional Signage	*21 single pole and 15 double pole	Pages 3.14 to 3.15	Most of these directional signs would be replacing existing signage. There should be a focus on the entry to the City beginning at the bridge.

\*The actual number to be determined by consultant based on their location analysis and in consultation with City and Stakeholder Group.

The major elements of Phase II will include: (1) Assessment (2) Program Design and Development; and (3) Bid Documents.

**Assessment:** It is anticipated this phase of the Program will include, but not be limited to, the following elements:

- Develop a process to work cooperatively with City staff and the City's Stakeholder Group.
- Using stakeholder input, field assessments, and existing data and reports, conduct an assessment of general geographic and environmental conditions, vehicular traffic movements, foot traffic patterns, architectural and streetscape styles, and the location of key landmarks, attractions and amenities.
- Evaluate and document existing wayfinding signage and locations, including but not limited to state, county, and city directional signage, city limits signage, etc.
- Recommend existing signage that should be removed, replaced, relocated and/or consolidated. Evaluate feasibility of reusing existing locations, poles, hardware on an individual location basis.
- Assess existing branding for Coronado as exhibited by other existing "identity" signage, landmarks, and design guideline documents, for incorporation into the proposed designs for new signage.
- Identify and evaluate City, County, and State requirements as related to wayfinding signage with particular attention to Caltrans requirements for State Routes 75 and 282 which are owned by Caltrans and include Third Street, Fourth Street, Orange Avenue, and the Silver Strand Highway within the City of Coronado.

**Program Design and Development:** It is anticipated this phase of the project will include, but not be limited to, the following elements:

- Analyze architectural elements, materials, themes, and existing Study documents, in order to develop an appropriate design aesthetic for the system. Note that Signage Design Option 1 (crown inspired) and Design Option 3 (classic) were viewed more favorably than Design Option 2 (modern) by the CTID Stakeholder Group (see CTID Steering Committee Comments on Wayfinding Concepts attached).
- Refine design concepts into a final design for review and consideration.
- Prepare a Sign Message Schedule on location plan.
- Conduct a meeting with City's Stakeholder Group to solicit input.
- Complete refinements of preferred design concepts based on City Stakeholder Group and City staff input.
- Present the full sign type and locations array to Stakeholder Group and City staff.
- Revise the individual sign type designs and locations per final comments (as needed).

Once the design concepts and locations are approved by staff, the consultant will prepare:

- Final Design Intent Drawings (exact dimensions, letter heights, materials, mounting details, color specifications, and material performance standards) with written statement regarding rationale for design choices, materials, method of fabrication, and how systems can be modified over time.
- Scaled mock ups of a Pedestrian trailblazer sign; Pedestrian standard sign; Bicycle Transit identifier sign; and Bicycle Transit directional sign.
- Sign Message Schedule with location Plan and explanation of how integrated with existing signs
- Statement of Probable Cost for the fabrication, installation, and maintenance of the wayfinding system.
- Present and review them with the City's Design Review Commission and City Council for approval prior to completing the final designs and documentation.

**Bid Documents:** Once approved by the City’s Design Review Commission and City Council the consultant will prepare the necessary documentation to bid out the fabrication and installation:

The construction or technical shop drawings should, at a minimum, show and indicate all materials, finishes, construction details, and installation details of artwork and signage structure. This includes types and locations of fasteners, attachments, joint details, internal frames, reinforcements, support backing, and connection to support structure or mounting surface.

The bid documents will include an “off the shelf” guide to assist City staff in implementing the Wayfinding Signage Program (including three color copies and one original copy).

The consultant may, based on their experience with projects similar to the City of Coronado Wayfinding Signage Program, suggest changes or alternatives to the process outlined above in their response to this request for proposals.

All deliverables submitted by consultant to the City for review should be delivered as specified including a digital version of same in a digital format acceptable to the City, so that the City can make additional copies as necessary, or use in PowerPoint presentations, or on the City’s website.

The Scope of Work for this project **does not include** sign fabrication or installation.

### III. CONTENTS OF PROPOSAL

***Transmittal Letter:*** This letter will summarize (in a brief and concise manner) the firm’s understanding of the scope of work. The transmittal letter must be signed by an officer of the firm authorized to do so. Also include contact information for: (1) the person responsible for answering questions regarding the proposal, (2) the person responsible for contract negotiation, and (3) the signer.

***Scope of Work:*** This section of the proposal should clearly explain the scope of work as understood by the firm, and detail the approach, activities, meetings, timelines, draft and final work products, and deadlines.

***Company Information:*** This section provides each Consultant with the opportunity to demonstrate how its history, organization, and related experience differentiate it. Any additional information, which the firm considers pertinent, may be included in a brief and concise manner. The use of graphics to supplement and/or summarize written statements is encouraged.

***Contract Performance:*** If your firm has had a contract terminated during the past five (5) years, all such incidents must be described. Submit full details of all

terminations experienced by your firm during the last five years including the terminating party's name, address, and telephone number. Present your firm's position on the matter. If no such terminations for default have been experienced by your firm in the past five years, you must warrant such. Please indicate whether your firm is involved in any pending litigation that may affect its ability to provide its proposed services.

**Key Personnel:** This section must provide identification of all key personnel who will be working on this project. It will also explain what involvement each person will have in the project. Please distinguish if the key personnel are employees of the firm or retained sub-consultants. Include person's name, title, phone number, and email address.

**References:** At a minimum, provide contact information for three references, at least two (2) of which are municipal or governmental agencies; including the name, contact person's name, title, address, telephone number, and email address. For each reference, provide a summary overview of project including budget, scope of work, and timelines.

**Project Fee:** Provide an estimate of the fee *with a not-to-exceed amount* for accomplishing the proposed scope of work. The amount should include all travel expenses for up to two meetings with City staff, two meetings with the Stakeholder Advisory Committee, one presentation to the Design Review Commission and two presentations to the City Council. The cost proposal should also include the following additional elements:

1. An hourly rate if the consultant is required to provide services above and beyond the negotiated scope of work.
2. Cost for adding or deleting a meeting of the Stakeholder Advisory Committee, Design Review Commission, and/or City Council.

#### IV. INQUIRIES

Requests from interested firms for additional information or interpretation of the information included in the RFP should be directed to:

Tom Ritter, Assistant City Manager  
Tel. 619-522-7330  
Email: tritter@coronado.ca.us.

The deadline for receipt of written questions shall be 5:00 p.m., PST, MONDAY DECEMBER 23, 2013. A written response will be distributed to all participating Consultants that have requested to be placed on the plan holders list by emailing Tom Ritter at the above email address.

**V. SCHEDULE FOR SELECTION AND AWARD**

*All dates shown are tentative and subject to change. The City will make every effort to adhere to the dates shown below. Advance notice of any changes to the schedule will be given to any firm that has submitted a response to this RFP by the deadline. Provided below is the anticipated timeline to be followed for this RFP process:*

- 1. Release of RFP..... November 25, 2013
- 2. Proposal Due Date..... December 23, 2013
- 3. Evaluation of RFP Submittals..... January 6-17, 2014
- 4. Interview of Finalists..... January 20-31, 2014
- 5. Notice of Selection..... February 3, 2014
- 6. Approval of Contract Award by City Council... February 18, 2014
- 7. Project Commences..... March 1, 2014

**VI. EVALUATION PROCESS**

- A. Evaluation Committee.** An Evaluation Committee will be established, composed of City staff and members of the Stakeholder Advisory Committee, as deemed appropriate. The Committee will evaluate all proposals received in accordance with the Scope of Work set forth in Section II.
- B. Committee Recommendation.** The Evaluation Committee, based upon the number of proposals received, may select a short list of best qualified Consultants for this service. The Evaluation Committee may interview the representatives on the short list and require a presentation of the proposed solution. However, the City reserves the right to make its selection recommendation based solely upon the evaluation of the written proposals and reference checks.
- C. Proposal Evaluation.** The City's Evaluation Committee will evaluate all proposals received in accordance with the Evaluation Criteria set forth below, which is listed based on importance. The City of Coronado shall not be obligated to accept the lowest priced proposal, but will make an award in the best interests of the City after all factors have been evaluated.

Criteria	Points
<b>Qualifications &amp; Experience:</b> Consultant's demonstrated competence and relevant experience in similar projects; and related experience and qualifications of assigned staff.	30
<b>Quality of Proposal:</b> Degree of completeness in Consultant's response and strategic approach to meeting the City's specific	30

Criteria	Points
requirements set forth in the RFP.	
<b>Overall Project Design, Methodology, and Schedule</b>	30
<b>References</b>	10
<b>Total Points</b>	<b>100</b>

**E. Selected Consultant.**

1. An Agreement with the selected Consultant will be negotiated by the Office of the City Manager. **The City shall require the Consultant to bind itself to the City's Agreement for Professional Services.** A copy of the City's agreement template is attached. Please carefully review the template with regard to insurance requirements, conflict of interest, etc.
2. Selection of a Consultant's proposal does not mean that all aspects of the proposal are acceptable to the City of Coronado. The City retains the right to modify the terms and conditions in the proposal or reject terms and conditions proposed by the selected Consultant prior to the execution of an Agreement with the City, which the City, in its sole discretion, deems necessary to ensure a satisfactory procurement. The City may, by written notice stating the extent and effective date, cancel and/or terminate any order resulting from this RFP for cause in whole or in part, at any time.
3. The final Agreement will incorporate the RFP, the selected Consultant's proposal and all modifications and clarifications that are submitted at the request of the City of Coronado during the evaluation and negotiation process. The RFP, including all attachments and addenda, and all promises, warranties, commitments and representations in the successful Proposal of the selected Consultant shall be binding.
4. No cost chargeable to the proposed Agreement may be incurred before the selected Consultant has received a fully executed Agreement.
5. The selection of the successful Consultant and the negotiated Agreement will be presented for approval to the Coronado City Council at a regular City Council meeting, which are normally held on the first and third Tuesday of each month at 4 p.m.

**VII. SPECIAL CONDITIONS**

- A. **Reservations.** This RFP does not commit the City of Coronado to award a contract, to defray any costs incurred in the preparation of a proposal pursuant to this RFP, or to procure or contract for work. No payment of

any kind will be provided to the Consultant responding to this RFP, or parties they represent, for obtaining any of the information solicited.

- B. Public Records.** All proposals submitted in response to this RFP become the property of the City of Coronado. Information in the proposal, unless specified as trade protected, may be subject to public review. Any information contained in the proposal that is proprietary must be clearly designated. Marking the entire proposal as proprietary will be neither accepted nor honored. Proprietary information submitted in response to this RFP will be handled in accordance with the California Public Records Act.
- C. Right to Cancel and Amend.** The City of Coronado reserves the right to cancel, for any or no reason, in part or in its entirety, this RFP, including but not limited to: selection schedule, submittal date, and submittal requirements. If the City of Coronado cancels or revises the RFP, all Consultants that have requested to be on the plan holder's list will be notified in writing.
- D. Additional Information.** The City of Coronado reserves the right to request additional information and/or clarification from any or all Consultants.
- E. Conflict of Interest.** Consultant covenants that the company, its officers, employees and/or agents presently have no interest, and shall not acquire any interest, direct or indirect, financial or otherwise, which would conflict in any manner or degree with the performance of the services requested herein by the City of Coronado.

Consultant further covenants that, in the performance of any contract or agreement resulting from this RFP, no subcontractor or person having such an interest shall be employed. Consultant certifies that to the best of Consultant's knowledge, no one who has or will have any financial interest under any contract or agreement resulting from this RFP is an officer or employee of the City of Coronado.

- F. Public Information.** Consultants who respond to this RFP who wish to release information to the public regarding selection, contract award or data provided by the City of Coronado must receive prior written approval from the City before disclosing such information to the public.
- G. Independent Contractor.** It is expressly agreed by Consultant that in the performance of the services solicited by this RFP, Consultant and any of its officers, employees and/or agents shall at all times be considered independent contractors and not agents of the City of Coronado.

- H. **Non-Assignment.** If a contract is awarded, the selected Consultant shall neither assign, nor delegate, in part or in whole, any duties without the prior written consent of the City of Coronado which shall not be unreasonably withheld.
- I. **Collusion.** Each Consultant certifies that the company, its officers, employees and/or agents are not a party to any collusive action, fraud, or any action that may be in violation of the Sherman Antitrust Act. The Consultant certifies that the company, its officers, employees and/or agents have not offered or received any kickbacks or inducements from any other proposing Consultant, supplier, manufacturer, or subcontractor in connection with the proposal and that the company, its officers, employees and/or agents have not conferred on any public employee having official responsibility for this procurement transaction any payment, loan, subscription, advance, deposit of money, services, or anything of more than nominal value. Any or all proposals shall be rejected if there is any reason to believe collusion exists among the proposing Consultants. More than one proposal from an individual, firm, partnership, corporation, or association under the same or different names may be rejected. Reasonable grounds for believing that a proposing Consultant has interest in more than one proposal for the work being proposed may result in rejection of all proposals in which the bidding Consultant is believed to have interest.
- J. **Debarment.** By submitting a proposal, the Consultant certifies that the company is not currently debarred from submitting proposals and/or bids for contracts issued by any City or political subdivision or agency of the State of California and that it is not an agent of a person or entity that is currently debarred from submitting proposals and/or bids for contracts issued by any City or political subdivision or agency of the State of California.
- K. **Insurance Requirements.** A Certificate of Insurance and Policy Endorsement will be required from the successful Consultant naming the City as an "additional insured" to its general and automobile liability policies of coverage. The cost of such insurance shall be paid by the selected Consultant. The Consultant's insurance shall be primary insurance as respect to the City of Coronado. Insurance coverage shall meet or exceed the following unless otherwise approved by the City:
1. Comprehensive or Commercial General Liability: \$1,000,000 per occurrence and \$2,000,000 aggregate for bodily injury, personal injury and property damage.
  2. Automobile Liability: \$1,000,000 per accident for bodily injury and property damage.

3. Workers' Compensation: \$1,000,000, or statutory minimum, whichever is greater.
4. Employer's Liability: \$1,000,000 per accident for bodily injury or disease.

**L. Right to Audit.** The selected Consultant shall maintain such financial records and other records as may be prescribed by the City or by applicable federal and state laws, rules, and regulations. The selected Consultant shall retain these records for a period of three years after final payment, or until they are audited by the City, whichever event occurs first. These records shall be made available during the term of the contract or service agreement and the subsequent three-year period for examination, transcription, and audit by the City or its designees.

**ATTACHMENT G**

**WAYFINDING SIGNAGE ANALYSIS STUDY – PHASE II**

**GRAPHIC SOLUTIONS PROPOSAL**

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# City of Coronado

## WAYFINDING SIGNAGE ANALYSIS STUDY – PHASE II

December 20, 2009



EXHIBIT SLIDES

December 23, 2013

City of Coronado  
Office of the City Manager  
Attn: Mr. Tom Ritter, Assistant City Manager  
1825 Strand Way  
Coronado, CA 92118

## WAYFINDING SIGNAGE ANALYSIS STUDY-PHASE II

Dear Mr. Ritter,

We are pleased to present our proposal and qualifications for this exciting project.

We know that Coronado's diverse populations - residents, visitors and military – sometimes create cross-currents of traffic. A well-crafted wayfinding program can expedite vehicular circulation and reduce trips, encourage bicycle travel and create a pleasant pedestrian experience.

Functional wayfinding enhances a community's economic development and sustainability.

Graphic Solutions is uniquely qualified to assist in developing a wayfinding signage program applicable to the City's requirements.

Our GOAL will be to work collaboratively with City staff and stakeholders to design a wayfinding program appropriate to the City's needs.

Our APPROACH for achieving this goal includes:

- Successful strategies for developing consensus for design solutions
  
- Proven experience in analyzing and responding to physical, graphic and code-related conditions affecting various sign types – including CALTRANS and MUTCD, and working alongside public works staff
  
- Consideration for sustainable solutions – for practical implementation and long-term durability and maintainability
  
- Addressing constraints while maximizing opportunities and applying technical expertise in creating realistic budget estimates

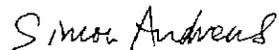
-Communicating design intent so that construction documents suitable for competitive bidding, fabrication and installation by qualified contractors are complete and concise.

Finally, we can be responsive to your needs - we are literally just at the other end of the bridge!

We have not had a contract terminated in the last five years and have no pending litigation that would affect our ability to perform the proposed services. I encourage you to contact our references to learn how Graphic Solutions has performed on-schedule and within budget.

Please feel free to contact me with any questions concerning our proposal.

Sincerely,

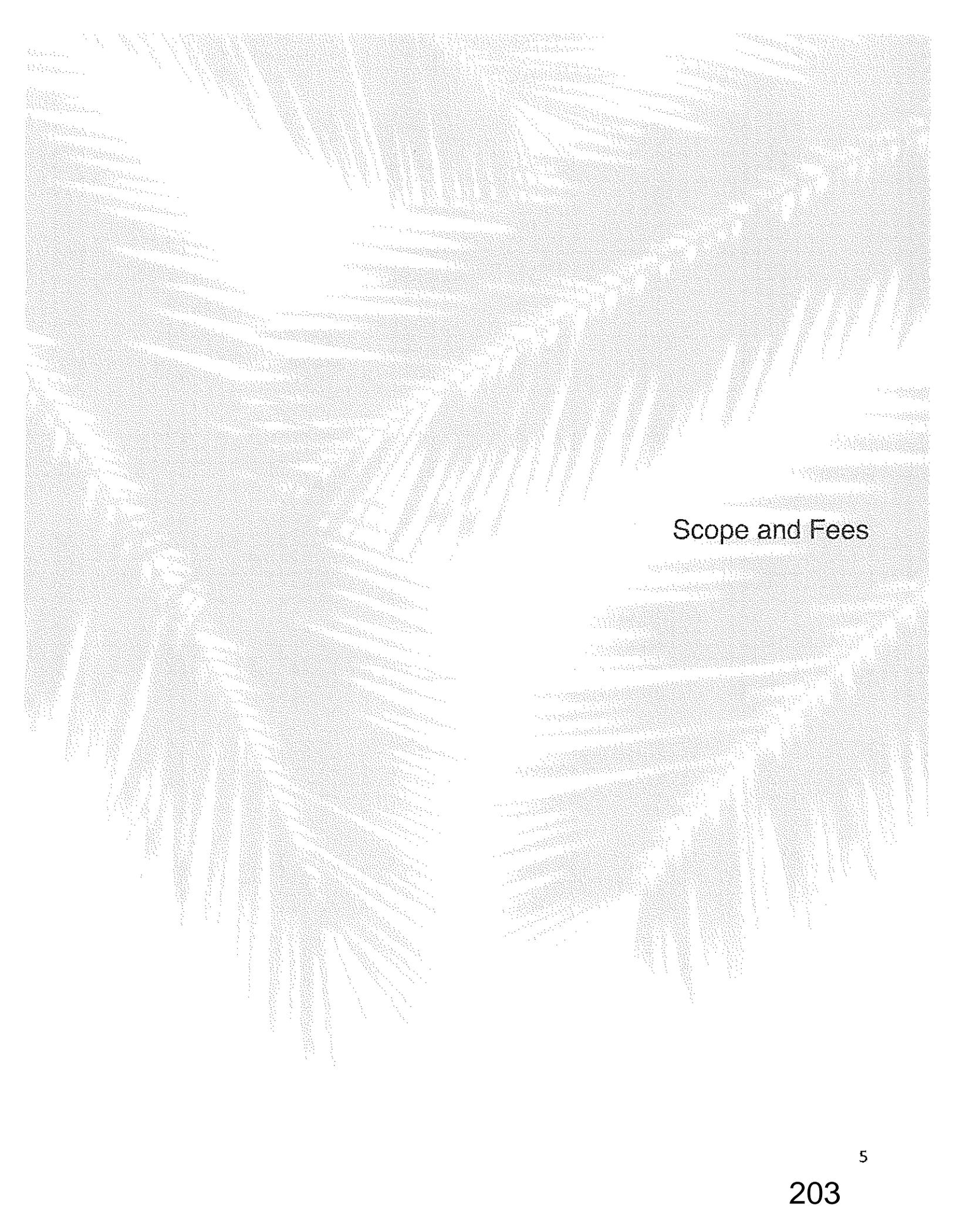


Simon Andrews  
Secretary of the Corporation  
Graphic Solutions, Ltd.  
(619) 239-1336  
simon@graphicsolutions.com

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Scope and Fees .....4  
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## Scope and Fees

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### **PURPOSE**

To provide design services to implement a City-wide Wayfinding System in the City of Coronado, California. To provide analysis of existing site conditions and identify and evaluate City, County and State signage requirements. Work in conjunction with the City and Stakeholders to achieve objectives.

### **OBJECTIVES**

- Create a wayfinding identity that reinforces the community's brand.
- Help visitors navigate to destinations throughout the City.
- Increase functionality of wayfinding in and around Coronado.

### **SCOPE OF WORK**

Working in close coordination with City staff and the Stakeholders group, Graphic Solutions will provide the following services:

#### **Phase I. Assessment**

- A. Develop a process to work cooperatively with City staff and Stakeholder Group.
- B. Conduct an assessment of general geographic and environmental conditions, vehicular traffic movements, foot traffic patterns, architectural and streetscape styles and the location of key landmarks, attractions and amenities.
- C. Research and review applicable sign regulations related to wayfinding, including CALTRANS requirements.
- D. Perform site study and photo documentation to evaluate existing signage and locations. Recommend existing signage that should be removed, replaced, relocated and/or consolidated. Evaluate feasibility of reusing existing locations, poles or hardware on individual location basis.
- E. Meet with client to discuss project overview, determine program parameters and design approach and identify project signage needs
- F. Research imaging and theming appropriate to the character of the project. Assess existing branding for Coronado as exhibited by other existing "identity" signage, landmarks and design guideline documents for incorporation into the proposed designs for new signage.

#### **Phase II. Program Design and Development**

- A. Analyze architectural elements, materials, themes and existing Study documents in order to develop an appropriate design aesthetic for the wayfinding system.
- B. Prepare design concepts suitable for use in signage for review and consideration.
- C. Prepare a Schematic Location Plan with Sign Message Schedule.
- D. Meeting to present concepts to City staff.

- E. Refine concepts per comments from City staff.
- F. Meeting to present concepts to the City's Stakeholder Group, and solicit input.
- G. Refine preferred design concepts based on input from City Stakeholder Group and City staff.
- H. Meeting to present the full sign type and locations array to Stakeholder Group and City staff.
- I. Final revisions on individual sign types based on comments from Stakeholder Group and City staff.
- J. Based on approved concept design, prepare design intent drawings (11" x 17") with written statement regarding rationale for design choices, materials, method of fabrication, structural engineering where necessary, and how the system can be modified over time.
- K. Provide scaled mock-ups of Pedestrian trailblazer sign; Pedestrian standard sign; Bicycle Transit identifier sign; and Bicycle Transit directional sign.
- L. Create a Sign Message Schedule with location plan indicating how it is integrated with existing signs.
- M. Prepare a Statement of Probable Cost for the fabrication, installation and maintenance of the wayfinding system.
- N. Meeting to present Design Intent Drawings, Construction Specifications, and budgetary estimates to the City's Design Review Commission and City Council for approval.
- O. Adjustments to Design Intent Drawings and Construction Specifications per comments from the Design Review Commission and City Council (one round of adjustments).
- P. Forward final package to City staff for approval.

**Phase III. Bid Documents**

- A. Prepare bid package including:
  - Bid Form
  - Material Specifications
  - Design Intent Drawings/Construction Specifications
  - Location Plans
- B. Forward bid package to client for review.
- C. Adjust bid package as directed by client (one round of adjustments).
- D. Forward bid documents with one original "off the shelf" guide and 3 color copies to client for distribution to bidders.

**TOTAL NOT TO EXCEED FEES: \$36,850.00 including expenses**

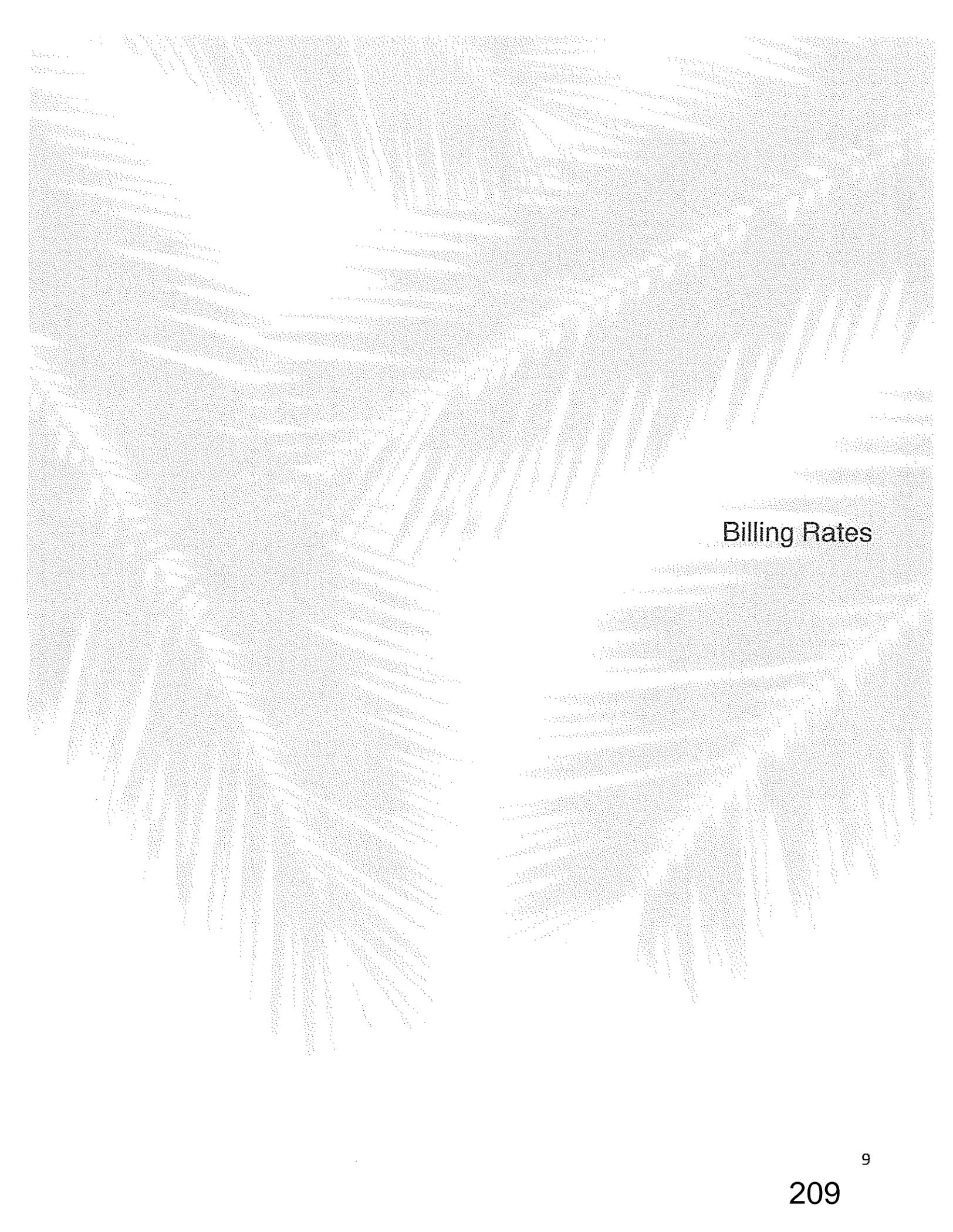
**NOTE:** Up to (7) meetings and (1) site visit are included in the fee estimate. Additional meetings, site visits and/or services will be at the client's request. Cost of meeting addition/removal is \$300.00 per meeting.

#### **ADDITIONAL SERVICES**

At the client's request, the following services will be provided in addition to the scope outlined above. Services will be provided on a time and materials basis, plus expenses and may include:

- logo/identity and camera-ready art
- additional concept designs for logo
- specifications for use of logo in signage
- color separations, negatives
- original photography and/or illustration
- powerpoint presentations
- additional concept designs for listed sign types or for additional sign types
- additional rounds of adjustments to design concepts
- site visits and/or meetings in addition to those specifically noted in the scope of work
- preparation of Comprehensive Sign Plan
- processing services including revisions to City submittal documents and/or preparation of applications
- preparation of presentation materials requested by City and/or client
- prototypes/scaled models in addition to those specifically noted in the scope of work
- additional rounds of budgetary cost estimates for sign fabrication
- construction administration including checking shop drawings and patterns in addition to those specifically noted in the scope of work
- fabrication and installation of signage

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## Billing Rates

## Billing Rates

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### BILLING RATES

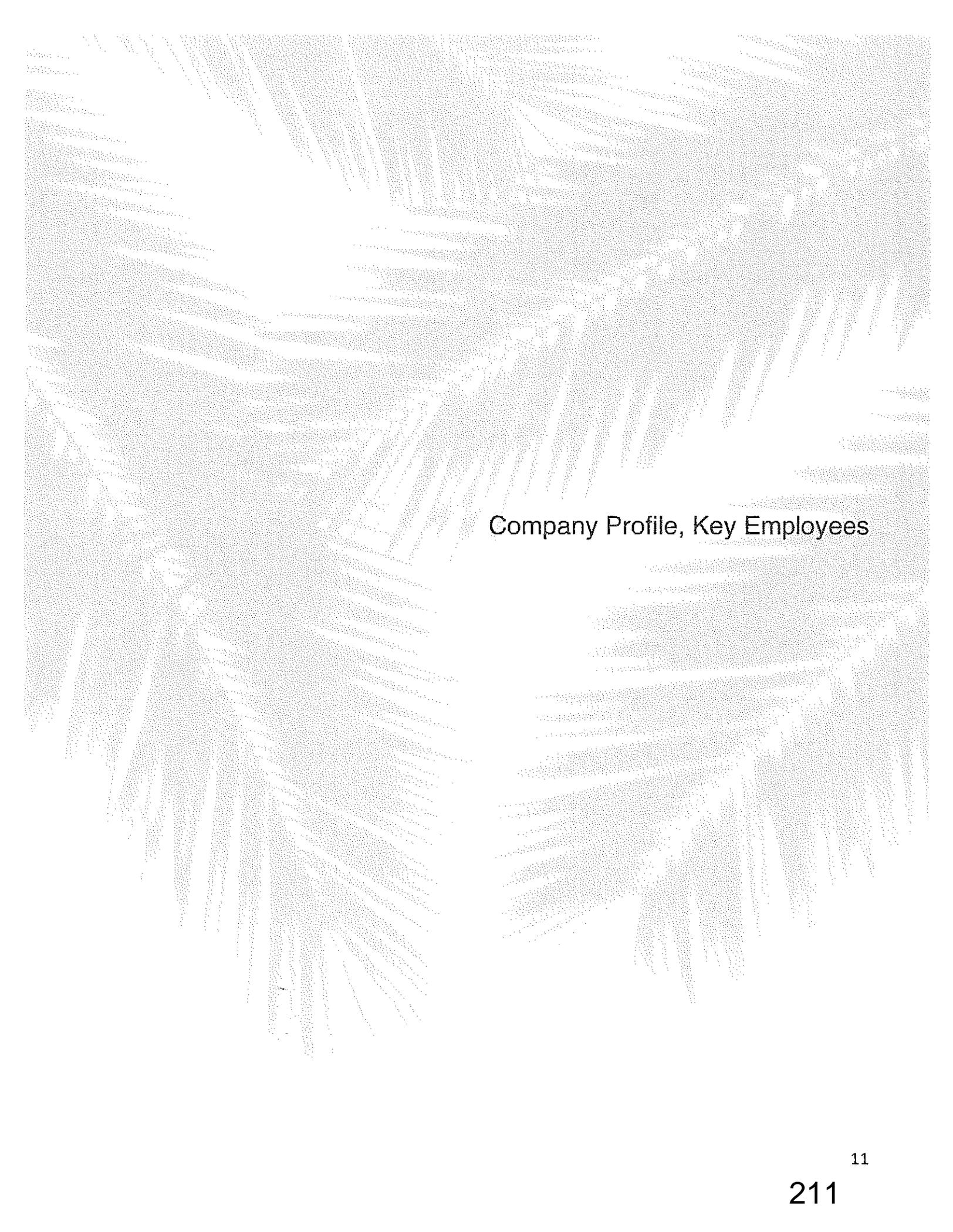
Current

Hourly Billing  
Rates Classification\*

\$135	Principal
\$95	Sr. Designer; Sr. Project Manager; Planning Specialist; Estimator
\$85	Project Manager II; Designer II; Technical Writer/Copywriter
\$75	Project Manager I; Designer I
\$60	Production Artist; Production Coordinator
\$45	Production Assistant; Clerical/Word Processing

\* Project assignments are made based on employee skill levels and the type of work being performed.

Outside Services/Expenses: In addition to fees, Graphic Solutions shall be reimbursed at cost plus 10% for outside services requiring creative/art direction (e.g., professional photography, renderings, copywriting), and for all other outside services or expenses related to the execution of the work, including, but not limited to: blueprints, vellums, photocopies; photographic supplies and processing; photostats, printing, typesetting, word processing; transportation and accommodations; delivery and shipping. Client may elect to be billed directly by suppliers for project-related expenses. If this election is made, Client shall identify, upon execution of this contract, those expenses for which the Client will make payment directly. Client shall provide to Graphic Solutions its account numbers for suppliers identified for direct billing and payment of expenses.



Company Profile, Key Employees

## Company Profile

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### GRAPHIC SOLUTIONS, LTD.

2952 Main Street  
San Diego, CA 92113  
P: (619) 239-1336  
F: (619) 235-6018

[www.graphicsolutions.com](http://www.graphicsolutions.com)

#### *Firm Size*

7

#### *Personnel by Discipline*

2 Principals  
1 Project Coordinator  
3 Designers  
1 Administrative / Secretarial

#### *Principals of the Firm*

Ruben Andrews,  
President

Simon Andrews,  
Secretary of the Corporation

Graphic Solutions is a versatile full-service graphic design firm, established in 1970, specializing in sign planning and design, branding and preparation of construction and bid documents.

As branding strategists we have developed efficient and successful techniques for building consensus among diverse stakeholder interests to create brands which are unique, recognizable and authentic.

Recognized as a pioneer and innovator in the field of sign-planning, Graphic Solutions has created comprehensive sign programs for a diverse mix of private developers as well as public agencies, educational and religious organizations.

Graphic Solutions often works as part of a design team, providing imaging, developing names and creating an identity to reflect the project's goals then designing relevant concepts to create an aesthetic, functional and sustainable sign program.

## Graphic Solutions Team

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### SIMON ANDREWS

Principal  
Graphic Solutions  
(619) 239-1336  
simon@graphicsolutions.com

#### *35 Years of Experience*

#### *Education*

Bachelor of Arts Degree,  
Psychology,  
San Francisco State University

#### *Affiliations*

American Institute of Graphic Arts

The Society of Environmental  
Graphic Designers

The American Society of Landscape  
Architects (Affiliate) and member

National ASLA Parks and Recreation  
Open Committee

La Jolla Community Planning Associ-  
ation (past President)

East Village Association, downtown  
San Diego (past President)

Design Review Committee of the  
City of San Diego Parks and Recre-  
ation Board

#### *Presentations*

California Redevelopment Assn.

California Main Street Assn.

Associated General Contractors of  
San Diego

New School of Architecture

Institute of Business Designers

International Downtown Assn.

California Association of Public In-  
formation Officials

Society for Marketing Professional  
Services

Simon Andrews has been a Principal with Graphic Solutions since 1976, serving as Vice President, and Secretary of the Corporation. Simon's responsibilities include problem-solving, design concepting, sign planning, and organizing and conducting stakeholder meetings and public workshops for developing consensus. He has directed numerous award-winning projects for private and public agency clients, and serves as Principal-in-Charge.

Simon and his firm have developed strategies for discovering those visual elements which are unique to a community, then interpreting them graphically so they communicate an appropriate identity and serve as an effective brand.

As a member of the Design Review Committee of the City of San Diego Parks and Recreation Board, Simon assists in reviewing all proposed public and private projects on city lands.

#### *Related Civic Project Experience*

Simon served as Principal-In-Charge of the following projects:

- Bell Gardens, CA, Branding, Signage, Wayfinding and Graphic Design,
- Pinole, CA, Downtown Branding and Signage Program
- Tehachapi, CA, Downtown Branding and Comprehensive Sign Design
- El Cajon, CA, Downtown Branding and Gateway Signage
- El Monte, CA, Branding, Signage and Wayfinding
- Huntington Beach, CA, City Entry Branding and Downtown Sign Program
- La Mesa CA, Citywide Branding and Comprehensive Sign Program
- Escondido, CA, Maple St. Plaza Branding, Gateway and Wayfinding Design
- Merced, CA, Branding and Wayfinding Signage Program
- Moreno Valley ,CA Sunnymead Branding, Gateway and Monument Signage
- Morgan Hill, CA Comprehensive Citywide and Facility Identification Signage Programs
- Morgan Hill, CA, Comprehensive Downtown Signage Program
- San Clemente, CA, Branding, Sign Program, Entry Monumentation and Wayfinding
- Chula Vista, CA, Third Avenue Downtown Branding and Comprehensive Sign Program
- Torrance, CA, Branding for Entry Monument, Wayfinding and Signage
- Windsor, CA, Comprehensive Signage Program
- Santa Ana, CA, Entry Arch Sign Design
- Lancaster, CA, Branding, Sign Program, Entry Monumentation and Wayfinding
- Desert Hot Springs, CA, Branding, Sign Program, Entry Monumentation and Wayfinding
- Vista, CA, District Branding, Sign Program, Entry Monumentation.

## Graphic Solutions Team

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### FRANK MANDO

Designer  
Graphic Solutions  
(619) 239-1336  
frank@graphicsolutions.com

*35 Years of Experience*

#### *Education*

Ivy School of Professional Art,  
Pittsburgh, Pennsylvania

A leader in the Design Department, Frank Mando's responsibilities include planning, scheduling, quality control, art direction and graphic design. He directs the design staff in design development and construction documents.

As a key member of the Graphic Solutions design team, Frank provides creativity and guidance in developing unique, effective branding and sign programs for all of the projects at Graphic Solutions.

Prior to joining Graphic Solutions, Frank honed his skills in design and production of printed materials for agencies and design firms in San Diego, Los Angeles and Pittsburgh. He has received awards and recognition as a print and sign designer in numerous local and national competitions. In addition, Frank is recognized as a prominent public artist and sculptor.

#### Related Civic Project Experience

Frank served as Senior Designer for the following projects:

- La Mesa CA, Citywide Branding and Comprehensive Sign Program
- Escondido, CA, Maple St. Plaza Branding, Gateway and Wayfinding Design
- Merced, CA, Branding and Wayfinding Signage Program
- Moreno Valley ,CA Sunnymead Branding, Gateway and Monument Signage
- Morgan Hill, CA Comprehensive Citywide and Facility Identification Signage Programs
- Morgan Hill, CA, Comprehensive Downtown Signage Program
- San Clemente, CA, Branding, Sign Program, Entry Monumentation and Wayfinding
- Chula Vista, CA, Third Avenue Downtown Branding and Comprehensive Sign Program
- Torrance, CA, Branding for Entry Monument, Wayfinding and Signage
- Bell Gardens, CA, Branding, Signage, Wayfinding and Graphic Design,
- Pinole, CA, Downtown Branding and Signage Program
- Tehachapi, CA, Downtown Branding and Comprehensive Sign Design
- El Cajon, CA, Downtown Branding and Gateway Signage
- El Monte, CA, Branding, Signage and Wayfinding
- Huntington Beach, CA, City Entry Branding and Downtown Sign Program
- Torrance, CA, Branding for Entry Monument, Wayfinding and Signage
- Windsor, CA, Comprehensive Signage Program
- Santa Ana, CA, Entry Arch Sign Design
- Lancaster, CA, Branding, Sign Program, Entry Monumentation and Wayfinding
- Desert Hot Springs, CA, Branding, Sign Program, Entry Monumentation and Wayfinding
- Vista, CA, District Branding, Sign Program, Entry Monumentation.

## Graphic Solutions Team

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CHERYL VILLA  
Project Coordinator  
Graphic Solutions  
(619) 239-1336  
cheryl@graphicsolutions.com

### *27 Years of Experience*

Cheryl Villa has been an integral member of the Graphic Solutions team since 1986. As Project Coordinator, she assures that communication with our clients and other consultants remains open, clear and timely. Her talents and strong communication skills help ensure our clients' satisfaction with the day-to-day progress of their projects.

Ms. Villa has also been instrumental in drafting Comprehensive Sign Programs and Signage Guidelines for Master Planned Districts for both public and private projects. She has successfully managed many retail, wayfinding, and planned community signage projects.

Cheryl's 27 plus years of experience managing and coordinating projects for cities and public agencies has given her a deep understanding of the unique processes and considerations involved in ensuring the success of the project.

### Related Project Experience

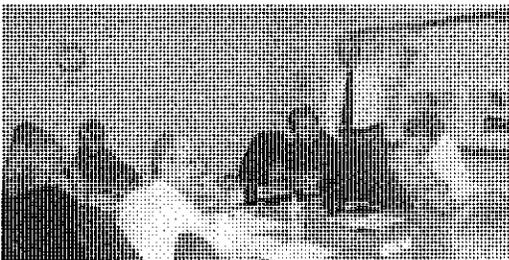
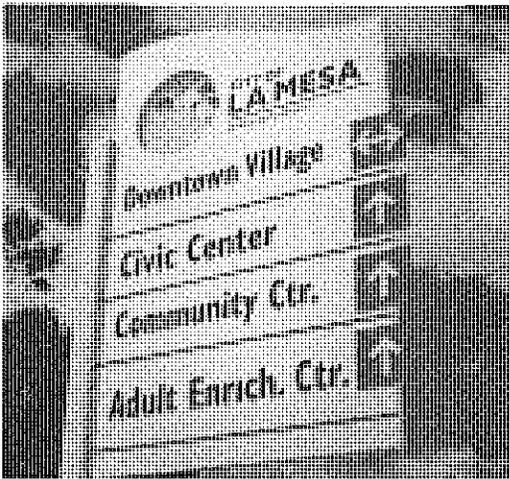
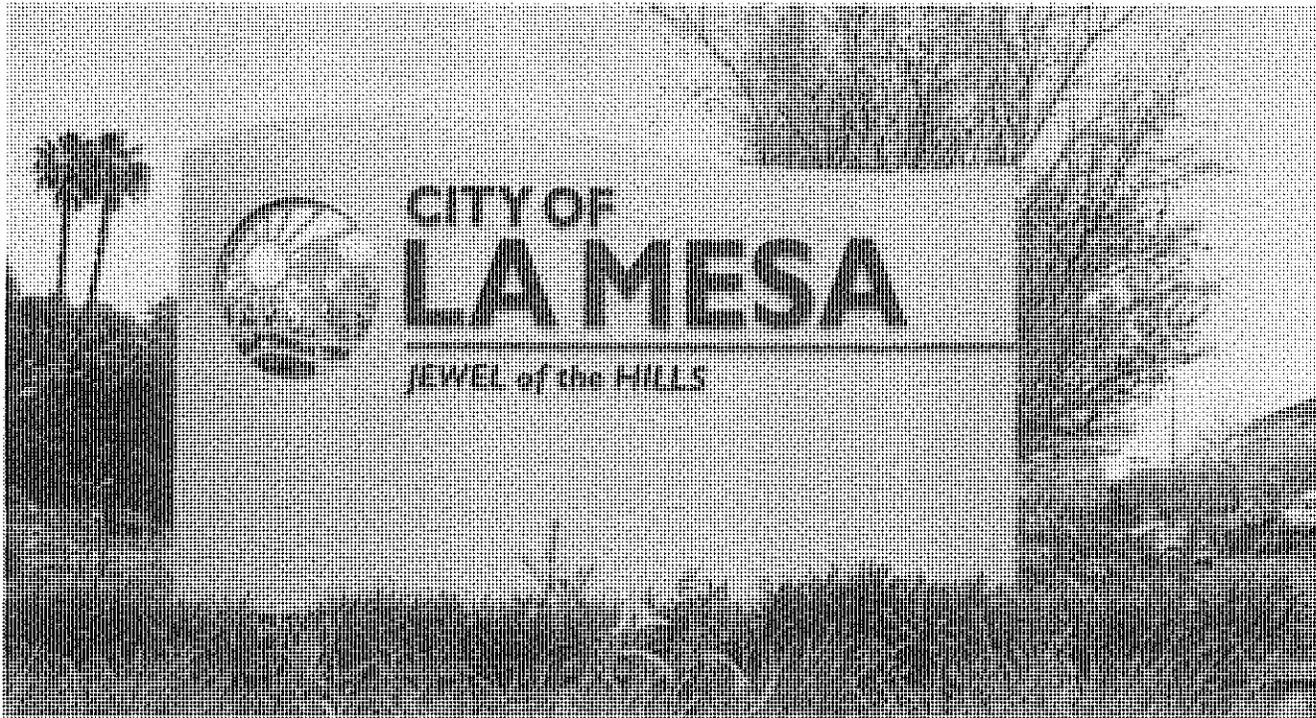
Cheryl served as Project Coordinator on the following projects:

- Bell Gardens, CA, Branding, Signage, Wayfinding and Graphic Design,
- Pinole, CA, Downtown Branding and Signage Program
- Tehachapi, CA, Downtown Branding and Comprehensive Sign Design
- El Cajon, CA, Downtown Branding and Gateway Signage
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- Santa Ana, CA, Entry Arch Sign Design
- Lancaster, CA, Branding, Sign Program, Entry Monumentation and Wayfinding
- Desert Hot Springs, CA, Branding, Sign Program, Entry Monumentation and Wayfinding
- Vista, CA, District Branding, Sign Program, Entry Monumentation.
- San Diego Community College District: New brands, graphic standards and complete signage guidelines for four divisions with a student populations of over one hundred thousand. All sign types are treated – exterior and interior, from campus entry identification, wayfinding, and donor recognition opportunities.

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## References & Experience with Similar Projects

We invite you to take a moment to speak with our references -- to find out how Graphic Solutions assisted in achieving their goals in a timely and efficient way.



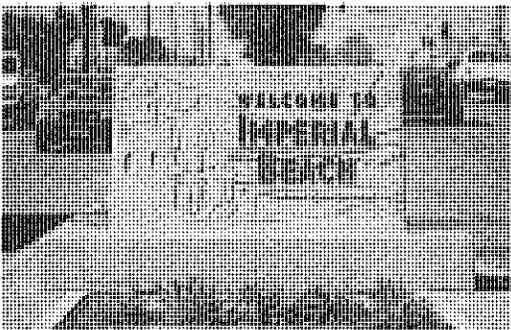
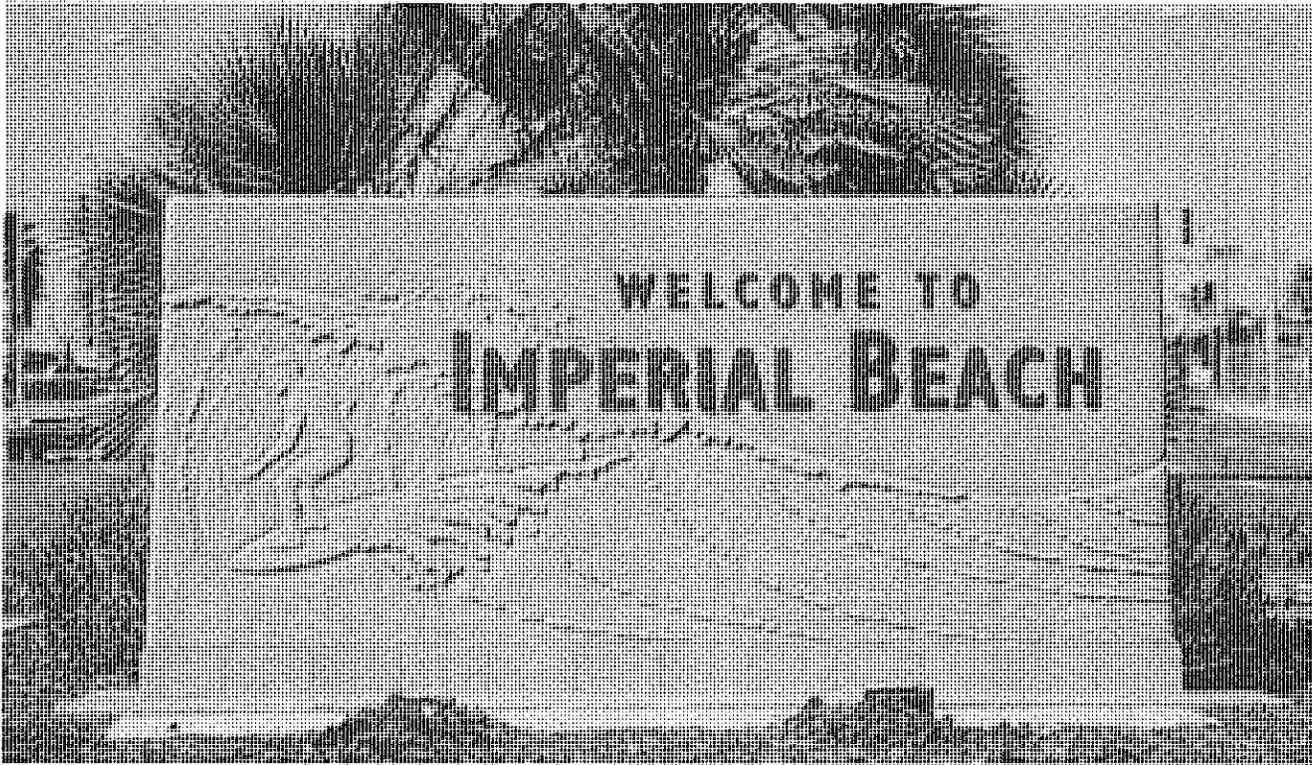
Graphic Solutions' scope included branding and applications for print and digital media, as well as comprehensive downtown "village" and city-wide sign program, planning, design, construction documents, realistic cost estimating, implementation planning, and construction administration. We were able to build consensus for the program through meetings with an appointed stakeholders group made up of staff, members of commissions and, importantly, local professional graphic designers whose input was valuable throughout the design process. To garner wider consensus from the community as a whole, the project was well publicized and members of the public encouraged to express their preferences for alternative designs using on-line survey techniques.

*"The implementation of the citywide sign program has been a great success. Thanks to everyone at Graphic Solutions for a great job."*

*- Dave Witt, City Manager*

**Reference**

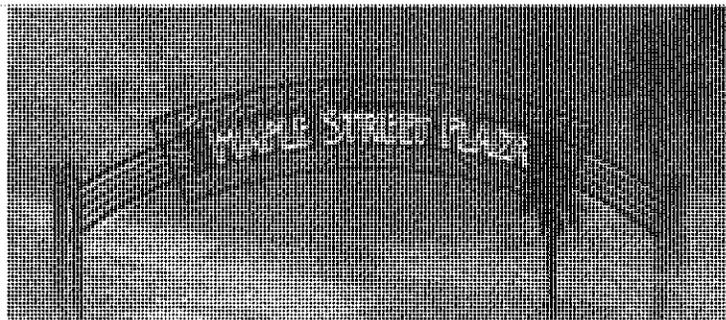
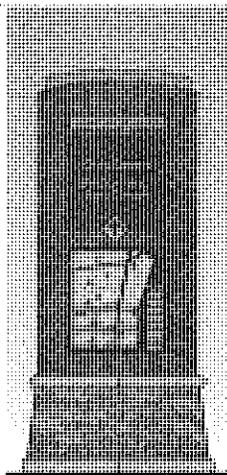
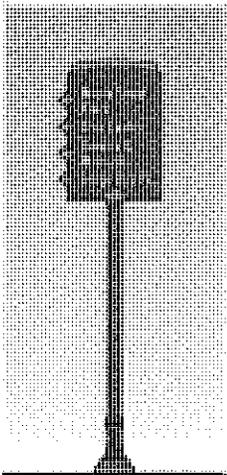
City of La Mesa  
8130 Allison Avenue  
La Mesa, CA 91941  
Mr. Dave Witt, City Manager  
(619) 667-1195  
dwitt@ci.la-mesa.ca.us



Imagery for Imperial Beach's entry signs feature the city's famous surfing spots and annual sand-castle building contest, which attracts competitors and visitors from around the world. Graphic Solutions' work included Concept Design and Consensus-building, Construction Documents and plans for CalTrans approval. (2007 to 2009)

**Reference:**

City of Imperial Beach  
Mr. Blair King, City Manager, City of Coronado  
(former City Manager, Lodi, Half Moon Bay, Imperial Beach)  
1825 Strand Way  
Coronado, CA 92118  
(619) 522-7335  
citymgr@coronado.ca.us



Brilliant gold leaf lettering, silhouette-art at night, and design details reflecting the City's iconic Civic Center -- welcome visitors to Escondido's newly reawakened Maple Street Plaza.

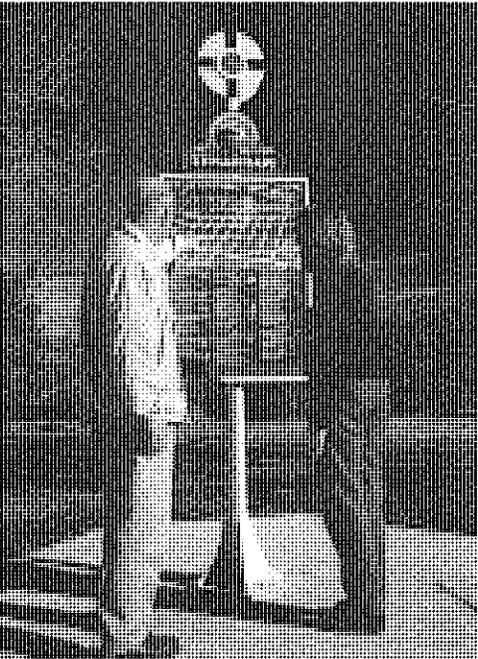
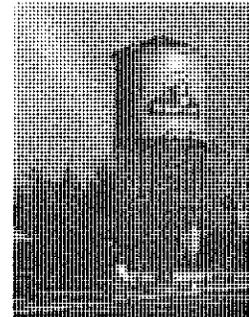
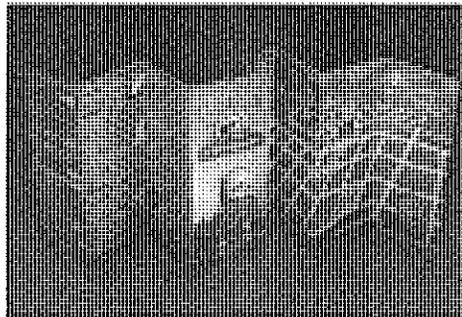
Playful fountains, colorful mosaics, shade trees and gazebos -- all create an inviting pedestrian connection between City Hall, entertainment and arts centers and Grand Avenue, the City's traditional main street of shops and restaurants.

Future wayfinding kiosks and directional signs will orient visitors and guide them to nearby destinations and attractions.

Graphic Solutions developed Signage Concepts with Stakeholder Input, as part of a design team headed by Schmidt Design Group.

(2008 to 2011)

**Reference:**  
City of Escondido  
201 North Broadway  
Escondido, CA 92025  
Mr. Fred Luedtke  
(760) 839-4036  
fluedtke@ci.escondido.ca.us

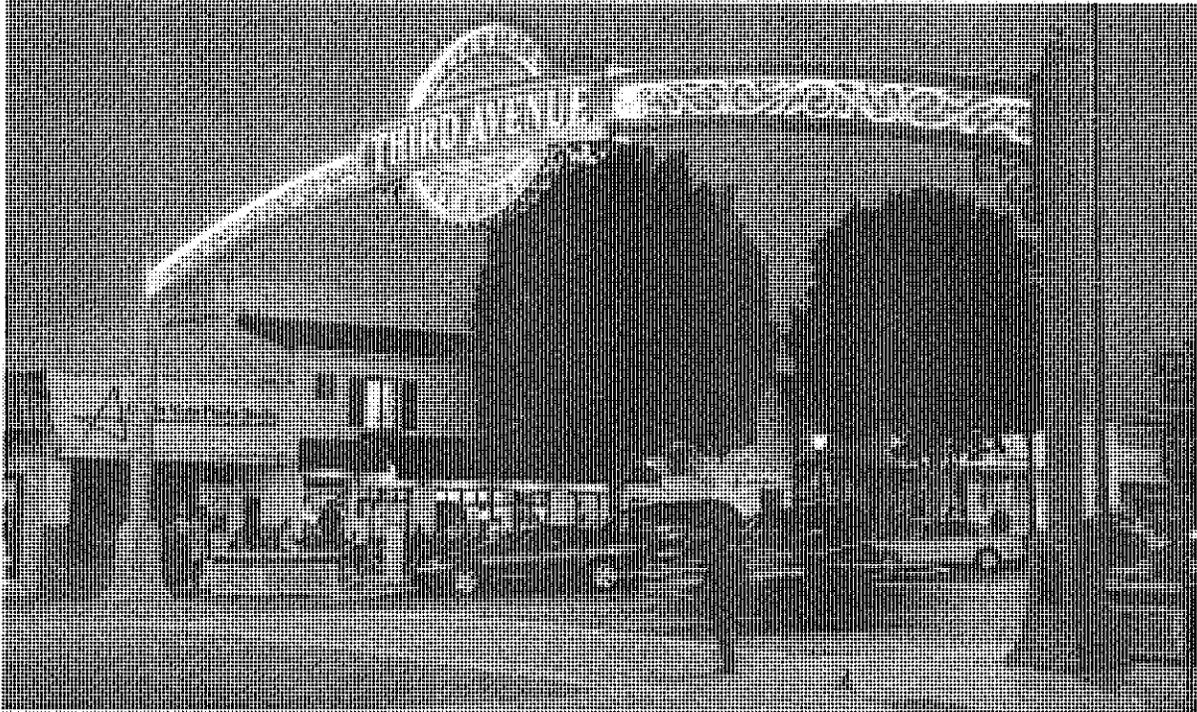


The history of the nation's rail system defines this high desert community, so the branding and signage elements naturally incorporate railroad themes. Included are overhead gateways, monument entries, directionals, directory kiosks for locating both public and private destinations, street name signs, historic "Beekay Theatre" signage, and print collateral. The program garnered a "Crystal Eagle" Award from the California Downtown Association. Graphic Solutions services included Research, Branding, Sign Planning and Design, Stakeholder Meetings for Consensus Building, Construction Documents, Realistic Cost Estimating, Implementation Planning and Construction Administration. Signs are designed to withstand the harsh climatic conditions. (2000 to present)

*"Enthusiastic community reaction;  
vacancies down; created downtown as a  
destination -- for locals as well as visitors"*  
-Marcia Smith, Former City Planner

**Reference**  
City of Tehachapi  
115 South Robinson Street  
Tehachapi, CA 93561  
Mr. Gregg Garrett, City Manager  
(661) 822-2200

Tehachapi Fam T\_7092



For this community’s most prominent statement of intent to revitalize this important historic commercial district, Graphic Solutions designed the “Third Avenue Downtown” brand and classic overhead gateway sign, and accompanying wayfinding and directional signs, street furnishings, banners, and print materials – from preliminary design concepts, through stakeholder meetings to build consensus. Graphic Solutions incorporated sustainable technologies and durable materials, and provided construction documents for competitive bidding, realistic cost estimating, and construction administration to oversee successful completion. (2009 to present)

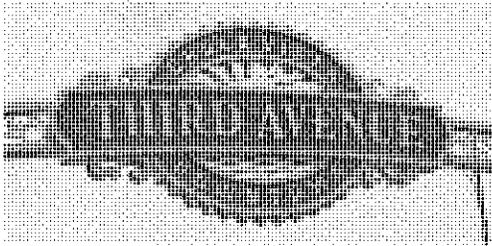
*“Sales tax revenues up.  
Vacancies down, rents up.  
Property Values up to \$20 - \$30 per  
sq. ft.”*

*- Jack Blakey, Former Executive  
Director,  
Third Avenue Association*

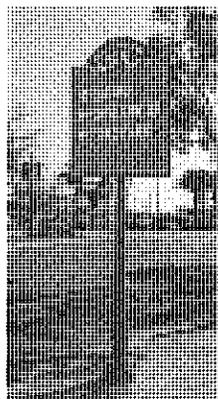
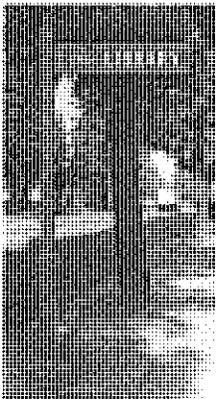
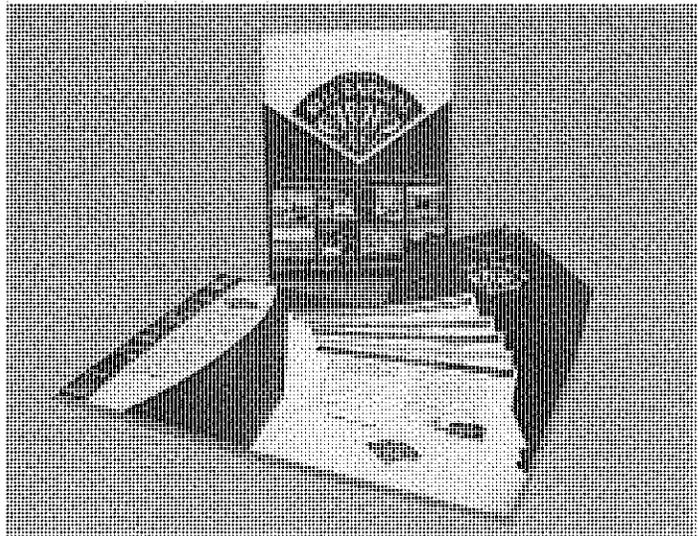
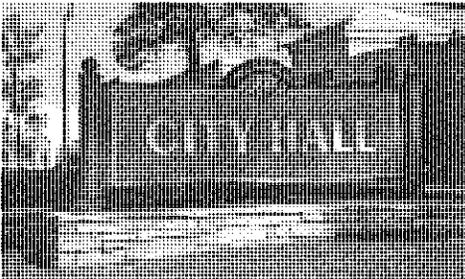
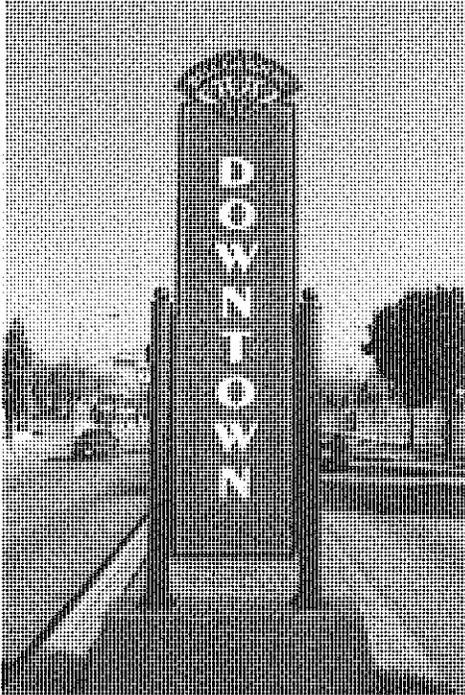
**Reference:**

Third Avenue Village Association  
353 Third Avenue  
Chula Vista, CA 91910  
Mr. Adam Sparks, President  
Third Avenue Village Association  
(619) 422-1982  
mangiaitaliano@cox.net

ChulVistDowntown 1\_7039\_1a



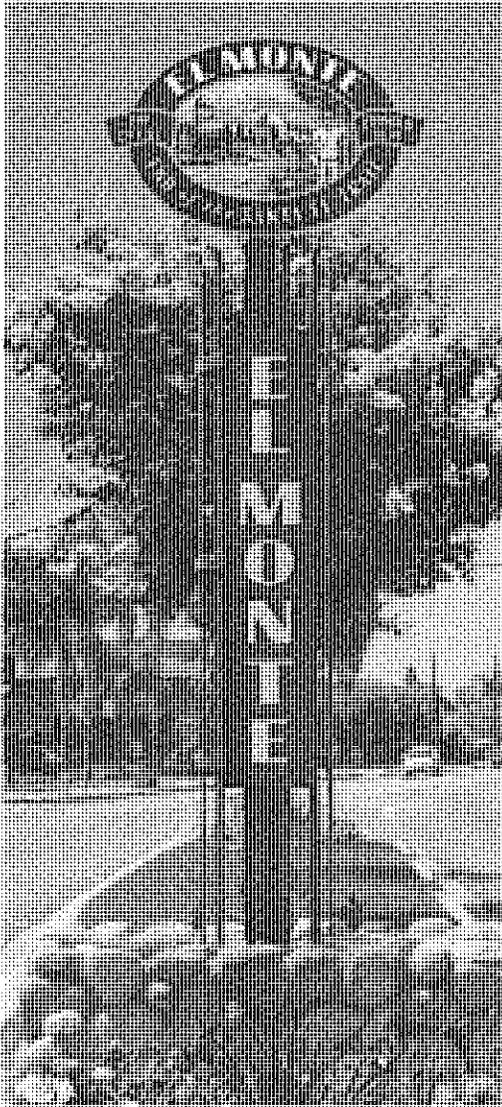
ChuVistDowntown T\_7039.2a



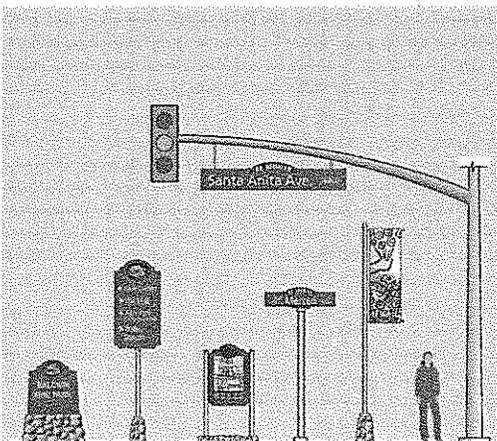
To help accelerate the momentum of this community's economic development progress, Graphic Solutions worked with staff and stakeholders to create an appropriate brand, and apply it comprehensively to print collateral and to city and district gateways, wayfinding and facility identification signage. Materials were selected for sustainability and long-term durability. Graphic Solutions' scope included City-Wide & District Specific Comprehensive Sign Program, Planning, Branding, Design, Consensus Building, Construction Specifications, Construction Administration, and Marketing Materials. (1999 to present)

**Reference:**  
City of Bell Gardens  
7100 South Garfield Avenue  
Bell Gardens, CA 90201  
Ms. Carmen Morales  
(562) 806-7723  
cmorales@bellgardens.org

BellGard T\_7069

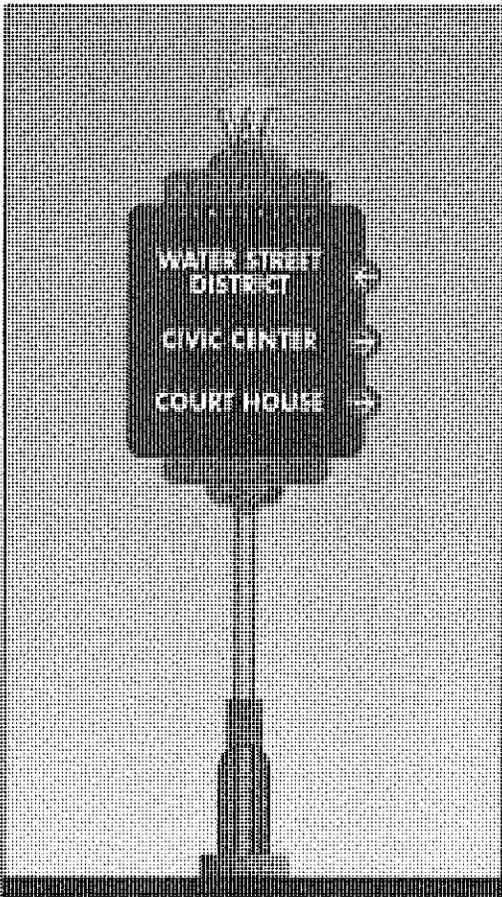
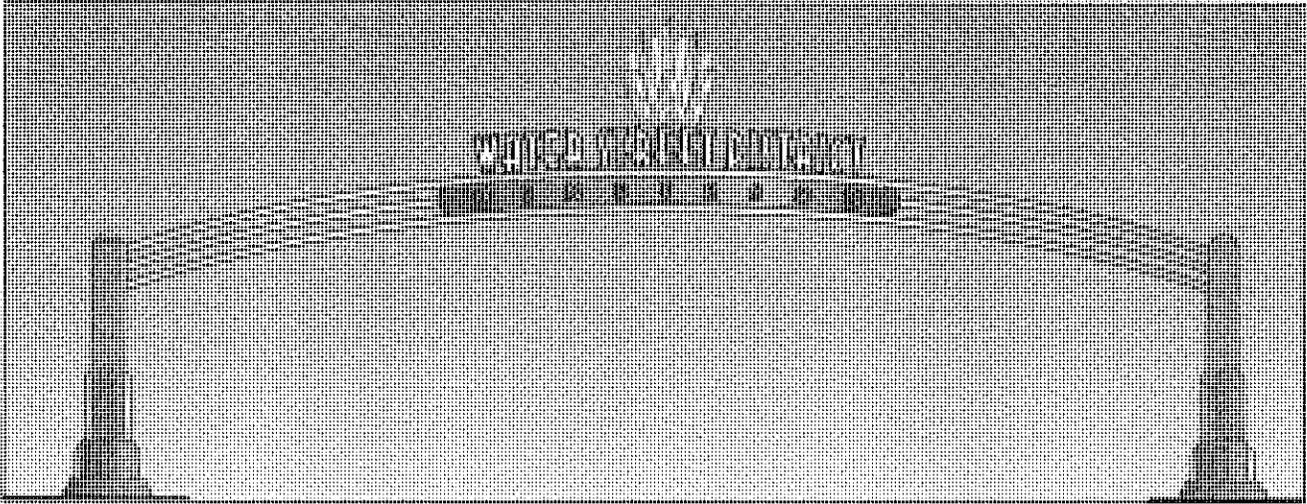


Graphic Solutions' designs for entry and directional signs complement streetscape and landscaping elements, and feature an updated brand for the city. Graphic Solutions' scope included Branding & Signage Program, Research, Planning, Logo Development, Design, Public Presentations, Working Drawings, Construction Specifications, and Construction Administration. (1998 to present)



**Reference**  
City of El Monte  
11333 Valley Boulevard  
El Monte, CA 91731  
Mr. Damien Arrula, Economic Development  
Director  
(626) 580-2248  
darrula@elmonteCA.gov

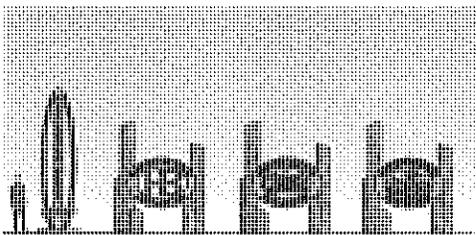
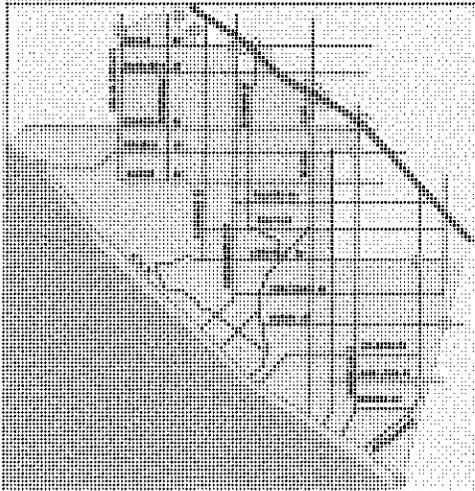
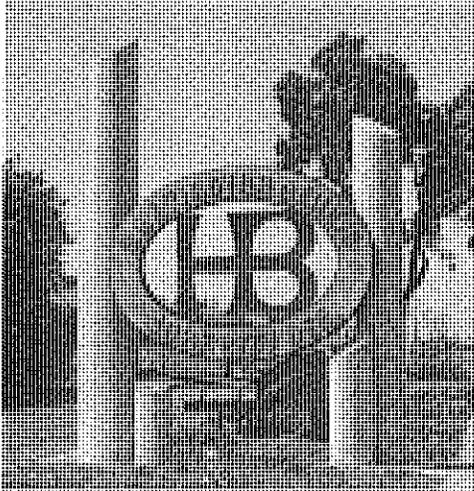
El Monte Fam T\_7056



Part of a larger program for Henderson's Downtown Water Street, the gateway arch is visually inviting from a distance while the bas relief detail on the base adds a tactile dimension to invite the touch of a passerby. Earth and ore materials at the base of the Gateway gradually evolve into a more finished, polished expression reflecting the history and ultimately the aspirations of the community. Graphic Solutions' scope included Branding, Comprehensive Sign Program, Design, Planning, and Construction Documents. (2003 - 2008)

**Reference:**

City of Henderson  
240 Water Street  
Henderson, NV 89015  
Mr. Cody Walker  
(702) 267-1521  
[cody.walker@cityofhenderson.com](mailto:cody.walker@cityofhenderson.com)



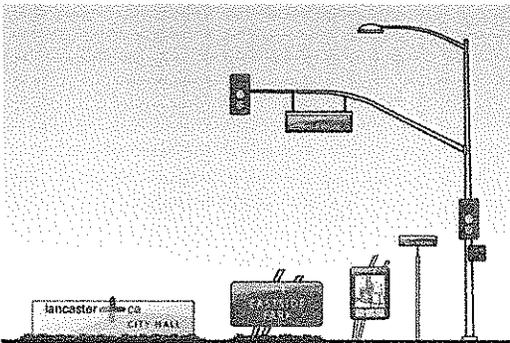
Designs for City-wide entry signs were developed through stakeholder committee meetings, and feature consistent colors, materials, and typography, while expressing this coastal community's variety of attractions (pier, surfing, wetlands). Graphic Solutions' scope included a Comprehensive Sign Program: Branding, Design, Sign Planning, Consensus Building, Construction Specifications, and Construction Administration. (2001 to 2009)

**Reference:**  
City of Huntington Beach  
2000 Main Street  
Huntington Beach, CA 92648  
Ms. Kellee Fritzall  
(714) 375-5186  
KFritzal@surfcity-hb.org

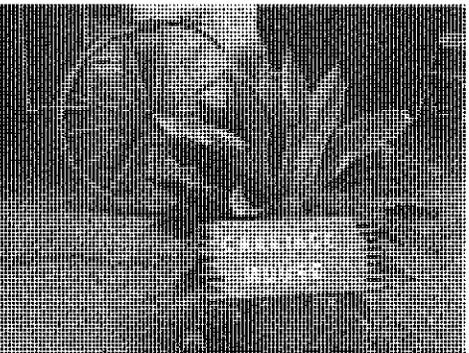
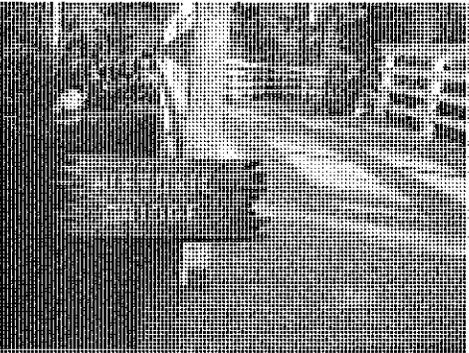
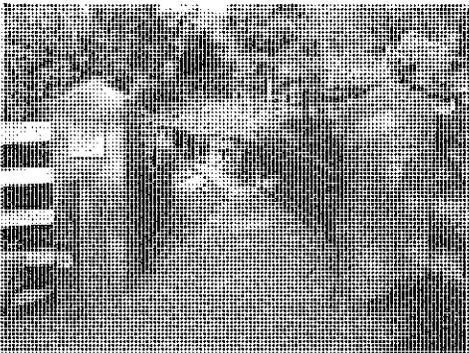
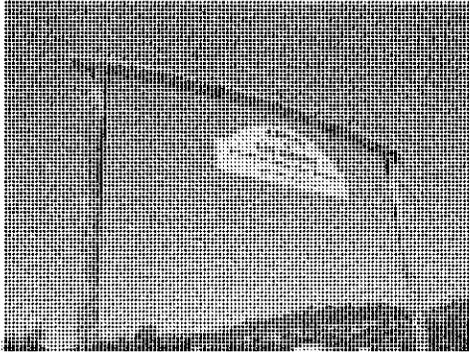
HuntingtonBchFam T\_7072.1



Lancaster's city-wide sign program incorporates a new "L" brand, distinctive colors and shapes - rendered in durable materials appropriate to the high desert environment. Graphic Solutions' scope included a Comprehensive Sign Program, Planning, Branding, Design and Design Intent Drawings. (2009-2011)



**Reference:**  
City of Lancaster  
44933 Fern Ave  
Lancaster, CA 93534  
Mr. Vern Lawson  
(661) 723-6128  
vlawson@cityoflanasterca.org



Once the retreat for the famous movie and TV actor, and playground for his Hollywood pals, the Carrillo Ranch is now preserved as a city park, hidden in a canyon surrounded by new residential development. Visitors enjoy the historic hacienda, old films in the barn-turned-theater, and weddings and events among the peacocks, palms, pepper trees and dagger plants. Signs respect the history of the ranch, using simple materials and craft—as though Leo's ranch hands had made them. Graphic Solutions' scope included Concept Design, Branding, Design Intent Drawings, Budgetary Estimates and Construction Administration. (1999 to 2004)

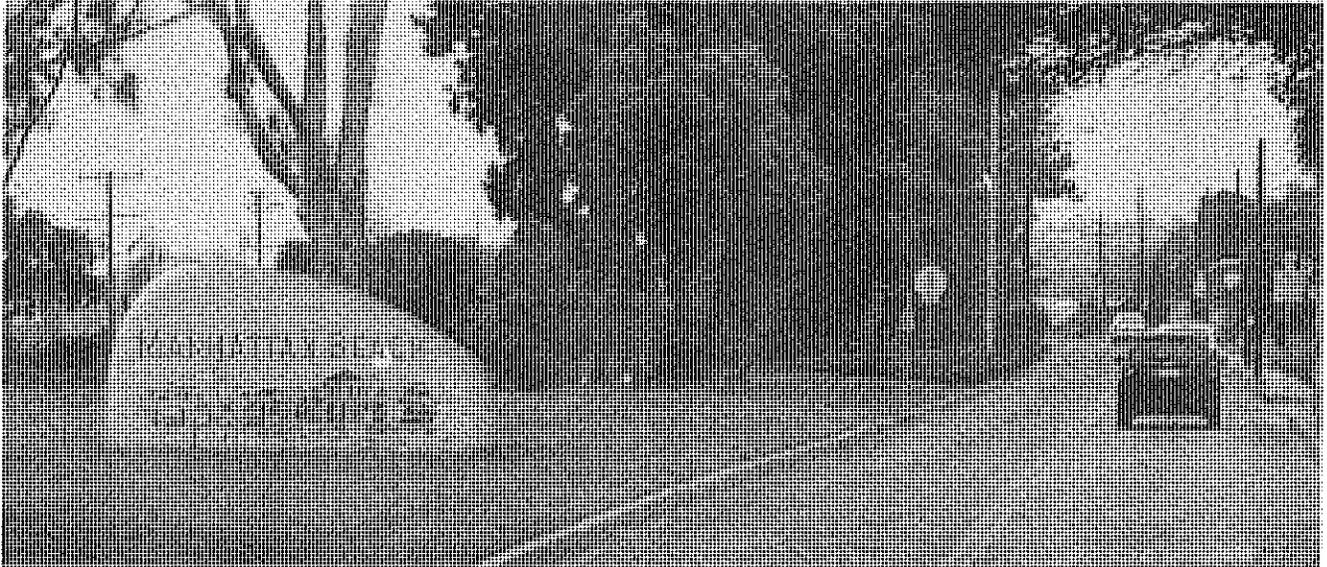
*"Graphic Solutions was an integral part of design team for the historic Leo Carrillo Ranch in Carlsbad. The Carrillo Ranch is on the National Register of Historic Places and a State Historic Landmark. It was critical to have a graphics consultant that understood not only good graphic design, but the context of the entire project. They served as critical idea providers on how to interpret one of California's treasures...*

*I highly recommend them as they did a fabulous job on our project."*

*- Mark Steyaert, Project Manager  
City of Carlsbad*

**Reference:**

City of Carlsbad (in coordination with KTU+A)  
1200 Carlsbad Village Drive  
Carlsbad, CA 92008  
Mr. Mark Steyaert, Jr.,  
Park Development Coordinator  
(760) 434-2826

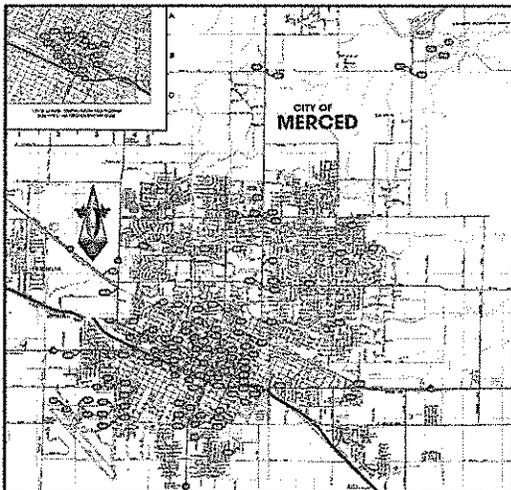
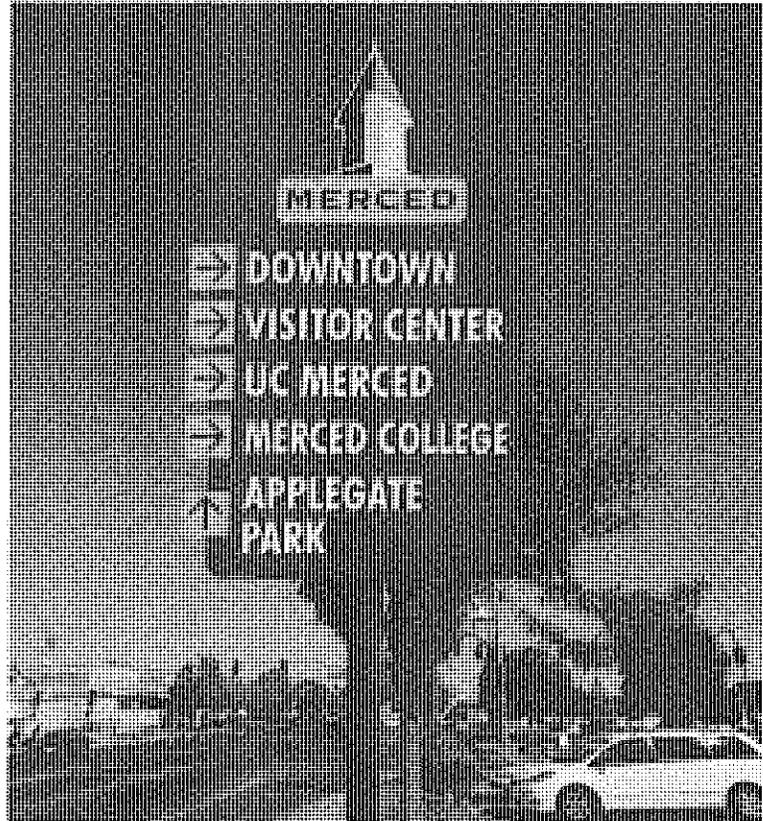
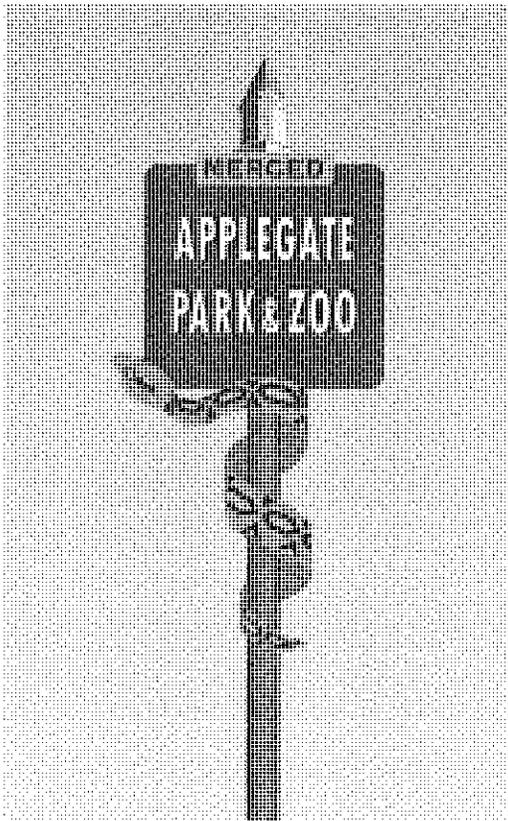


The brand developed for these giant “beach stone” entry signs feature the city’s iconic pier, rendered in a mosaic of glazed tile pieces — reminiscent of Manhattan Beach’s historic ceramics industry. Graphic Solutions’ scope included Planning, Concept Design, Logo Development, a Comprehensive Sign Program, Design Development Drawings, Construction Specifications and Construction Administration.

(2006 to 2009)

**Reference:**

City of Manhattan Beach  
1400 Highland Avenue  
Manhattan Beach, CA 92066  
Ms. Juanita Purner  
(310) 802-5406  
jpurner@citymb.info

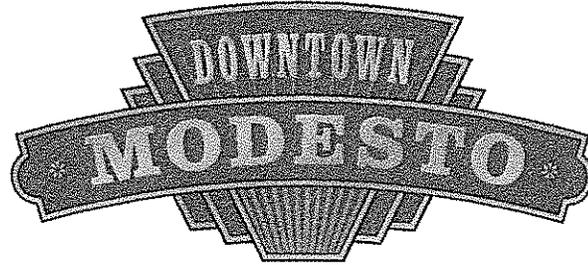


A new University of California campus provided the impetus for creating a comprehensive branding and citywide sign program, connecting the campus to the downtown and to other destinations. A prominent landmark tower provided inspiration for the brand. Graphic Solutions' work includes Planning, Brand Development, Design, Location Planning, Value Engineering, Construction Documents for Competitive Bidding, and Construction Administration. (2005 to 2007)

*"We have had more positive comments on our wayfinding signs than anything else we have ever done!"*

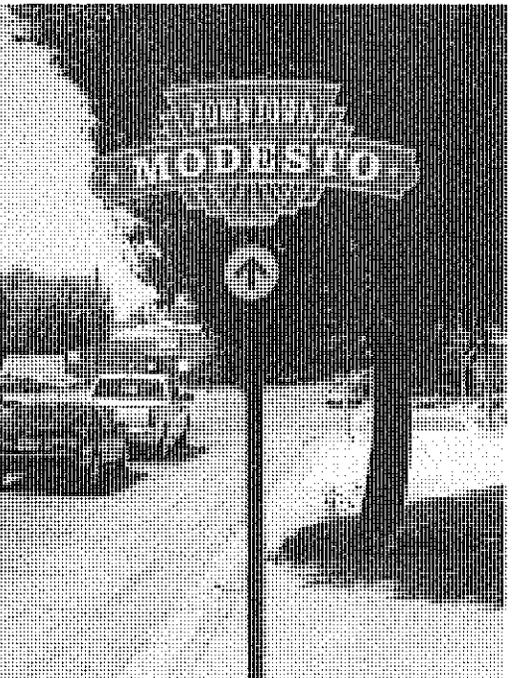
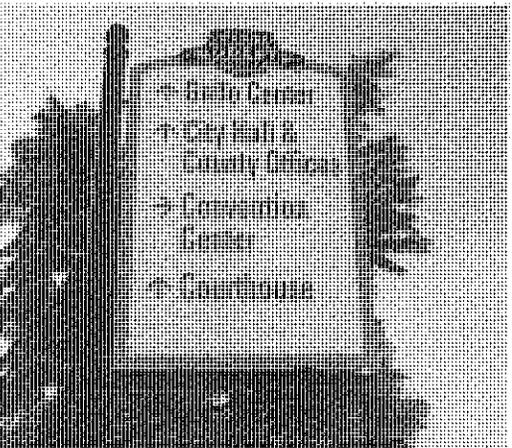
*-Bill Spriggs, Mayor of Merced*

**Reference:**  
City of Merced  
678 West 18th Street  
Merced, CA 95340  
Mr. Joshua Ewen  
(209) 385-6827  
ewenj@cityofmerced.org



Solutions for Downtown Modesto's Sign program, created with stakeholder input, incorporate traditional design themes and fabrication methods and materials selected for long-term value and durability. Graphic Solutions' scope included a Comprehensive Downtown Sign Program, Planning, Design, Working Drawings and Construction Specifications.

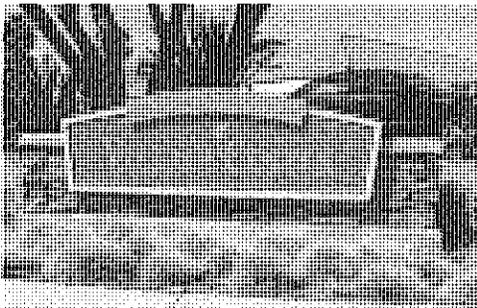
(1998 to 2008)



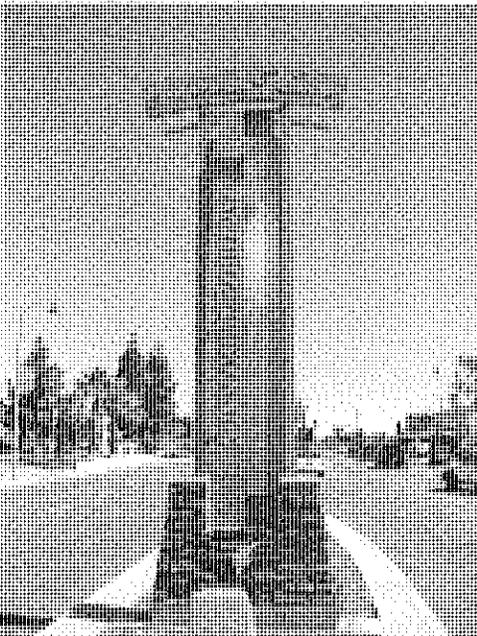
**Reference:**

City of Modesto  
1010 Tenth Street, Suite 3300  
Modesto, CA 95353  
Ms. Linda Boston  
(209) 571-5179  
lboston@ci.modesto.ca.us

Modesto T\_7063



Working in close coordination with city staff, Graphic Solutions provided creative design, construction documents and construction administration for Sunnymead Boulevard revitalization, including overhead gateway sign, monument signs, and banners. Graphic Solutions' scope included Sunnymead Boulevard District Sign Program: Branding; Planning, Design, Construction Specifications, Construction Administration (2007 to present)

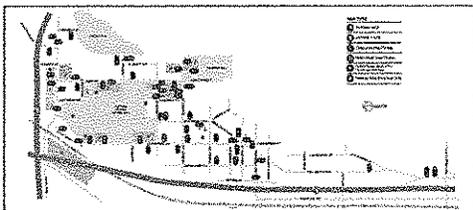
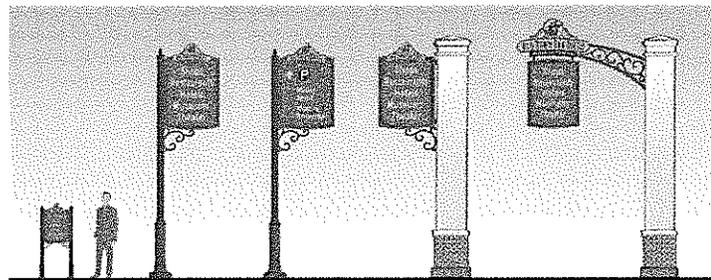
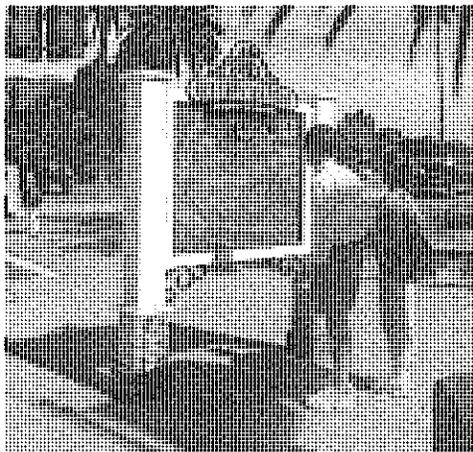


*"As a fullservice graphic design firm, Graphic Solutions offers a creative and innovative approach to working with their clients. The Graphic Solutions team used a 'hands on approach' in creating an exciting new graphics design package for Sunnymead Boulevard. Previously, I had the good fortune to use the services of Graphic Solutions while employed in other municipalities and every time I've been extremely pleased with their work."*

*-Robert Gutierrez, City Manager*

**Reference:**  
 City of Moreno Valley  
 14177 Frederick St.  
 Moreno Valley, CA 92552  
 Mr. Rober Gutierrez,  
 City Manager  
 (951) 413-3020  
 bobg@moval.org

MerValSunnymBld T\_ 8595



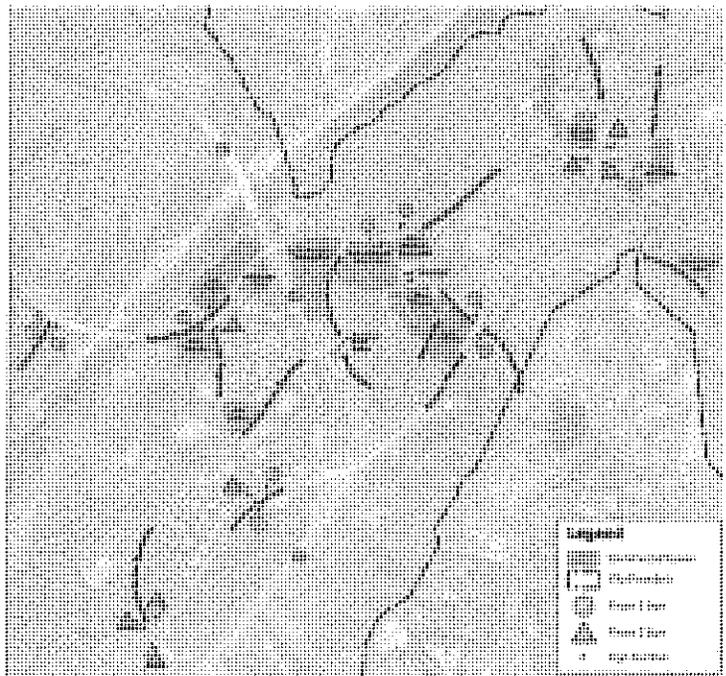
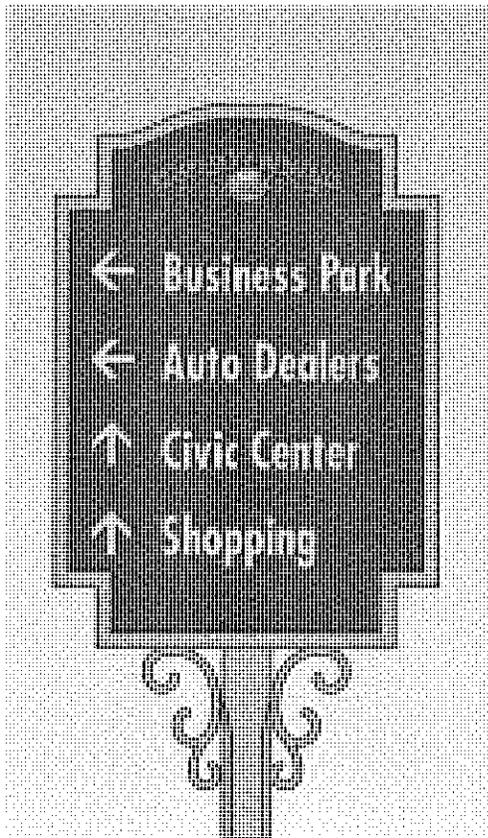
**Reference**  
Old Town Chamber of Commerce  
2415 San Diego Ave # 107  
San Diego, CA 92110  
Mr. Richard Stegner  
(619) 291-4903

San Diego's Old Town is a vibrant and successful mixed-use district - including retail and office commercial, hotel and residential uses - a major gateway to the City of San Diego, at the intersection of two major freeways I-5 and I-8, and served by the City's busiest multi-modal transit station.

The brand and comprehensive sign program, developed through stakeholder and public workshops, combines elements from the district's historic roots with imagery evoking the fiesta atmosphere, which attracts millions of visitors every year. Graphic Solutions' scope included Historic District Branding & Sign Program: Planning, Identity Development, Design, Consensus Building – Stakeholder Committee Meetings & Public Workshops, Sign Planning, Construction Documents, and Construction Administration

*"Graphic Solutions, working with the Design Committee of the Old Town San Diego Chamber of Commerce, has exceeded in providing the technical expertise in recommending designs, appropriate materials and solutions..."*

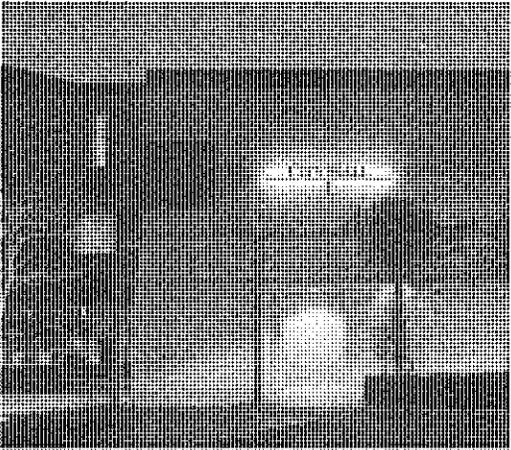
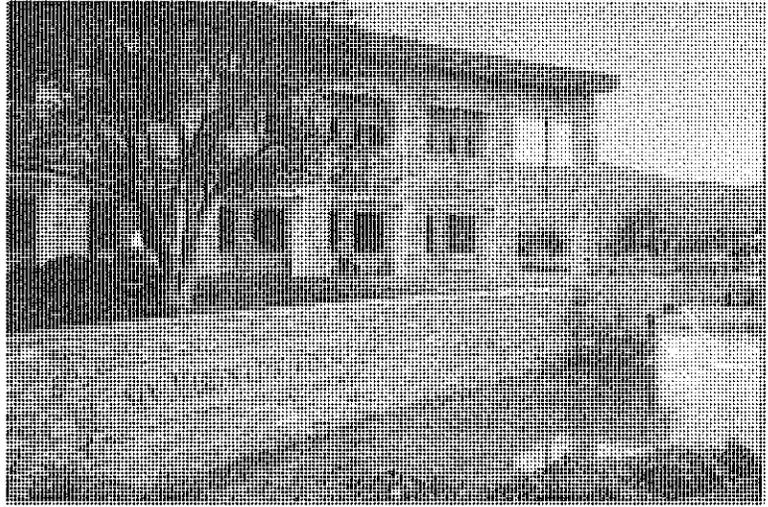
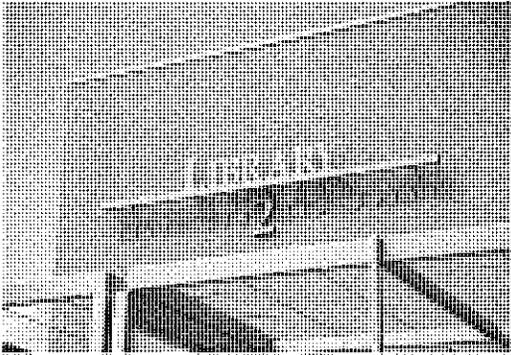
*- Richard Stegner, Executive Director*



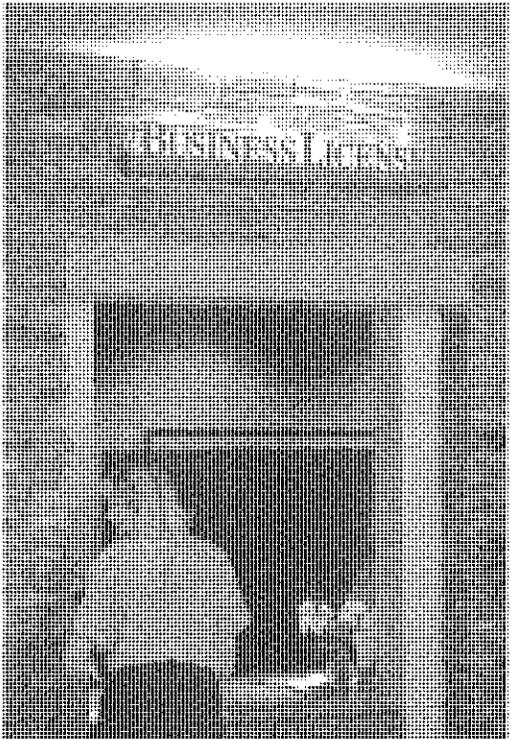
Graphic Solutions' scope included Design, Sign Planning and Wayfinding Program.  
(2008 to 2010)

**Reference:**  
City of Rancho Santa Margarita  
22122 El Paseo  
Rancho Santa Margarita, CA 92688  
Ms. Kathy Graham  
(949) 619-1800  
kgraham@cityofrsm.org

Rancho Santa Marg 7, 7089

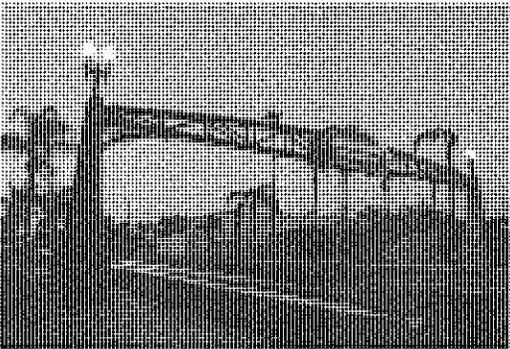
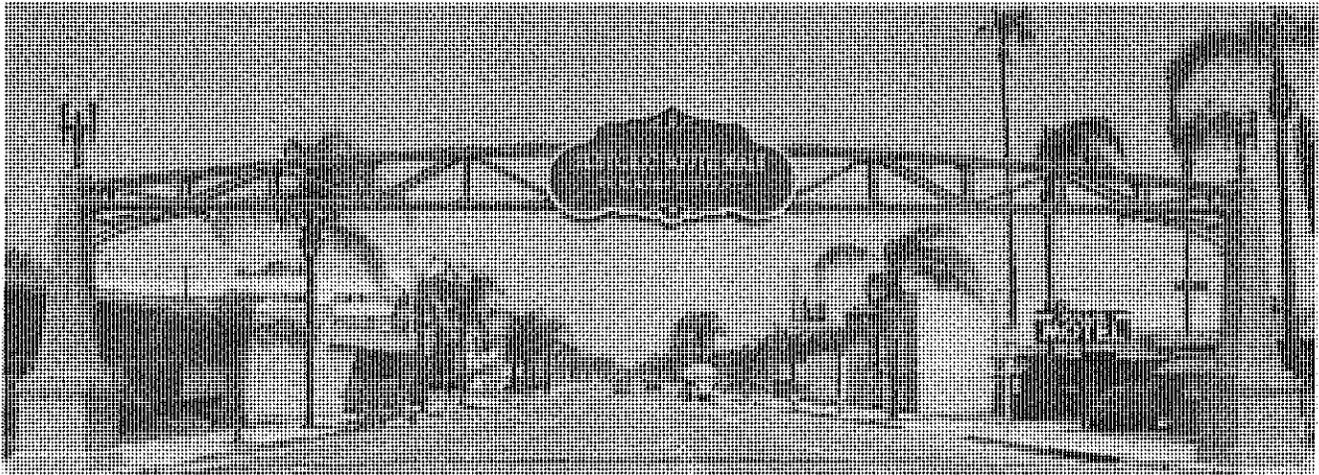


**G**raphic Solutions worked closely with the City of San Marcos to design a comprehensive sign program for a new civic center complex that complements the architecture, interior, and landscape design elements. Graphic Solutions' scope included Design, Construction Documents, and Construction Administration for interior and exterior signage at the City Hall, Library, Community Center, and Parking Structure.  
(completed 1990)

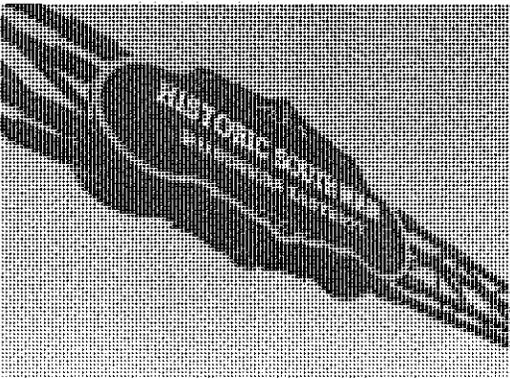


**Reference:**  
City of San Marcos  
(In association with: LPA Irvine, CA)  
1 Civic Center Drive  
San Marcos, CA 92069  
Mr. Paul Malone, City Manager  
(retired)  
(760) 744-1050

SanMarcos\_T\_7010



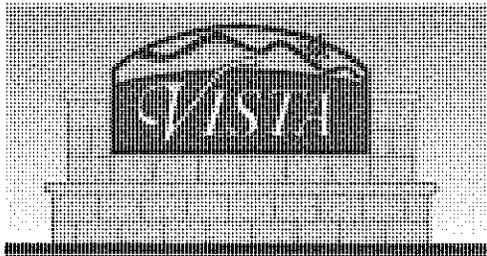
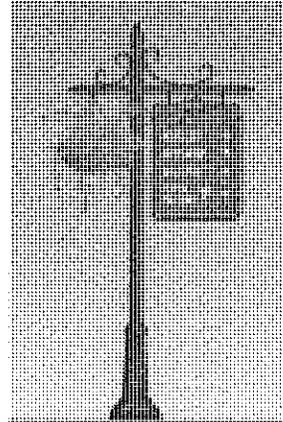
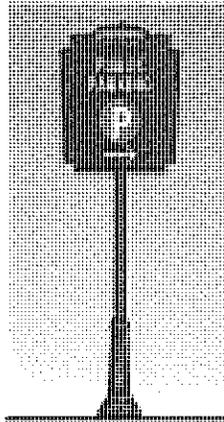
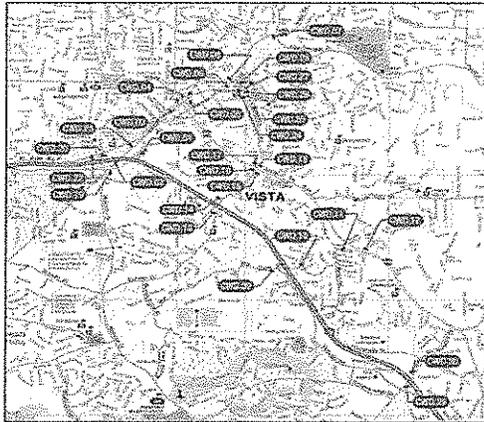
Working from old photos, and the memories of local residents, Graphic Solutions recreated an historic gateway sign for Santa Ana's Main Street, with updated graphics - enhancing the district's sense of place, and economic development efforts. Graphic Solutions' scope included Design, Design Intent Drawings, Construction Specifications, Bid Administration and Construction Administration.  
(2006 to 2008)



**Reference:**  
City of Santa Ana  
20 Civic center Plaza  
Santa Ana, CA 92701  
Ms. Mindy Ly,  
Sr. Civil Engineer  
(714) 647-5665  
[mly@ci.santa-ana.ca.us](mailto:mly@ci.santa-ana.ca.us)



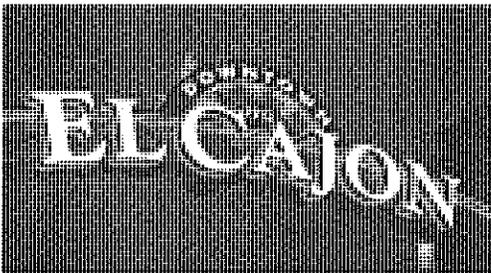
Family of Brands



To help define this sprawling suburban community, Graphic Solutions created a “family of brands” sharing some common elements, and a comprehensive gateway and wayfinding program, to connect and knit together a revitalized “Historic Downtown”, “Vista Village”, new “Paseo” and “Buena Vista Creek” districts. Graphic Solutions’ scope included City-wide and District Specific Branding & Sign Program: Identity Development, Design, Consensus Building, Sign Planning, Construction Specifications, and Construction Administration (2004 – 2009)

**Reference:**  
City of Vista  
600 Eucalyptus Avenue  
Vista, CA 92083  
Mr. Kevin Ham, Economic  
Development Dir.  
(760) 639-6165

Vista District Brand&Way T\_7068



The new brand's suggestion of a windmill, referencing the community's agricultural heritage, stylized magnolia blossoms of the downtown tree, bold typography, lighting effects that change with temperature, interpretive plaque inserts for pedestrian interest — all combine to create a welcoming centerpiece for El Cajon's downtown revitalization. Branding, Planning, Design, Construction Specifications, Construction Administration.  
(2008 to present)



*"This was a really fun project and Graphic Solutions was great to work with. It brings together all the work we've done downtown and really showcases the whole area"*

*-Kathi Henry, Former City Manager,  
City of El Cajon*

**Reference**

City of El Cajon  
200 Civic Center Way  
El Cajon, CA 92020  
Ms. Nancy Palm, Deputy City Manager  
(619) 441-1784  
npalm@cityofelcajon.us

El Cajon T\_8509

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**PUBLIC HEARING: CONSIDERATION OF A ONE LOT TENTATIVE SUBDIVISION MAP TO ALLOW FOR CONVERSION OF NINE EXISTING APARTMENTS TO SEVEN CONDOMINIUM UNITS FOR THE HISTORICALLY DESIGNATED PROPERTY LEGALLY DESCRIBED AS LOTS 21 AND 22, BLOCK 121, OF MAP 376 CBSI, ADDRESSED AS 1106 FOURTH STREET AND LOCATED IN THE R-4 (MULTIPLE FAMILY RESIDENTIAL) ZONE OF THE ORANGE AVENUE CORRIDOR SPECIFIC PLAN (PC 2013-09 1106 FOURTH AVENUE LLC)**

**ISSUE:** Whether the City Council should approve the proposed Tentative Subdivision Map subject to conditions.

**STAFF AND PLANNING COMMISSION RECOMMENDATION:** Adopt the attached resolution, entitled “A Resolution of the City Council of the City of Coronado Approving a One Lot Tentative Subdivision Map to allow for conversion of nine existing apartments to seven condominium units for the historically designated property legally described as Lots 21 and 22, Block 121, of Map 376 CBSI, addressed as 1106 Fourth Street and located in the R-4 (Multiple Family Residential) Zone of the Orange Avenue Corridor Specific Plan (PC 2013-09 1106 Fourth Avenue LLC).”

**FISCAL IMPACT:** If the parcel map is approved and the developer pays in-lieu housing fees rather than providing affordable units, \$49,000 (\$7,000 per unit) in housing in-lieu fees will be collected. In addition, with the conversion of nine apartments to seven condominium units, it is anticipated that property tax revenue will increase.

**STRATEGIC PLAN IMPACT:** Objective 8.2.2 calls for the City to provide incentives for the retention of historic buildings. Benefits of historic designation are outlined in Chapter 84.10 of the Coronado Municipal Code (CMC). CMC Section 84.10.090(B)(2) states that “property owners of multiple-family dwelling apartment complexes containing three or more dwelling units may, upon successful designation as a historic resource, make application to subdivide said property to condominiums in accordance with the procedures set forth in Chapter 82.40 CMC. Any such application for conversion of a designated historic resource will be exempt from the vacancy factor requirements of CMC 82.40.100(F)(2).”

**CITY COUNCIL AUTHORITY:** Approval of a Tentative Map is considered to be an administrative decision (“quasi-adjudicative”). Administrative decisions involve the application of existing laws or policies to a given set of facts. Findings are required to be made in any administrative decision, based on the evidence presented. The administrative act is to apply these findings to a specific parcel of land and the findings must conform to what is required by applicable law or local ordinances. If challenged, generally the court will look to the administrative record to determine whether the evidence or findings support the decision or whether the City Council decision was arbitrary or capricious.

Findings that require the disapproval of a tentative map include the following: (1) that the proposed map is inconsistent with applicable general and specific plans; (2) that the design or improvement of the proposed subdivision is inconsistent with applicable general and specific plans; (3) that the site is not physically suitable for the type of development; (4) that the site is

8a

not physically suitable for the proposed density of development; (5) that the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage, or substantially and avoidably injure fish or wildlife or their habitat; (6) that the design of the subdivision or type of improvements is likely to cause serious public health problems; or (7) that the design of the subdivision or the type of improvements will conflict with public easements.

The City Council's authority to act upon tentative maps is also addressed under the Coronado Municipal Code Subdivision Ordinance Section 82.50.120 and the State Subdivision Map Act Section 66452.2.

**PUBLIC NOTICE:** Notice of this public hearing, as well as the Planning Commission public hearing, was mailed to all property owners within a 300 ft. radius of the property and published in the *Coronado Eagle & Journal* on March 5, 2014.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):** Categorically exempt per Section 15301(k) Existing Facilities and Section 15331 Historic Resource Restoration/Rehabilitation.

**BACKGROUND:**

1. Applicant: Ann Keyser for 1106 Fourth Avenue LLC
2. Property Owner: 1106 Fourth Avenue LLC
3. Request: One-lot Tentative Subdivision Map per CMC Chapter 82.50 Major Subdivisions; and conversion of nine unit apartment to condominiums per CMC Chapter 82.40, Conversion of Residential Property; and CMC Section 84.10.090, Historic Resource Preservation Benefits.
4. Location: Property is addressed as 1106 Fourth Street and is located on the southeast corner of Orange Avenue and Fourth Street.
5. Description of Property: The property is comprised of two 25 ft. x 140 ft. lots totaling 7,000 square feet. The property is located on a corner and has both street and alley access. The property is currently developed with a historically designated two-story apartment complex with nine units and five off street parking spaces.
6. Zoning Designation: R-4 Multi-Family Residential Zone of the Orange Avenue Corridor Specific Plan. The R-4 Zone permits 40 dwelling units per acre or one unit per 1,090 sq. ft. of lot size.
7. General Plan Land Use Designation: High Density Residential up to 40 Dwelling Units per Acre. The residential land use categories in the Land Use Element are expressed in terms of density maximums. Implied in the approach is a City policy prerogative, which simply says that all residential development in any specific category may be built as desired by the residents, as long as the density does not exceed a certain upper limit. The Land Use Element describes the R-4 Zone as "intended to provide high density residential opportunities typified by apartment or condominium development."
8. Related Approvals: On June 19, 2013, the Historic Resource Commission designated the property as a Historic Resource per resolution HR 26-13. On November 20, 2013, the Historic Resource Commission adopted Resolutions HR 48-13 and HR 49-13 approving a Historic Alteration Permit for improvements to the building, and recommending that an exception to parking requirements be granted. On January 28, 2014, the Planning Commission recommended approval, with conditions that the project be reduced from

nine to seven units, and that the existing parking spaces remain unassigned. Minutes related to these recommendations for approval are included as attachments C and D.

**ANALYSIS:** The applicant, Ann Keyser, submitted a completed application for a Tentative Subdivision Map on January 24, 2014. The applicant is requesting approval of a Tentative Subdivision Map with the intention of converting the existing nine unit apartment building to seven condominium units per CMC Chapter 82.40, Conversion of Residential Property and CMC Section 84.10.090, Historic Resource Preservation Benefits. The approval of this subdivision map will permit the individual units to be sold separately as condominiums, and the existing two 25 ft. x 140 ft. lots will be combined into one 50 ft. x 140 ft. lot. Similar requests have been approved by the Planning Commission and City Council in the past for historically designated properties at 721-727 D Avenue, 749-763 G Avenue, and 848-866 D Avenue.

#### Conversion of Residential Property Ordinance Conformance

The City's ordinance related to conversion of apartments to condominiums (CMC Chapter 82.40) must be considered in association with this application. This chapter identifies the application requirements, standards, and findings for conversion of residential property to condominiums which include, but are not limited to, a report on the physical elements of all structures on the property, a statement of intended repairs and improvements, and a notice to tenants. These items are included in Attachment B. This chapter also specifies the physical standards that are required in order to convert an existing building to a condominium.

#### CMC 82.40.060 Specific Physical Standards

The application indicates that the conversion will comply with these standards with the exception of Section 82.40.060(F) related to private storage space. Per the code, "each unit shall have at least 200 cubic feet of enclosed weather proofed and lockable private storage space in addition to guest, linen, pantry and closets customarily provided. Such space may be provided in any location approved by the Department of Community Development, but shall not be divided into two or more locations. In such cases where the subdivider can demonstrate that this standard cannot or should not reasonably be met, this standard may be modified by the City Council." In this case, the applicant has indicated that a maximum of 100 cubic feet of storage can be provided, accessed from the exterior beneath raised decks on the side of the building, and requests that the private storage area standard be modified to allow 100 cubic feet.

#### Zoning Ordinance Conformance

The City's Subdivision Ordinance requires that all subdivision maps comply with current zoning and density regulations. A zoning and density conformance analysis is included in the application and on the site plan (Attachment B). The Historic Resource Ordinance allows for exceptions to the zoning ordinance to be considered for historically designated properties. With this conversion and subdivision, some of the City's current regulations cannot be met, and the applicant requests that exceptions to the zoning ordinance be granted as follows:

#### R-4 Section B.2 Lot Area per Family

The R-4 zoning designation and parcel size of 7,000 sq. ft. would allow a maximum of six units at the subject property; however, nine units currently exist, resulting in an existing non-conforming density condition. The nine units include one 2-bedroom unit, four 1-bedroom units, and four studio units. The Planning Commission recommended to City Council approval of the

Subdivision Map and condominium conversion with the condition that the applicant design the project to reduce the number of units to seven. Subsequent to the Planning Commission hearing on January 28, 2014, the applicant revised the tentative map to show compliance with this condition. This proposal still exceeds allowable density by one unit; however, the City Council has the option to approve the additional one unit as a density bonus. Per CMC Section 84.010.090(G), an owner of a historic resource in a Residential Zone is eligible for a density bonus to allow an increase in the number of dwelling units that would normally be permitted in the underlying zone. The density bonus is only allowed within an existing historic resource.

Alternatively, the City Council may wish to condition the approval with a reduction in the number of units to meet the density requirement.

#### R-4 Section B.10 Off Street Parking Required per CMC Chapter 86.58

Off-street parking requirements per CMC Chapter 86.58 state that two off-street parking spaces are required for each unit. Five parking spaces are currently present at the rear of the building, accessed from the alley. This is an existing non-conforming parking condition, as 14 off-street parking spaces would be required for the proposed seven units under current zoning. The applicant has indicated that there is no feasible way to provide the additional required parking. The Planning Commission recommended to City Council that an exception to parking standards be granted per CMC Section 84.10.090(C).

#### CMC 86.58.110 Assignment

Section 86.58.110(B)(1) states that “each off street parking space for a multiple-family dwelling unit shall be assigned to a specific dwelling unit or use, and clearly marked for such dwelling or use.” Compliance with this section is typically included in the conditions for approval of a tentative map. In this case, the existing parking condition of five existing spaces does not allow for each of the seven dwelling units to have its own assigned space. Therefore, the Planning Commission also recommended modification of the condition to require that parking spaces remain unassigned and available for use on a first-come, first-served basis. This condition is currently included in the attached resolution (Attachment A) as condition 30(c). The City Council may wish to modify condition 30(c) per the recommendation of the Planning Commission.

The State Subdivision Map Act and Coronado Subdivision Ordinance provide authority to local agencies to impose conditions on approval of subdivisions. The subdivider can be required to dedicate land to public use, make public improvements, pay required fees, or other conditions as needed to mitigate any adverse impacts of the subdivision on the community, to provide governmental services to subdivision residents, and to implement the requirements of the local general plan. All conditions of approval associated with this Tentative Subdivision Map are included in the resolution for approval (Attachment A).

This application was reviewed by the Building, Fire, Public Services, Engineering, Recreation, and Community Development Departments and suggested conditions have been drafted based on input from these departments. The suggested conditions are identified in the attached resolution (Attachment A), as are appropriate findings for both approval of the Conversion of Residential Property and Subdivision Map.

**ALTERNATIVE:** The City Council has the right to modify the attached findings and conditions in accordance with the above City Council Authority.

For additional details, please see the attachments. The full size proposed Tentative Subdivision Map is available to review in the Community Development Department.

Submitted by Community Development Department/Tricia Olsen

- Attachments:
- A) Draft Resolution
  - B) Application and Tentative Subdivision Map
  - C) Historic Resource Commission meeting minutes from November 20, 2013
  - D) Planning Commission meeting minutes from January 28, 2014

*i:\city council, boards, and commissions\pc\pc staff reports\pc2013-09 1106 fourth map\pc 2013-09 1106 fourth for cc 031814.doc*

CM	ACM	AS	CA	CC	CD	EPD	F	G	L	P	PS	R
2	N/A	N/A	JNC	MLC	RAH	N/A						

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**RESOLUTION NO.**  
**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONADO**  
**APPROVING A ONE LOT TENTATIVE SUBDIVISION MAP TO ALLOW FOR**  
**CONVERSION OF NINE EXISTING APARTMENTS TO SEVEN CONDOMINIUM**  
**UNITS FOR THE HISTORICALLY DESIGNATED PROPERTY LEGALLY**  
**DESCRIBED AS LOTS 21 AND 22, BLOCK 121, OF MAP 376 CBSI, ADDRESSED AS**  
**1106 FOURTH STREET AND LOCATED IN THE R-4 (MULTIPLE FAMILY**  
**RESIDENTIAL) ZONE OF THE ORANGE AVENUE CORRIDOR SPECIFIC PLAN**  
**(PC 2013-09 1106 FOURTH AVENUE LLC)**

WHEREAS, Ann Keyser, representing 1106 Fourth Avenue LLC, per the California Subdivision Map Act and the City of Coronado Subdivision Ordinance, requested City approval to subdivide 1106 Fourth Street for conversion of nine apartment units to seven residential condominium units; and

WHEREAS, the Planning Commission of the City of Coronado did, pursuant to section 66854 of the Government Code, hold a public hearing on the Tentative Subdivision Map on January 28, 2014, and subsequently adopted a motion recommending approval with findings and conditions to the City Council; and

WHEREAS, the City Council of the City of Coronado did, pursuant to section 66854 of the Government Code, hold a public hearing on said subdivision request on March 18, 2014, and said public hearing was duly noticed as required by law and all persons desiring to be heard were heard at said hearing.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Coronado that the proposed Tentative Subdivision Map for 1106 Fourth Street be approved and that the approval be based upon the following findings:

1. The proposed conversion and map, with zoning exceptions granted by the City Council, are consistent with the Coronado General Plan, Zoning Ordinance and Orange Avenue Corridor Specific Plan (OACSP) in that the existing residential use and density of development are permitted under the General Plan, Zoning Ordinance, and OACSP requirements;
2. The design and improvement of the proposed conversion and subdivision are consistent with the Coronado General Plan, Zoning Ordinance and OACSP in that the overall design and physical condition of the conversion and subdivision achieves a high degree of appearance, open space, quality, and safety, and provides sufficient lot area and street access for the existing development;
3. The site is physically suitable for the type of development in that the 7,000 sq. ft. subject lot has supported 9 units over the past 70 years;
4. The proposed conversion will not displace predominantly low and moderate income families or tenants without adequate provision for the suitable relocation of such families or tenants as approval of the map is subject to CMC Section 82.40.070, which states that the City Council shall not approve a final map or parcel map for a subdivision to be created from the conversion of residential real property into a condominium project, a community apartment project, or a

stock cooperative project unless it makes all of the findings set forth in Section 66427.1 of the Subdivision Map Act relating to notices and offers to tenants;

5. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage, nor are they likely to substantially and avoidably injure fish or wildlife or their habitat and the project is categorically exempt, in accordance with CEQA Guidelines, Section 15301(k) Existing Facilities and Section 15331 Historic Resource Restoration/Rehabilitation, from environmental review according to the California Environmental Quality Act (CEQA); and
6. The Tentative Map, with zoning exceptions granted by the City Council, meets all the requirements of the Subdivision Map Act, the Coronado Subdivision Ordinance, Conversion of Real Property Ordinance, and Historic Preservation Ordinance and was approved, with conditions, by the Building, Public Services, Engineering, Recreation, Community Development, and Fire departments.

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

1. Owner shall reserve 20% of the units within the development "for rental" to persons qualified by the County Housing Authority as meeting Section 8 Rental Assistance requirements or to persons qualifying within very low and low income categories as established annually by the U.S. Department of Housing and Urban Development (HUD), or "for sale" to persons qualifying within moderate income categories as established annually by the U.S. Department of Housing and Urban Development (HUD), or shall pay a fee in lieu thereof of \$7,000.00 for every unit within the project, at the option of the subdivider, for the purpose of providing affordable housing assistance in accordance with Chapter 82.21 of the Coronado Municipal Code;
2. Owner shall install a 13R compliant fire sprinkler and alarm system throughout the development in accordance with the National Fire Protection Association Standard, 2010 Edition to the satisfaction of the City of Coronado Fire Department. Said alarm system shall have a central station monitoring for water flow;
3. Owner shall provide appropriate Fire Department personnel and vehicle access including access to any locked common areas. All gates or other structures or devices that could obstruct fire access roadways or otherwise hinder emergency operations are prohibited unless they meet standards approved by the Fire Department and receive specific plan approval;
4. The location of the fire department connection and back flow prevention device (OS&Y valve) shall be approved by the Fire Department and preferably face Orange Ave.;
5. Owner shall provide adequate water flow for firefighting based upon the square footage of the buildings and, if needed, Owner shall upgrade or install a fire hydrant within the adjacent public rights-of-way in accordance with the California Fire Code standard to the satisfaction of the City of Coronado Fire Department;
6. Owner shall maintain a minimum of three feet of clearance between vehicular ingress/egress areas and any property lines extended, intersection radius, and any obstruction, e.g., utility poles, hydrants, trees, etc. The relocation of any of these items to obtain the needed clearances shall be the sole responsibility of the Owner;

7. Owner shall assure that drainage from the subject property does not flow onto adjacent parcels and Owner shall take reasonable measures to prevent the direct flow of surface water drainage into the curbs and gutters, streets and alleys including but not limited to:
  - a) All impervious surfaces shall drain into landscaped areas before exiting the site;
  - b) All roof drains shall outlet into landscaped areas; and
  - c) Driveways and sidewalks shall slope to drain into landscaped areas;
8. Owner shall submit a completed Storm Water Forms Packet (Priority Assessment, Low Impact Development "LID," and Storm Water Source Control Checklist) to the Public Services Department for review;
9. During and after construction, Owner shall implement effective erosion control, sediment control, and water pollution prevention measures in accordance with the National Pollutant Distribution Elimination System (NPDES) and Coronado's Municipal Code Title 61 to prevent the flow of contaminants into the storm drain system including, but not limited to:
  - a) Water extraction pumps designed to remove water from below grade structures shall filter the water through a sand-oil separator then discharge to the sewer system (or a similar system intended to segregate pollutants and suspended solids approved by the City of Coronado Public Services Department);
  - b) Protect adjacent storm drain inlets from the flow of pollutants;
  - c) Contain runoff from excavation sites and building materials, with (for example) straw wattles;
  - d) Cover piles of debris and excavated materials;
  - e) Contain storage of building materials;
  - f) Monitor the condition of the erosion control components for maintenance purposes; and
  - g) Sweep the adjacent streets and sidewalks daily or as needed to keep adjacent areas clean;
10. Any existing sewer laterals used for new development shall be videotaped, at Owner's expense, for its entire length to the sewer main to assess its condition and suitability for continued use. The video shall be furnished to the City of Coronado Public Services Dept. in DVD format and, based on its review, repairs or replacement of the sewer line may be required, at the direction of the City of Coronado. In accordance with the Municipal Code, fees will be charged for new sewer service lateral connections. Each building requires a separate sewer service lateral connected to the sewer main and the reservation of easements may be required;
11. Prior to demolition, any existing sewer laterals shall be capped and staked. Sewer laterals that are not used by the proposed development shall be removed by Owner from the City's rights-of-way and capped within 24 inches of the sewer main under permit issued by the Engineering and Project Development Department;
12. Owner shall underground all existing and future utilities to this site. Individual lots require separate utility service and utility easements shall be provided between the alley and the street. (Concrete replacement to accommodate the undergrounding of utilities shall be a minimum of 36 inches wide for the length of the repair.);
13. Owner shall research and identify the location of existing utilities on the site prior to grading or excavating the site and the Owner shall be responsible to remove any utility location "mark out" indicators or paint;

14. Owner shall install all utilities, which are not possible to underground, such as back flow valves and transformers, on private property and said utilities shall be screened from public view, at the direction of the City Community Development Department;
15. Owner shall remove and replace a portion of the alley adjoining the subject property (full width from property line to property line including ped ramps - approximately 20 ft. x 50 ft.) in accordance with City standards and the San Diego Regional Standard Drawings and Caltrans standards, at the direction of the City Engineering and Project Development Department;
16. Owner shall remove and replace damaged areas of the adjacent public sidewalk (with "historic" pattern) and curb, and gutter from property line to property line (damaged areas totaling approximately 60 linear ft.) in accordance with City standards and the San Diego Regional Standards Drawings (SDRSD), at the direction of the City Engineering and Project Development Department. (Curb and gutter Type G SDRSD Detail G-2);
17. The adjacent public sidewalk and alley (if present) shall remain safe, smooth and free of all trip or travel hazards during construction. Owner shall repair any public paving damaged (e.g., sidewalk, curb, gutter, alley, street) during the course of this project at the direction of the City's Engineering Department. All repairs to public property shall be in accordance with City standards and the San Diego Regional Standard Drawings;
18. Owner shall have a California licensed land surveyor install survey monuments at all property corners with locations indicated on the final parcel map and any monuments disturbed during construction shall be replaced by a licensed land surveyor at Owner's expense;
19. Owner shall assure that the storage of building materials, equipment, or containers (other than for refuse purposes) in the City right-of-way does not occur;
20. Owner shall apply for an encroachment permit from Caltrans for any work performed within the adjoining Orange Avenue public rights-of-way and the Owner shall assume responsibility for costs associated with the construction and maintenance of said amenities;
21. Owner shall assure that all work performed outside of the private property lines shall conform to the San Diego Regional Standard Drawings and Coronado Special Construction Provisions and prior to construction a right-of-way permit shall be obtained from the Engineering and Project Development Department;
22. The City does not permit the discharge of groundwater or construction runoff into the storm drain system. Consequently, disposal of groundwater extracted from the site into the City sewer system, if warranted, requires approval and a permit from the City's Engineering and Project Development Department. The applicant must pay the costs for this operation and make payment of a processing fee charged the City by San Diego's Metropolitan Waste Water Department;
23. Owner shall protect the adjacent on-street parking spaces, parking and traffic markings and signage, except as required to be modified to provide vehicle ingress and egress to the property;
24. Owner shall protect, irrigate, and maintain the existing street trees within the adjacent street public parkway;
25. Owner shall provide, plant, protect, irrigate, and maintain within the adjacent public parkway shade trees, from the approved street tree list, at the direction of the Public Services Parks Supervisor. Said tree(s) shall have a minimum 2 inch diameter trunk (measured 4 feet 6 inches above the root crown), be double staked and tied and be irrigated by an independent automatic irrigation system. Each tree shall be protected with an expandable collar and no turf shall be permitted within 12 inches of the trunk;

26. Owner shall install linear root barriers adjacent to all existing and newly planted shade trees on public or private property, which are within 10 feet of any public sidewalk, street or alley. Said barriers shall be installed adjacent to the sidewalk and curb face to extend 8 feet to each side of center of the tree installed and not encircle the trees. The barrier shall be a minimum of 12” and a maximum of 18” in depth and shall be either hard plastic or fabric impregnated with a root inhibitor (bio-barrier);
27. Owner shall provide an automatic irrigation system to all existing and proposed adjoining public property landscaping;
28. Owner shall provide an area on private property, accessible by all occupants, for the storage of recyclable materials to the satisfaction of the City of Coronado;
29. Owner shall assure that any common areas and easements be identified and described on the Final Map;
30. Owner shall comply with, and if there are CC&Rs, include in said CC&Rs:
  - a. That no existing or future utility lines be permitted outside of the lot or private interest spaces (separate interest spaces or units) of which they serve unless located within a common area or an easement approved by the City of Coronado;
  - b. That common area or reciprocal pedestrian easements be provided to allow all private occupants of the property access to both the street and alley. Where fences or walls are proposed, gates shall be provided to give said occupants access to both the street and alley;
  - c. That each off-street parking space be specifically assigned to each dwelling unit and clearly marked for such dwelling or use;
  - d. That each off-street parking space be continuously maintained free and unobstructed, with adequate ingress and egress, and not used for any use other than parking of motor vehicles;
  - e. That any present or future outside storage of trash be accessible by all occupants and be enclosed within a minimum 5 ft. high wall with gate which shall be on private property and approved by the City of Coronado;
  - f. That each existing and proposed dwelling unit held as a condominium form of ownership shall be provided with a minimum of 100 cubic feet of storage space per dwelling, in addition to closets customarily provided, in accordance with the Zoning Ordinance; and
  - g. That none of the covenants, conditions and restrictions required by this condition shall be deleted, amended or modified without the prior written approval of the City of Coronado; and
31. If the above conditions, excepting those identified in the Physical Elements Report, have not been completed and accepted in accordance with standards established by the City prior to approval of the final map, then the subdivider shall enter into a secured agreement with the City for 150% of the estimated cost of constructing the improvements and performing the conditions before the final map is approved. Said agreement shall be prepared and recorded with the County Recorder’s Office. If the above conditions are not completed prior to approval of the final map and a secured agreement is approved, all of the above conditions shall be completed to the satisfaction of the City of Coronado prior to any dwelling’s building permit being finalized or occupancy permitted.

Special Conditions

32. Owner shall install within each living unit approved detectors of products of combustion other than heat conforming to the latest UBC standards, mounted on the ceiling or wall at a point centrally located in the corridor or area giving access to rooms used for sleeping purposes;
33. Owner shall ensure that all fire hydrants, fire alarm systems, portable fire extinguishers and other fire protective appliances shall be retained in an operable condition at all times;
34. Owner shall provide a laundry area in each unit, or if common laundry areas are provided, such facilities shall consist of not less than one automatic washer and dryer for each five units or fraction thereof;
35. Owner shall provide written certification to the buyer of each unit at the close of escrow that any dishwashers, garbage disposals, stoves, refrigerators, hot water tanks, and air conditioners that are provided are in operable working condition as of the close of escrow. At such time as the homeowners' association takes over management of the development, the developer shall provide written certification to the association that any appliances and mechanical equipment to be owned in common by the association is in operable working condition;
36. Owner shall install or make necessary repairs to the existing units as recommended by the Physical Elements Report submitted with the Conversion of Residential property application. The Physical Elements Report consists of the following:
  - a. Partner Property Condition Report dated August 19, 2013 and revised December 4, 2013
  - b. San Diego Termite Inspection Report dated February 14, 2013
  - c. Alpine Engineering Geotechnical Report dated October 9, 2013
  - d. Ink Electric, Inc. Electrical Report dated December 17, 2013
  - e. Eilar Associates, Inc. Acoustical Analysis Report dated December 17, 2013
  - f. Statement of Repairs and Improvements submitted with the application dated October 16, 2013

These repairs must be completed prior to the approval of a final subdivision map;

37. Owner shall provide written documentation from an Acoustical Engineer regarding the existing units' compliance with Sound Transmission Standards of the Uniform Building Code;
38. Owner shall provide evidence that the requirements of Subdivision Map Act section 66427.1 have been met.

PASSED AND ADOPTED by the City Council of the City of Coronado, California, this 18<sup>th</sup> day of March by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

---

Casey Tanaka, Mayor of the  
City of Coronado, California

Attest:

---

Mary L. Clifford  
City Clerk

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CITY OF CORONADO

DEPARTMENT OF COMMUNITY DEVELOPMENT  
 PLANNING DIVISION  
 1825 STRAND WAY, CORONADO, CA 92118  
 (619) 522-7326 / (619) 522-2418 (FAX)  
COMMDEV@CORONADO.CA.US

HANDOUT

707

FEB-2013

## TENTATIVE SUBDIVISION MAP

**PURPOSE:** To request a Tentative Subdivision Map to allow for the creation of 5 or more parcels or 5 or more condominium units through the Subdivision Map Act process.

**AUTHORITY:** Coronado Municipal Code Title 82 and California Government Code Section 66473-66474.10.

### NOTES:

1. Application packages for a Tentative Subdivision Map shall be filed with the City of Coronado Community Development Department. Faxed applications will not be accepted.
2. Application packages must be submitted inclusive of all attachments and submittal requirements. Incomplete applications will not be accepted.
3. An application filing fee is required in accordance with the Development Fee Schedule adopted by the City Council.
4. The Planning Commission considers a request for a Tentative Subdivision Map and makes a recommendation to the City Council who is the agency authorized to approve the Tentative Subdivision Map.
5. In order to be docketed for a hearing before the Planning Commission, applications must be deemed complete. The City has 30 days to determine the application complete or incomplete.
6. Planning Commission hearings are held the second and fourth Tuesday of each month and City Council hearings are held on the first and third Tuesday of each month at 3:00 p.m., in the Council Chambers of City Hall. The Planning Commission recommendation to the City Council will be heard at the next available, publicly noticed meeting. The Tentative Subdivision Map process generally takes six to ten weeks to process.

### APPLICANT DATA:

Address of Property: 1106 4<sup>th</sup> St Coronado Assessor Parcel No.: 536-311-01  
 Owner: 1106 Fourth Avenue Coronado Inc Applicant: Ann Kayser  
 Mailing Address: 1172 Orange Ave Coronado Mailing Address: 1172 Orange Ave  
 Phone #: (619) 994-8399 Phone #: (619) 994-8399  
 Email: annkayser@gmail.com E-Mail: annkayser@gmail.com  
 Signature: [Signature] Signature: [Signature]

### SUBMITTAL REQUIREMENTS:

1. Completed Application Form and Filing Fee.
2. Two (2) sets of stamped envelopes addressed to all property owners within 300' radius of property (including name, address, and APN numbers). Please also include a separate listing of these names, addresses and APN numbers (do not attach mailing labels to envelopes unless separate list of addressees is attached).
3. Copy of deed and Preliminary Title Report identifying easements or restrictions placed on of property.
4. Fourteen (14) copies of Tentative Subdivision Maps to include information described on supplemental form.
5. One (1) digital set of Tentative Subdivision Map.

CITY STAFF USE: Case #: PC 2013-09 Date Received: 10/16/13 Fee: \$4,461 Receipt No. 1052



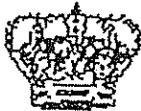
**CITY OF CORONADO**  
**TENTATIVE PARCEL MAP AND TENTATIVE SUBDIVISION MAP**  
**SUPPLEMENTAL PLAN REQUIREMENTS**

**The plans submitted with either a Tentative Parcel Map application or Tentative Subdivision Map Application shall include the following information:**

1. Name and address of the owner whose property is proposed to be subdivided and the name and address of the subdivider.
2. Name and address of registered civil engineer, or licensed surveyor, who prepared the map;
3. North Arrow.
4. Scale.
5. Date of preparation.
6. The location, width and proposed names of all streets within the boundaries of the proposed subdivision and approximate grades thereof.
7. Locations and width of alleys.
8. Names, location and width of adjacent streets.
9. Lot lines and approximate dimensions and numbers of each lot.
10. Approximate location and width of watercourses or areas subject to inundation from floods, and location of structures, irrigation ditches and other permanent features.
11. Approximate contours at two-foot intervals.
12. Approximate location of existing buildings and permanent structures.
13. Location of all major vegetation showing size and type.
14. Legal description of the exterior boundaries of the subdivisions.
15. Width and location of all existing or proposed public or private easements.
16. Classification of lots as to be intended residential, commercial, industrial or otherwise.
17. Location of railroads and rights-of-way.
18. Approximate radii of curves.
19. Any proposed phasing by units.
20. Number of units to be constructed when a condominium or community apartment project is involved.

**Additional information required with Tentative Map Shown on Proposed Tentative Map or Accompanying Documents:**

1. Source of water supply.
  2. Type of street improvement and utilities which the subdivider proposes to install
  3. Proposed method of sewage disposal including location of facilities
  4. Proposed stormwater sewer or other means of drainage, including the location of such facilities
  5. Protective covenants to be recorded.
  6. Proposed tree plantings
  7. Grading Plan showing proposed grading, topographical contours, earthwork volumes of proposed excavation and filling. If no grading is proposed, a statement to that effect shall be filed with the tentative map.
-



CITY OF CORONADO  
UNIFIED APPLICATION FORM

PLEASE PRINT OR TYPE

1. Applicant's Information:

Name: ANN KEYSER  
Company: HOG FOURTH AVENUE CORONADO, INC.  
Address: 1172 ORANGE AVE  
                    Number                    Street  
CORONADO, CA                    92118  
City                    State                    Zip Code  
Phone No: 619-994-8399 (CELL)  
Fax No: \_\_\_\_\_  
E-Mail: annkeyser@gmail.com

2. Applicant's Representative Information:

Name: James H. Algert  
Company: Algert Engineering, Inc.  
Address: 428 Broadway  
                    Number                    Street  
Chula Vista                    CA  
City                    State                    Zip Code  
Phone No: 619-420-7090  
Fax No: 619-420-9139  
E-Mail: algert@algertengineering.com

3. Project Address 1106 4TH ST.

APN# 536-311-01

21 & 22                    121                    376                    1106 - 4TH ST.  
Lots                    Block                    Subdivision                    Address

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

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

REQUEST APPROVAL OF A TENTATIVE MAP TO DEVELOP A NINE (9) UNIT HISTORIC PROPERTY CONDOMINIUM.

6. Applicant's Signature:

Signature of Property Owner: \_\_\_\_\_

CITY USE ONLY BELOW THIS LINE

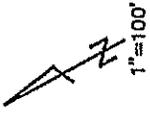
Zone Change	General Plan Amendment	Amendment	EIR Process Required		Lot Line Adjustment	Subdivision		PC Variance	Special Use Permit		Special Application	Coastal Commission Required		Design Review Required	
			YES	NO		<input type="checkbox"/> Major	<input type="checkbox"/> Minor		<input type="checkbox"/>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

Zone: \_\_\_\_\_

Outstanding or previous variance?  Yes  No

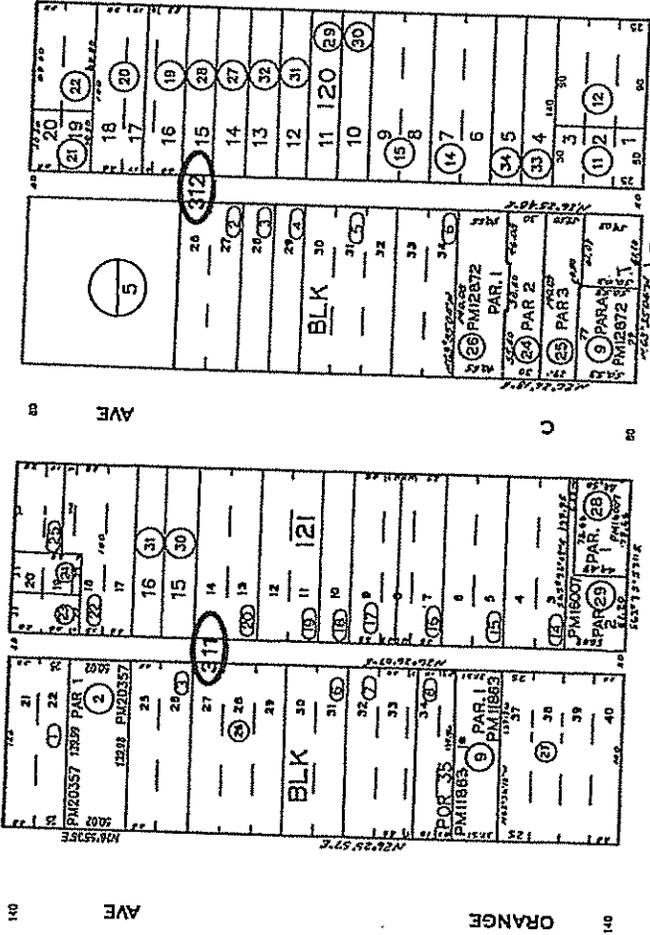
Previous File No. (if any) \_\_\_\_\_

	\$	File No.
Received By	Amt. of Fee	
Date Rec'd	Receipt No.	



FOURTH ST

ST



1<sup>ST</sup> CONDO CORONADO VILLAGE TOWNHOMES  
DOLERS-0026-10  
(SEE SHT 2)

10/02/2007 KJA

CHANGES	BLK	OLD	NEW	CUT
371	10-12	27	72	2239
512	8	23-25	20	2570
311	9	CONDA	BT	631
312	10	27423	09	1134
312	16	28432	00	2394
312	13	28432	00	2394
312	17	31332	91	2047
311	21	30631	98	1620
312	13	33634	89	1147



FIFTH ST



SAN DIEGO COUNTY  
ASSessor's OFFICE  
BOOK 536 PAGE 31 SHT 1 OF 2

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.

ATE, RR B

DOC # 2013-0241325

RECORDING REQUESTED BY:

FATCO

Parcel No. 536-311-01-00

AND WHEN RECORDED MAIL TO:  
1106 Fourth Avenue Coronado, Inc  
1172 ORANGE AVENUE  
Coronado, CA 92118

76

APR 17, 2013 4:29 PM

OFFICIAL RECORDS  
SAN DIEGO COUNTY RECORDER'S OFFICE  
Ernest J. Dronenburg, Jr., COUNTY RECORDER  
FEES: 15.00  
OC: 00

14961

PAGES: 1

GRANT DEED

wholly owned

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS SNONE

- computed on full value of property conveyed, or
- computed on full value less liens or encumbrances remaining at the time of sale.
- unincorporated area:  Coronado, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Assets Resolution Corporation, a Delaware Corporation

hereby GRANT(S) to 1106 Fourth Avenue Coronado, Inc.

the following described real property in the County of San Diego, State of California:

Lots 21 and 22 in Block 121 of Coronado Beach, South Island, in the City of Coronado, County of San Diego, State of California, according to Map thereof No. 376, filed in the Office of the County Recorder of San Diego County, on November 12, 1886.

Date April 1, 2013

Assets Resolution Corporation, A Delaware Corporation

By: John C. Murphy  
John C. Murphy, President

STATE OF CALIFORNIA

COUNTY OF San Diego

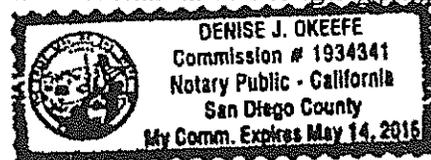
}  
}S.S.  
}

On April 2, 2013, before me, Denise J. O'Keefe, Notary Public, personally appeared John C. Murphy 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.

Signature Denise J. O'Keefe (Seal)



Mail Tax Statement to: SAME AS ABOVE or Address Noted Below

**TENTATIVE MAP**  
SHEET 1 OF 1

**LEGAL DESCRIPTION**  
 LOTS 21 & 22 IN BLOCK 121 OF CORONADO BEACH SOUTH ISLAND, IN THE CITY OF CORONADO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 576, FILED IN THE OFFICE OF THE COUNTY, NOVEMBER 12, 1986.

**ASSESSOR'S PARCEL NUMBER**  
 59-311-01

**CONDOMINIUM NOTE**  
 THIS TENTATIVE MAP OF AN HISTORICAL CONDOMINIUM PROJECT IS BEING FILED IN THE OFFICE OF THE COUNTY CLERK OF THE STATE OF CALIFORNIA CONTAINING A MAXIMUM OF SEVEN (7) UNITS.

**OWNER/APPLICANT**  
 1108 FOURTH AVENUE, CORONADO, INC.  
 1172 ORANGE AVENUE  
 CORONADO, CA 92118  
 PH: (619) 365-4673

BY: *[Signature]* SECRETARY  
 DATE: 02/21/2014

**WATER SUPPLY**  
 CALIFORNIA AMERICAN WATER COMPANY

**FIRE PROTECTION**  
 CITY OF CORONADO

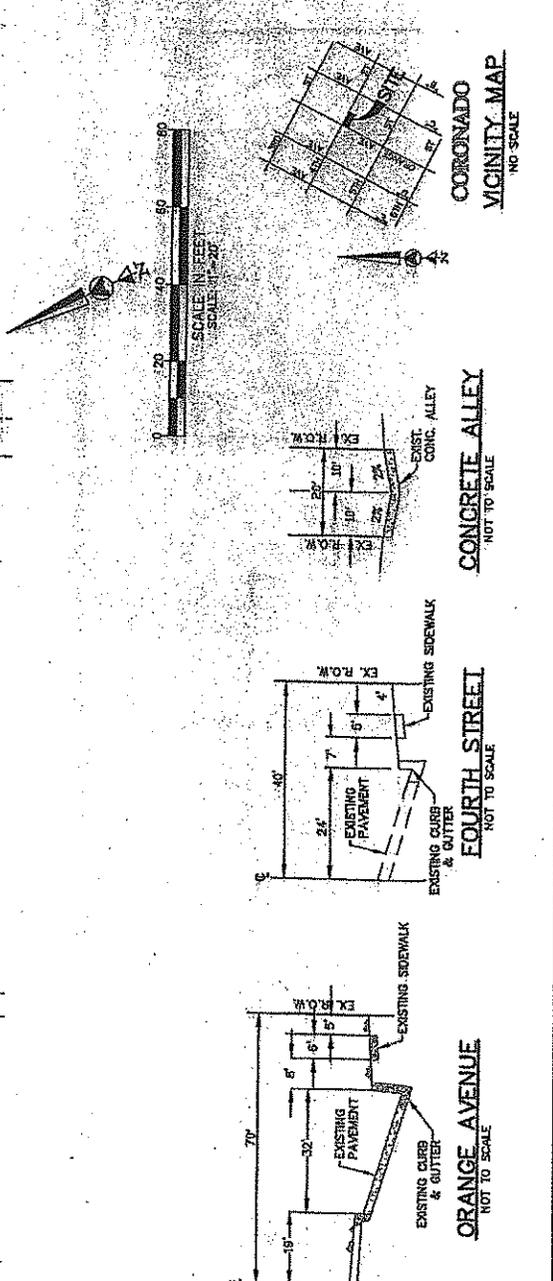
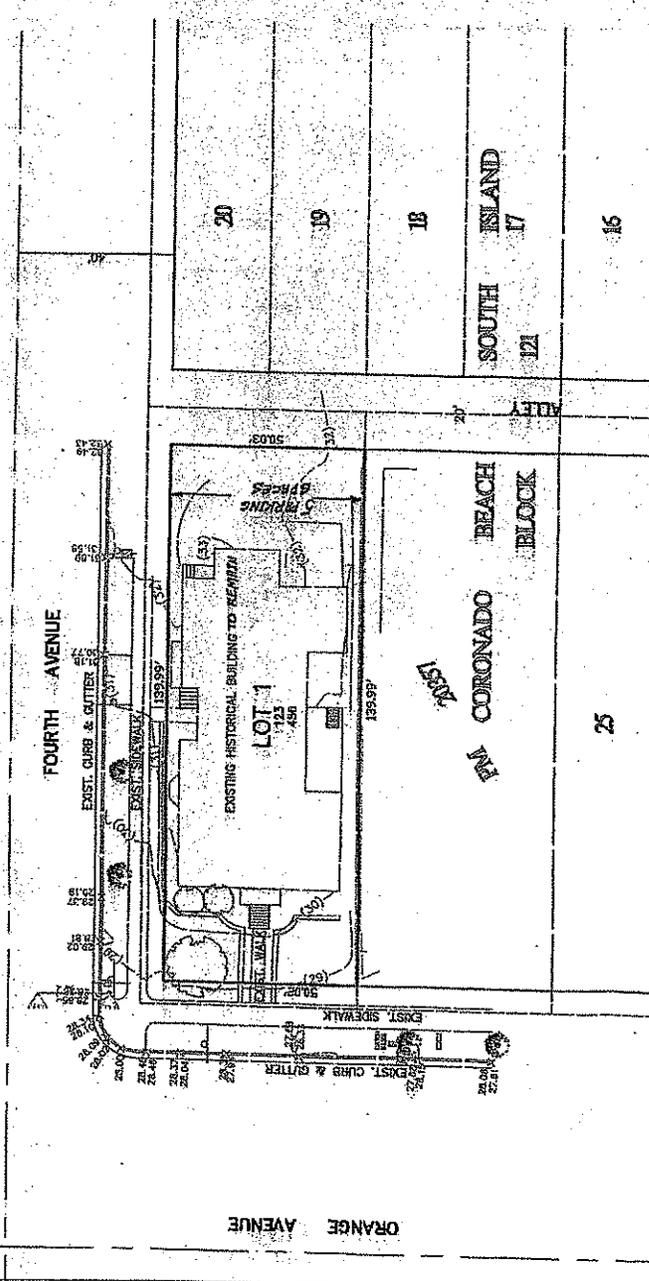
**SEWAGE DISPOSAL**  
 CITY OF CORONADO

**EXISTING & PROPOSED ZONING**  
 R-1

**SOURCE OF TOPOGRAPHY**  
 ALBERT ENGINEERING, INC.

**CRADING**  
 NONE

**SITE**  
 1106 FOURTH STREET



**PREPARED BY:**  
 ALBERT ENGINEERING, INC.  
 422 BROADWAY STREET  
 CHULA VISTA, CA 91910  
 TEL: (619) 480-0990  
 FAX: (619) 480-9139

*[Signature]*  
 JAMES H. ALBERT, P.E. 19073  
 DATE: 02/21/2014





**TERRELL**  
BUSINESS DEVELOPMENT



3400 MIDWAY DRIVE  
SUITE 2004  
SAN DIEGO, CA 92110  
619.356.1592  
COMMERCIAL ARCHITECTURE

PROPOSED INTERIOR RENOVATION FOR:  
**1106 Fourth Ave. Coronado, INC.**  
1106 Fourth Street  
Coronado, CA 92118

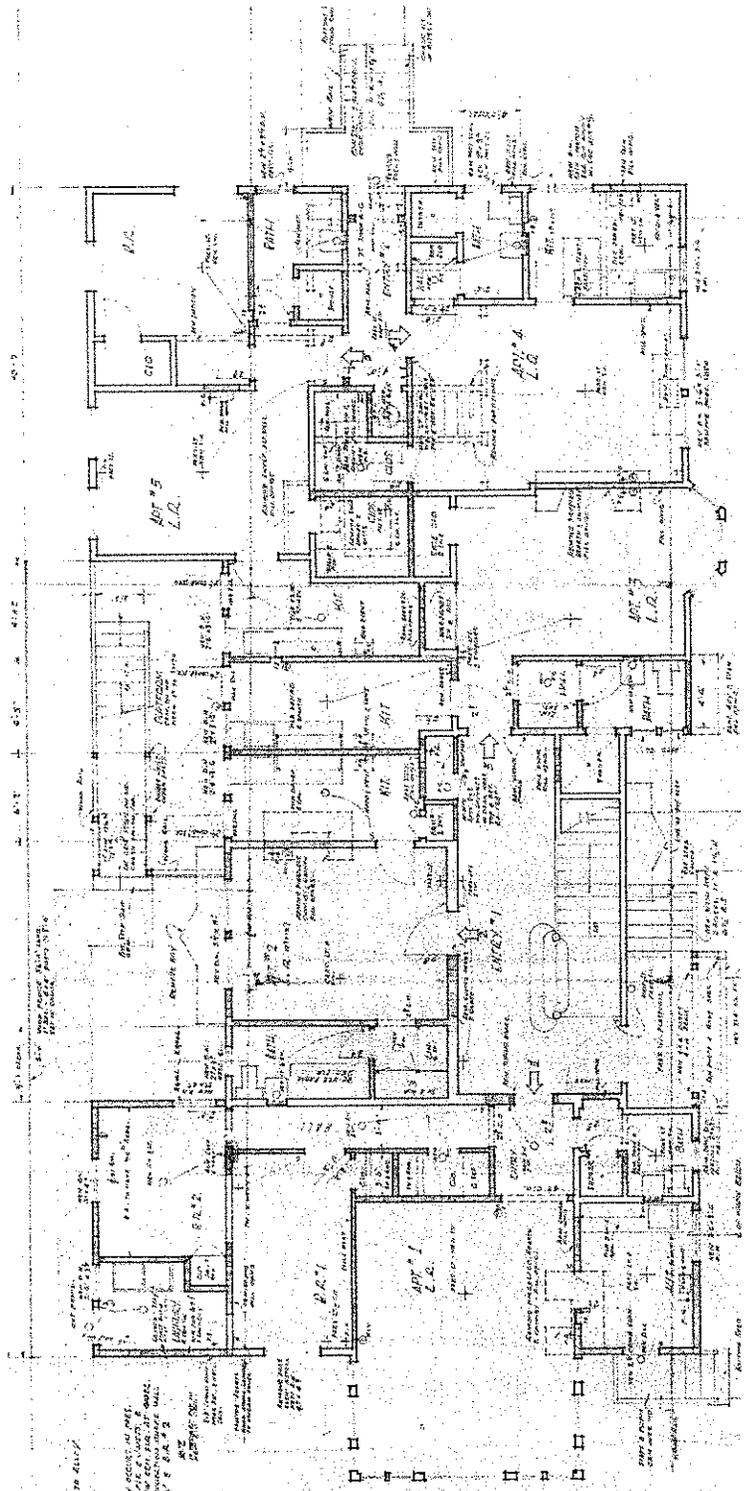
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REVISIONS

NO.	DATE	DESCRIPTION
1	02-17-2014	PROJECT # 2011-18

PROJECT # 2011-18  
DATE 02-17-2014  
SHEET # 1 OF 1  
FIRST FLOOR PLAN

A-2.0



EXISTING FIRST FLOOR PLAN  
NOTE: DIMENSIONS ARE TO FACE OF STUD. NOT TO FINISH.  
SCALE 1/4"=1'-0"









**TERRELL**  
DESIGN & DEVELOPMENT



3434 HENWAY DRIVE  
SUITE 200E  
SAN DIEGO, CA 92110  
619.396.1592  
CALIFORNIA LIC# 9000000410

PROPOSED INTERIOR RENOVATION FOR:  
**1106 Fourth Ave. Coronado, INC.**  
1106 Fourth Street  
Coronado, CA 92118

PROJECT # 2013.18  
DATE 03/27/2014  
SHEET # 1 OF 1  
SCALE 1/4" = 1'-0"

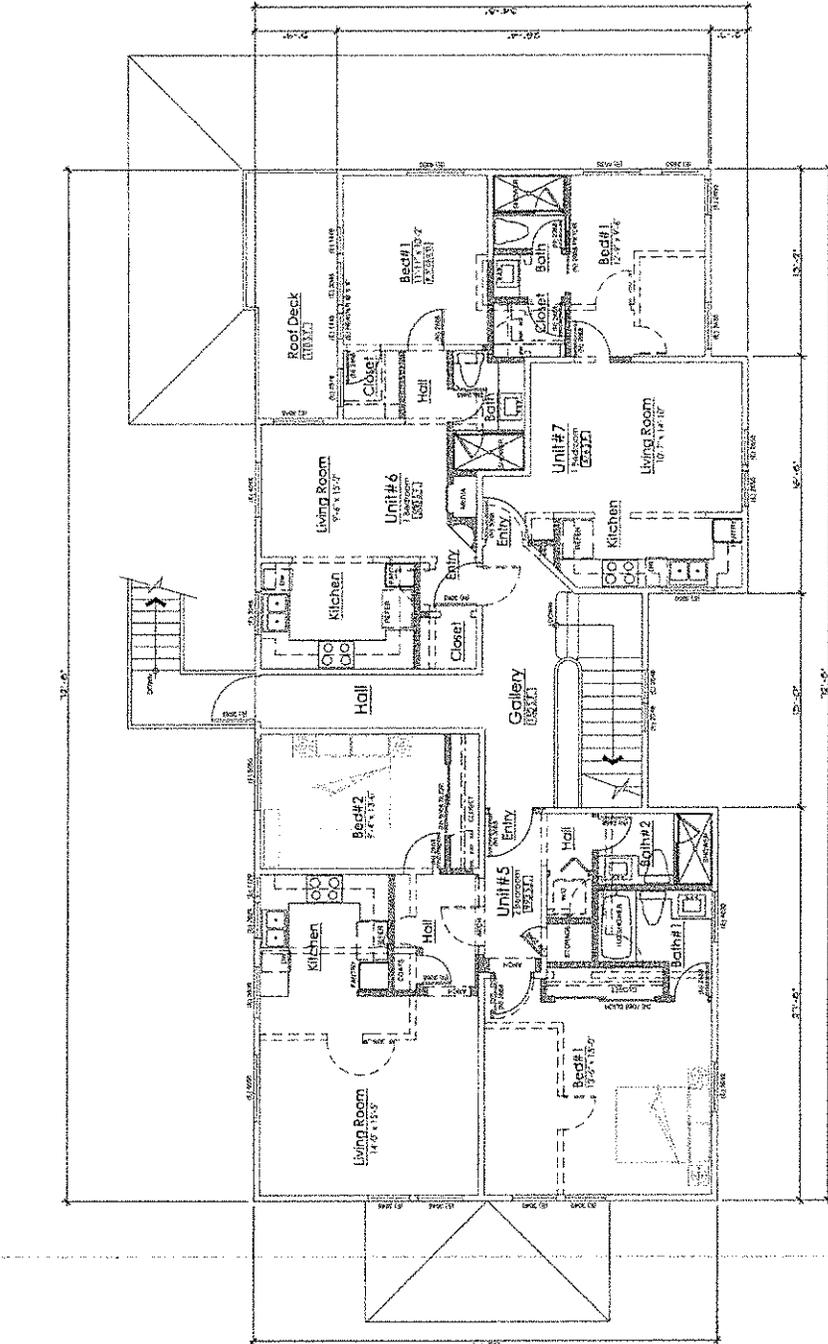
**A-2.3**

**FLOOR PLAN NOTES**

- A. All dimensions shall be field verified. Any discrepancy affecting project layout shall be brought to the attention of the Designer and the team reviewed prior to proceeding with the work to establish a permanent record.
- B. For Door and Windows See Schedule On Sheet A.8.1
- C. For Interior Finish See Schedule On Sheet A.8.7
- D. For Lighting/ACP See A.3.1 to A.3.7 for Electrical See E.1.1
- E. For Mechanical See Schedule On Sheet A.8.2
- F. For Plumbing, Appliances and other fixtures See Schedule on Sheet B.2
- G. MECHANICAL: See Mechanical Notes on Sheets M.1.1 to M.1.3.
- H. HVAC Equipment: See Equipment on ME.2 and ME.2-24 on Sheet E.1.7
- I. MECHANICAL: See Mechanical Notes on Sheets M.1.1 to M.1.3.
- J. MECHANICAL: See Mechanical Notes on Sheets M.1.1 to M.1.3.
- K. MECHANICAL: See Mechanical Notes on Sheets M.1.1 to M.1.3.
- L. MECHANICAL: See Mechanical Notes on Sheets M.1.1 to M.1.3.
- M. MECHANICAL: See Mechanical Notes on Sheets M.1.1 to M.1.3.
- N. MECHANICAL: See Mechanical Notes on Sheets M.1.1 to M.1.3.
- O. MECHANICAL: See Mechanical Notes on Sheets M.1.1 to M.1.3.
- P. MECHANICAL: See Mechanical Notes on Sheets M.1.1 to M.1.3.
- Q. MECHANICAL: See Mechanical Notes on Sheets M.1.1 to M.1.3.
- R. MECHANICAL: See Mechanical Notes on Sheets M.1.1 to M.1.3.
- S. MECHANICAL: See Mechanical Notes on Sheets M.1.1 to M.1.3.
- T. MECHANICAL: See Mechanical Notes on Sheets M.1.1 to M.1.3.
- U. MECHANICAL: See Mechanical Notes on Sheets M.1.1 to M.1.3.
- V. MECHANICAL: See Mechanical Notes on Sheets M.1.1 to M.1.3.
- W. MECHANICAL: See Mechanical Notes on Sheets M.1.1 to M.1.3.
- X. MECHANICAL: See Mechanical Notes on Sheets M.1.1 to M.1.3.
- Y. MECHANICAL: See Mechanical Notes on Sheets M.1.1 to M.1.3.
- Z. MECHANICAL: See Mechanical Notes on Sheets M.1.1 to M.1.3.

**FLOOR PLAN LEGEND**

- 1. NEW WINDOW AND WINDOW FRAME, SEE SCHEDULE ON SHEET E.1.7
- 2. NEW WINDOW AND WINDOW FRAME, SEE SCHEDULE ON SHEET E.1.7
- 3. NEW WINDOW AND WINDOW FRAME, SEE SCHEDULE ON SHEET E.1.7
- 4. NEW WINDOW AND WINDOW FRAME, SEE SCHEDULE ON SHEET E.1.7
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- 50. NEW WINDOW AND WINDOW FRAME, SEE SCHEDULE ON SHEET E.1.7



**PROPOSED SECOND FLOOR INTERIOR REMODEL PLAN**  
NOTE: DIMENSIONS ARE TO FACE OF STUD. NOT TO FINISH.  
SCALE 1/4" = 1'-0"

# 1106 Fourth Avenue Coronado, Inc.

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## **82.40.30 – Acceptance of Reports**

1106 Fourth Avenue Coronado, Inc. shall comply with all documents subject to approval by the City of Coronado.

## **82.40.40 – Copy to Buyers**

1106 Fourth Avenue Coronado, Inc. shall provide each purchaser with a copy of all reports (in their final, accepted form), prior to said purchaser executing any purchase agreement or other contract to purchase a unit in the project and shall give the purchaser sufficient time to review said reports. Copies of the reports shall be made available at all times and shall be posted at various locations at the project site.

## **82.40.50 – Physical Standards for Condominium Conversions**

A. 1106 Fourth Avenue Coronado, Inc. shall insure that all condominium conversions conform to the municipal code in effect at the time of the tentative map approval.

B. All provisions of the code will be met and any correctable violations will be done prior to the approval of the final map.

## **82.40.60 – Specific Physical Standard**

### **A. Building Regulations:**

This project conforms to the applicable standards of the city building code of 1898 that was issued for this structure. This project conforms to all zoning ordinances except Density 86.14.025 and parking 86.14.100, see attached Conformance Analysis.

## 1106 Fourth Avenue Coronado, Inc.

---

### B. Zoning Regulations:

This property conforms to all applicable standards of the zoning ordinance except Density 86.14.025 and parking 86.14.100, see attached Conformance Analysis.

### C. Fire Prevention:

1) The building shall have a new residential sprinkler system that meets all NFPA 1312 requirements.

Plans and Hydraulic Calculations will be submitted to the City of Coronado Fire Department for approval, permit and inspection.

2) Each unit shall be provided with smoke detectors conforming to the latest UBC standards mounted to the ceilings or walls at a point centrally located in the corridor or area giving access to the rooms used for sleeping purposes.

3) All portable fire extinguishers shall be maintained in an operable condition.

### D. Sound Transmissions:

1) Shock mounting of mechanical equipment. This project does not have any mechanical equipment such as motors, compressors, pumps or compactors.

2) Noise Standards. Every effort will be made to comply with all noise standards; we will insulate all ceilings and all common walls. We will caulk all windows, and all door openings in the building. We shall notify all potential buyers of the lath and plaster construction and notify all potential buyers of probable inferiority in sound transmission stemming from the building's original construction date of 1898. We will present each new owner with a copy of the Acoustical Analysis. We will also notify all potential buyers that since this is a historically designated resource, the historical integrity of this structure must be maintained and sound transmission is inferior to modern construction.

# 1106 Fourth Avenue Coronado, Inc.

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E. Utility Metering:

Each dwelling will be separately metered for gas and electricity. A plan for equitable sharing of communal water metering shall be developed prior to final map approval and included in the covenants, conditions and restrictions.

F. Private Storage Space:

There will be 100 cubic feet of private storage space provided for these units.

G. Laundry Facilities:

A laundry area shall be provided with two washers and two dryers. In addition two of the units will have their own laundry facilities.

H. Landscape Maintenance:

All landscaping shall be restored as necessary and maintained to achieve a high degree of appearance and quality.

I. Condition of Equipment and Appliances:

1106 Fourth Avenue Coronado, Inc. shall provide written certification to all buyers of each unit.

**82.40.070 – Notice to Tenants**

1106 Fourth Avenue Coronado, Inc. has provided notice to all tenants in accordance with section 66452.8 and 66452.8 of the act. (See Attached)

**82.40.080 and 82.40.90 – Stocks Cooperative Owners Vote and Conversion to Stock Cooperative**

This provision does not apply to this project.

**82.40.100 – Findings**

- A. All provisions of this chapter are met.
- B. The proposed conversion is more than consistent with the general city plan.
- C. This proposed conversion will conform to the municipal code in effect at the time of tentative map approval except as otherwise provided.
- D. The overall design and physical condition of the condominium conversion does achieve a high degree of appearance, quality and safety.
- E. This conversion does not displace any predominately low or moderate-income families or tenants without adequate provision for the suitable relocation of such families or tenants.
- F. This project complies with the vacancy factor in the city since it is a historically designated resource.

# 1106 Fourth Avenue Coronado, Inc.

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## STATEMENT OF REPAIRS AND IMPROVEMENTS ON 1106 Fourth Street, Coronado, CA 92118

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- Install a residential sprinkler system that meets all NFPA 13R requirements. Plans and Hydraulic Calculations to be submitted to the City of Coronado Fire Department for approval, permit and inspection.
- Make all necessary repairs to existing materials for any termite damage.
- Replace the roof with a new composition roof.
- Insulate walls all common walls and all ceilings. Caulk all window and door openings.
- Upgrade electrical wiring in units; make sure every unit is metered separately for electricity.
- Replace any plumbing as needed.
- Replace all kitchen and bath fixtures.
- Repaint interior and exterior of all units.
- Build 100 cubic feet of personal, lockable personal storage for each unit.
- All landscaping shall be restored as necessary and maintained to achieve a high degree of appearance and quality.

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┌ **B.1. Permitted and accessory uses.**

The following uses shall be allowed in the: **Zone R-4 (Orange Ave. Corridor Specific Plan)**

- A. Multiple-family dwelling structures on a minimum 3,500-square-foot lot or building site (Ord. 1559)

***“Conformance; Existing nine-unit multi-family dwelling structure is located on an existing 7,000 SF lot.”***

┌ **B.2. Height Regulations**

- a. Multiple family dwellings or nonresidential main buildings shall not contain more than three stories and shall comply with the following: (Ord. 1981)

1. Main buildings with a flat roof (inclusive of parapets and false mansards), or sloped roof of less than 2:12 shall not exceed a maximum of 33' in height; (Ord. 1981)
2. Main buildings with a sloped roof of 2:12 and greater shall not exceed a maximum 35' in height; (Ord. 1981)

***“Conformance; existing multi-family dwelling unit does not exceed the current maximum height regulation of 35'-0” for buildings with a sloped roof of 2:12 and greater and is not more than three-stories.”***

┌ **B.3. Front Yard Required**

There shall be a front yard of not less than 25 feet. (Ord. 1981)

***“Conformance; existing multi-family dwelling unit does have a 25'-0” front yard setback.”***

┌ **B.4. Rear Yard Required**

- A. For multiple family dwellings or nonresidential buildings, there shall be a rear yard setback of not less than five feet for the first story of the building; not less than ten feet for the second story of the building; and not less than fifteen feet for the third story of the building. (Ord. 1981)

***“Conformance; existing multi-family dwelling unit does meet the current Rear-Yard Setback requirement. The existing rear property line does have alley access and currently observes a 5'-0” rear setback, and also has observes a 34'-7” setback to the Second Floor which complies by virtue of exceeding the minimum 10'-0” setback.”***

┌ **B.5. Side Yard Required**

**B.6. Interior & Corner Lots**

- a. There shall be a side yard of not less than ten percent of the width of the lot, provided, however, that such side yard shall not be less than three feet and need not exceed five feet in width.(Ord. 1817)

***“Conformance; existing multi-family dwelling unit does meet the current Side-Yard Setback requirement. The existing Interior side-yard setback currently observes an existing 5'-0” setback, and the Street-Yard setback observes an existing 3'-0” setback.”***

**B.8. Lot Area per Family**

Each multiple dwelling structure hereafter erected or structurally altered shall have a minimum total gross lot area of one thousand ninety square feet per dwelling unit on a minimum three thousand five hundred square-foot lot or building site. (Ord. 1559)

***“Non-conformance: Project is an existing Nine-Unit multi-family dwelling structure on an existing 7,000 SF lot, and the current ratio (1,090 SF of lot area) would result in only allowing 6.42 units.” Therefore, the project is “Existing Non-Conforming.”***

**B.9. Maximum structural coverage allowed.**

A. The total structural coverage of multiple-family dwelling or nonresidential development shall not exceed 60 percent of gross lot area.

***“Conformance; existing multi-family dwelling unit does meet the current maximum structural coverage. The existing lot area (7,000 x 60% = 4,200 SF) and the existing dwelling, including covered porches and common areas is 3,462 SF.”***

**B.10. Off-street parking required.**

Off-street parking shall be provided in conformance with Chapter ~~86.58~~ CMC. For multiple-family dwellings, there shall be provided no less than two parking spaces for each dwelling unit. (86.58.030 CMC)

***“Non-Conformance; existing multi-family dwelling unit does not meet the current off-street parking requirement. The existing parking area that is located at the rear of the property, adjacent to the existing alley and currently has 5 standard (Non-Confined) spaces (8'-6" x 18'-0"). The minimum off-street parking required in accordance with the latest edition of the Coronado Municipal Code would require a minimum of (2) spaces per dwelling unit, which would require a total of 18 spaces.”***

**B.11. Design Review Required**

Design review is required in conformance with this Code. Pre-design meetings are recommended with a Design Review Commission subcommittee prior to formal Design Review submittal. (Ord. 1981)

**B.12. Development Landscaping Required**

a. A minimum of twenty-five percent of the total site area of new residential developments and fifteen percent of the total site of new non-residential developments shall be landscaped. Required parking spaces shall not be considered as a portion of the required landscaping. (Ord. 1870)

**B.13. Floor Area Ratio**

- A. All multiple-family dwelling or nonresidential development shall not exceed a floor area ratio of 1.60 (160%). R-4 within the ORANGE CORRIDOR.

Existing Lot Size: 7,000 SF

Existing Building  
Total Square footage: 5,119 SF (Complies)

FAR (Calculation)  
(7,000 x 1.60% = 11,200 SF Max Allowed)

***"Conformance; existing multi-family dwelling unit does not exceed the current maximum F.A.R. (Floor Area Ratio)."***

**B.14. Facade treatment**

b. For multiple family and non-residential development, the front and side facades of main buildings shall incorporate design components to assure visual interest and relief. Such components may consist of architectural projections, balconies, facade plane offsets and similar design features. (Ord. 1981)

c. For multiple family and non-residential development, facade plane offsets are permitted to extend to the ground, contain floor area and extend or project into a required side yard setback for a distance of not more than one-third of the required side yard setback width subject to the following: (Ord. 1981)

1. No single facade plane offset shall exceed a maximum of 20' in length.
2. That building volume encroaching into the required setback shall be reduced by 25% in a reciprocal fashion behind the setback line on the same side of the building.
3. The cumulative total linear distance of facade plane offsets and architectural projections into required side yards, measured at their widest point, along a given side facade shall not exceed 28 feet.

b. The front and side facades of main buildings shall incorporate design components to assure visual interest and relief. Such components may consist of architectural projections, balconies, facade plane offsets and similar design features. ***N/A – Existing, No Change to existing Exterior Elevations.***

The Physical Elements Report and Notice to Tenants required by CMC 84.40 *Conversion of Residential Property* are available for review in the City Clerk's office.

The Physical Elements Report consists of:

- a. Partner Property Condition Report dated August 19, 2013 and revised December 4, 2013
- b. San Diego Termite Inspection Report dated February 14, 2013
- c. Alpine Engineering Geotechnical Report dated October 9, 2013
- d. Ink Electric, Inc. Electrical Report dated December 17, 2013
- e. Eilar Associates, Inc. Acoustical Analysis Report dated December 17, 2013

ORAL COMMUNICATIONS AND OTHER MATTERS

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

PUBLIC HEARING

**HAP 2013-10 1106 FOURTH AVENUE INC.** – Request for a Historic Alteration Permit for the property, including a request from zoning standards related to parking, addressed as 1106 Fourth Street and located in the R-4 (Multiple Family Residential) Zone.

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

Vice Chair Keith said she received written communications via email from Margaret Davis.

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

The applicant, Ann Keyser, gave a brief overview of the request and answered questions of the Commission.

Vice Chair Keith asked if the applicant has considered enclosing the garage area for personal storage.

Ms. Keyser responded that there is no garage area currently but that she is trying to get some cubic square footage on the side of the building.

Vice Chair Keith asked if there is any way to put covered parking in that area.

Ms. Keyser said it must be an open carport and not a garage because of the limited space.

Vice Chair Keith said if there was open parking, could personal storage be put above the cars.

Ms. Keyser said it was possible. She reminded the Commission that these are very small units. She said she can provide five parking spaces.

Vice Chair Keith asked if the applicant has considered reducing the number of units.

Ms. Keyser said that the units are entry-entry level into Coronado. The reason she wants to save the building is because it is an Irving Gill. She prefers not to reduce the number of units because the price for the units would increase.

Chairperson McGowen asked about the applicant's comment related to persons living in the studios not likely owning a car.

Ms. Keyser said she is being idealistic and said that a person living in the studio may or may not have a car but noted that Coronado is a place where one can walk to many places. She said she is trying to keep the cost down on this project so that she can offer it at a very low sell price.

Chairperson McGowen asked about the range of square footage on the units.

Ms. Keyser said the range is about 400 to 850 sq. feet. She said it is a living room/bedroom, a kitchen, and a bathroom.

Chairperson McGowen asked if the laundry room on the first floor a shared laundry room.

Ms. Keyser said yes. She said there are two units in which she will be able to install a stackable washer and dryer. The rest of the units will share two stackable washer/dryers in a shared laundry room.

Chairperson McGowen asked if it is possible to have two-tiered underground parking.

Ms. Keyser said it would not be feasible to do this for this project.

#### PUBLIC COMMENT

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

#### COMMISSION DISCUSSION

Vice Chair Keith said this is a special piece of property. The Commission designated it historic because it met the criteria. She said the property brings to the City a unique availability for people that want to invest in the community and own property but yet don't need a large place. She said she understands that this type of opportunity may attract older or younger persons that don't necessarily own or want a car. She said she can forgive some of the parking spaces as the one- and two-bedrooms are being given one parking space; it is the studios that are not covered. Ms. Keith said she does not see a feasible way that more parking can be brought in. She said she would rather give up the parking and preserve the building, and stated the City is much better off having the historic structure exist and allowing a decrease in the parking.

Commissioner Wilson agreed with the aforementioned comments. He said it is important for the general structure of the City to have a better variety of availability related to size and cost. He said they need younger and older persons that don't necessarily have a lot of affluence to be part of this community.

Commissioner Gillingham said he is opposed to granting a parking exception request to the project because this structure has a red curb on the front and side. He said there needs to be more consideration of the neighbors and general parking standards in Coronado. Mr. Gillingham said he would have no issue with five units and five parking spaces. He said that one parking space per unit is satisfactory and meets the intent of the historic ordinance; however, five parking spaces for nine units are absurd. He agreed, however, that it is wonderful to provide low-end housing but noted that this structure would be more useful as rental property than as condominiums.

Vice Chair Keith asked if parking requirements for rental units are different than ownership.

Ms. Olsen said this structure is an existing non-conforming parking condition. If the applicant were to build a new nine-unit rental structure, 18 parking spaces would be required. She reminded the Commission that they are acting on an historic alteration permit; therefore, the parking exception request can be included in the motion or be made as a separate motion.

COMMISSION ACTION

COMMISSIONER KEITH MADE A MOTION TO RECOMMEND TO CITY COUNCIL APPROVAL OF A REQUEST FOR A HISTORIC ALTERATION PERMIT (HAP 2013-10) FOR THE PROPERTY ADDRESSED AS 1106 FOURTH STREET AND LOCATED IN THE R-4 (MULTIPLE FAMILY RESIDENTIAL) ZONE, AS SUBMITTED.

THE FOLLOWING FINDINGS WERE MADE:

- A. THE PROPOSED ALTERATION IS CONSISTENT WITH THE PURPOSE AND INTENT OF THIS CHAPTER, THE HISTORIC PRESERVATION ELEMENT AND THE GENERAL PLAN.
- B. THE PROPOSED ALTERATION WILL NOT ADVERSELY AFFECT THE HISTORICAL, ARCHITECTURAL OR AESTHETIC VALUE OF THE HISTORIC RESOURCE.
- C. THE PROPOSED ALTERATION WILL RETAIN THE ESSENTIAL ELEMENTS THAT MAKE THE HISTORIC RESOURCE SIGNIFICANT.
- D. THE PROPOSED ALTERATION WILL NOT ADVERSELY AFFECT THE HISTORIC RESOURCE'S RELATIONSHIP TO ITS SURROUNDINGS AND NEIGHBORING HISTORIC RESOURCES.
- E. THE PROPOSED ALTERATION WILL COMPLY WITH THE SECRETARY OF INTERIOR'S STANDARDS AS SET FORTH IN SECTION 106 OF THE NATIONAL HISTORIC PRESERVATION ACT OF 1966.

COMMISSIONER GILLINGHAM SECONDED THE MOTION.

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

The motion passed with a vote of 4-0.

COMMISSIONER KEITH MADE A MOTION TO RECOMMEND TO THE PLANNING COMMISSION AND THE CITY COUNCIL THAT IN ASSOCIATION WITH THE TENTATIVE SUBDIVISION MAP, THE REDUCED NUMBER OF PARKING SPACES BE APPROVED (FROM 18 TO FIVE PARKING SPACES)

COMMISSIONER WILSON SECONDED THE MOTION.

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

ABSTAIN: None.

The motion passed with a vote of 3-1.

**HAP 2013-06 CORONADO COAST INVESTORS** – Request for approval of a zoning exception request related to setbacks in association with a previously approved Historic Alteration Permit (HAP 2013-06), for the property addressed as 1030 and 1032 Avenue and located in the R-1A (Single Family Residential) Zone.

COMMISSION ACTION

The item was continued at the request of the applicant to the next regular meeting.

DISCUSSION ITEM

**Designation of Public Structures**

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

Vice Chair Keith asked for the ownership of the seawall.

Ms. Olsen responded that ownership is unclear but it is likely owned at least partially by state lands.

City Attorney Foster said it is an ownership boundary.

Vice Chair Keith said the mean high tide line today is nowhere close to the seawall. She asked why the state would have ownership of that.

Ms. Olsen said general information from the Engineering Department indicates that City ownership stops at the public right-of-way and the state lands owns property beyond that.

Vice Chair Keith asked what area is the public right-of-way.

Ms. Olsen said the Engineering Department believes that a portion of the right-of-way includes part of the seawall, and a portion of the seawall is beyond the public-right-of-way.

Vice Chair Keith recalls that at one time, former Mayor Smisek asked that City Council not do anything on the seawall because the North Beach restrooms were planned to be built and he did not want any restrictions in the event part of the seawall had to be moved to allow for the installation of the restrooms. Ms. Keith questioned how the state can own the seawall when it was put in by homeowners on Ocean Boulevard. She noted that the seawall was transported by John D. Spreckels and has been sitting on Coronado property since 1906.

Commissioner Gillingham said he feels the west end of the seawall should be lowered and moved out as it serves no real purpose.

Chairperson McGowen said that the situation may change if the water rises again.

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

The motion passed 5-0.

ORAL COMMUNICATIONS AND OTHER MATTERS

NON AGENDA ITEMS

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

LISTED AGENDA ITEMS

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

PUBLIC HEARING

**PC 2013-09 1106 FOURTH AVE LLC** – Request for approval of a one lot Tentative Subdivision Map to allow for conversion of nine existing apartments to condominiums for the historically designated property legally described as Lots 21 and 22, Block 121, of Map 376 CBSI, addressed as 1106 Fourth Street and located in the R-4 (Multiple Family Residential) Zone of the Orange Avenue Corridor Specific Plan.

Chairperson Jensen asked member to disclose any ex parte communications prior to considering the item.

Commissioner Rosander disclosed that she met with City staff to discuss the item.

Commissioner DeNardi disclosed that he spoke on the telephone with Commissioner David Gillingham.

Chairperson Jensen disclosed that he spoke on the telephone with Michael Napolitano about general item information.

Commissioner Santos asked if she could participate in discussion as she was unsure if her residence was located within 500 feet of the subject property.

Associate Planner Peter Fait confirmed that Commissioner Santos' residence was not within 500 feet of the subject property.

Associate Planner Tricia Olsen introduced the staff report as outlined in the agenda.

Vice Chair DeNardi asked for clarification about the parking spaces.

Ms. Olsen explained that the tentative subdivision map originally submitted with the application indicates six parking spaces. She asked the applicant to provide a more detailed site plan showing the building's common areas, location of the units and the trash enclosure. The applicant reported there are five (not six) legally-sized parking spaces and a small area for a trash enclosure.

Vice Chair DeNardi said he visited the site and it is his impression there are six non-conforming parking spaces plus a trash enclosure. He asked, in the event that the application is not successful, if the parking spaces will remain at six or be converted to five.

Ms. Olsen said it is probable that the site conditions would remain as they are, existing non-conforming.

Vice Chair DeNardi asked if the property currently has mechanical ventilation systems.

Ms. Olsen referred the question to the applicant.

Chairperson Jensen asked Commissioner DeNardi about the width of a conforming versus a non-conforming parking space.

Vice Chair DeNardi replied that the proposal is for parking spaces measuring 8 ft., 6 in. wide, with 30 inch ingress/egress on each property site. He said there is insufficient room for six parking spaces measuring 8 ft., 6 in.

Chairperson Jensen asked about the parking space measurements if six stalls were proposed. He also inquired as to the difference between 8 ft., 6 in. and a 30-inch door clearance, and what is currently in existence.

Vice Chair DeNardi said that valet parking allows an 8 ft. width of parking; however, given the trash requirements, it is not possible to accommodate six vehicles.

Commissioner Rosander inquired about handicapped parking issues at this location.

Ms. Olsen said handicapped parking requirements are addressed with the building division review of the project. She said the City's building official conducted a cursory review and found there may be a handicapped space required.

Commissioner Rosander asked if, should this be the case, there is the possibility that only four parking spaces would be available behind the building.

Ms. Olsen said it is unknown at this time as she is unaware of the size requirement of the handicapped spot.

Commissioner Rosander stated that, if the project goes forward, she would like to make certain

that the parking spaces remain common elements of the condominium and are not assigned as limited common elements to the units.

Commissioner Santos asked about the square footage of the four small studios.

Ms. Olsen said the measurements for each studio are 376, 480, 453, and 415 square feet.

Commissioner Sandke asked about the requirement for an owner to reserve 20 percent of the units within the development for rental to persons qualified by the Housing Authority, Section 8. Specifically, he inquired about the City's approach on behalf of this particular requirement.

Ms. Olsen referred the question to the applicant.

Commissioner Sandke asked if the City is satisfied with the proposed specific electrical requirements that have been proposed by the applicant. He said some of the requirement in the report were particularly more detailed in terms of amperages and type of outlets whereas the applicant's discussion is more broad-brushed stroke.

Ms. Olsen said the applicant is required to do all of the improvements in the Physical Elements report which is comprised of the electrical analyses.

The applicant, Ann Keyser, made herself available to answer questions of the Commission.

Commissioner Sandke said that based on the City's history of similarly-approved projects, a couple resulted in less units (less density). He asked if the applicant has considered this option which results in less requests for variances for non-compliant items.

Ms. Keyser replied that this is her fourth project in the City. She said that in the Monterey project, she had the option of combining the studios; however, there were originally 19 units. This project is a small unit located on an R-4 lot with a combined square footage of 5,100. The units are small but they will be entry-level, affordable, units for persons wishing to live in Coronado. The units will be remodeled with new kitchens and bathrooms. She is hoping to keep the units as-is.

Commissioner Sandke asked about the applicant's intent to offer certain units to moderate income folks. He understands there is also an in lieu fee that can be presented to the City to avoid this requirement. He asked which option the applicant will be choosing.

Ms. Keyser said she is speaking with staff about the definition of "low income." She does not have sufficient cost information to make a determination if the low income definition fits Section 8. She noted that electrical and plumbing will be re-done and fire sprinklers will be added to each unit. She said she is limited with her options for parking. She said the idea is to keep the structure as it is.

Commissioner Sandke said he understands the parking issues and supports the Historic Resource Commission (HRC) in their support for five spaces as it is a difficult building. Mr. Sandke expressed concern about approving habitable units that are so far out of compliance in relation to livability, ventilation and acoustics, according to the report. He said that only two of the units appeared to offer a quiet environment. He understands that the Fourth Street corridor is very difficult.

Ms. Keyser agreed that it is very noisy—something she has no control over. She intends to comply as much as possible by caulking the windows and insulating the units. Once this is done, she would like another analysis done as the original analysis was done on the building in its current condition.

Commissioner Sandke asked if she has considered installing double- or triple paned windows to address the noise issue.

Ms. Keyser said this is an option; however, she would need to return before the HRC to ask for permission to install those types of windows on an historic resource. Ms. Keyser said this is not a project where she can spend one million dollars—she must keep the costs down so the price of the units are also kept low.

Commissioner Sandke said he would prefer to preserve the building.

Ms. Keyser agreed and said it is an Irving Gill building built in 1898. She said she never recognized this building as significant until she went inside the structure.

Commissioner Santos asked for details about the parking plan and how parking will be assigned for each unit.

Ms. Keyser said she originally thought there were six parking spaces available. To comply, they will have five available parking spaces. She said the conditions in the staff report require her to assign a parking space to a unit. She has not decided yet but notes that the four studios will not be assigned a parking space. She hopes that the units will be innovative, as in the downtown San Diego area, where people do not own a car but instead use public transportation. She said the building is located next to a bus stop, and four blocks from the ferry station. She said it is a different concept.

Commissioner Santos commended her efforts. Ms. Santos said she is a proponent of preserving our precious resources.

Ms. Keyser said the space is very limited. She said with her Monterey project, she was supposed to have 32 parking spaces but only 8 parking spaces were available.

Commissioner Santos said she applauds her efforts; however, she asked for clarification on whether the applicant has explored the option of combining units. She understands there is not much one can do about the parking situation.

Ms. Keyser said she had originally considered this option; however, it does not appear to work based on how the units are set up. She added that the studios are very valuable and plans to install Italian murphy beds and make the spaces very nice.

Commissioner Santos said she is very concerned about density. She considers variances to be very important when they are within reason as they are helpful in terms of keeping historic resources preserved. On the other hand, she does not want variances to diminish other requirements or create density issues.

Ms. Keyser said that if this building was torn down, she could potentially build a structure measuring 11,100 sq. ft., granted there would only be six large units. She said this structure is small scale, has a front yard, and a tree located out front. She feels this structure should be kept.

Commissioner Rosander said she has looked at the site. She asked if the applicant has evaluated all parking options for the property.

Ms. Keyser said she considered the option of lifting the building to accommodate underground parking; however, she will not do so. She added there is no parking on Fourth Street because of the bus stop and red curbs.

Commissioner Rosander said the situation will be made more difficult in the event one parking space is reserved for handicapped parking. She asked if any of the units are required to have handicapped access.

Ms. Keyser said she did not believe there is a requirement for handicapped access as this is not a public business; however, she referred the question to staff for a more definite answer. She said she has not been required to provide handicapped access to any of her other projects.

Commissioner Rosander reiterated that she will not approve the assignment of parking spaces to specific units considering the dire shortage of spaces for the building and the surrounding streets that do not allow public parking. She asked if the applicant will be doing pre-wiring for Internet and cable to avoid having damage to the exterior of the building as it is an historic structure.

Ms. Keyser said Internet and cable will be re-wired when the electrical is done. She said the staff report requires that she comply with this requirement. She observed that tenants have been parking in the spaces for a long time and they have made it work.

Commissioner Rosander asked the applicant how she felt if the request was approved with the condition that there be reduced units.

Ms. Keyser said she would need to discuss and evaluate this option with her partner.

Commissioner DeNardi asked if the applicant will be installing mechanical ventilation systems in the building.

Ms. Keyser said yes.

#### PUBLIC COMMENT

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

#### COMMISSION DISCUSSION

Chairperson Jensen said he did not feel that the parking situation should be the dominant driver of the decision to approve the project. He said the tenants made the parking situation work before. In addition, it is an historic building and should be maintained with as much historic ambience as possible. For the Commission to require additional parking, which is difficult in anywhere in Coronado, or to have the structure of the building changed, is not something he would support. On the density issue, he understands per state requirements that the City benefits from having greater density. He said he was not clear on the requirement for lower moderate income as he understands that the calculations are based on countywide figures. He said these figures do not always work well in Coronado, which usually means that the applicant must pay the fees.

Vice Chair DeNardi said he is focused on parking issues in the City and agrees this is a difficult project. He noted the applicant's statement that the entire length of the property on Fourth Street, Orange Avenue, and 100 feet within the subject property is red curbed. He said there is parking opposite the alley on Fourth Street for two or three cars prior to reaching C Avenue. He expressed concern about tenant parking. He said if he opposes the project on the sole basis of the parking situation, he does not feel he will have accomplished anything, other than to return the parking spaces from five to six spaces. He said he supports the rest of the project.

Commissioner Rosander said that her issues with the project are with the parking situation, especially when there is the unknown factor of having to provide for a handicapped parking space. This would mean that potentially there would be only four legal parking spaces at the rear of the building. She reiterated her position that no parking spaces should be assigned and that it should be on a first-come, first served basis due to the scarcity of parking. She said this could create a situation where, for example, one tenant is out of town for a month, leaving their parking space empty, while other tenants were trying to find parking.

Chairperson Jensen asked if approval can be conditioned on such a requirement.

Director Hurst said the applicant is proposing to conform to the City's standard condition that all parking be assigned; however, she is not sure if that is the code requirement. She said the Commission can make a recommendation to the City Council, who is the ultimate decision-maker on the tentative map, that the parking not be assigned.

Mr. Fait said the code does require it; however, it typically applies to new construction. He said there may be flexibility through the Council approval process to deviate from this requirement.

Commissioner Rosander added that, considering the dire shortage of parking and the fact that the applicant is coming before the Commission for a variance, she does not feel it is correct for the limited common element to be sold at a premium to a certain unit owner under these conditions. She said that perhaps when people are actually buying the units, they will have a higher income level and more likely to own a vehicle than the current occupants.

Commissioner Santos said she was also concerned with the parking situation. She said she is unsure that the applicant has exhausted the options related to combining some of the units. She said the density is tied to parking. She said there are other actions that can be taken in terms of being responsible for preserving historic sites while being reasonable in terms of what is being given away in exchange for preserving the structure.

Commissioner Sandke said he shares similar viewpoints with Commissioners Rosander and Santos related to parking and density issues. He said he reviewed previous projects that have been approved by the City and understands there is an option that would combine the units from 9 to 7, making it more palatable in terms of the tradeoff. He said parking is simply a difficult situation and doesn't exist in that quadrant, particularly with all of the red curbs which were identified by Commissioner DeNardi. He said he was disappointed that the applicant was not more able to express the affordability of the units and further discussion was not forthcoming as he asked specifically for this information. He said he certainly supports Commissioner Rosander's discussion related to non-assignment of the parking spaces. He feels that fair game is useful for tenants, especially when an out-of-town owner provides the opportunity for an available parking space. He said parking spaces should certainly be reserved for the owners of a building but understands it presents a different issue when parking is not assigned to the individual units as it gives more of an opportunity for the seven or nine folks who live in the buildings. He said there is the possibility that some of the tenants may not own cars and applauds the walkable nature of the development. He feels it is a great idea and a wonderful direction for the City to head; however, he is concerned about the number of the units in terms of the available parking and other impacts on the building.

#### COMMISSION ACTION

COMMISSIONER SANDKE MADE A MOTION THAT THE COMMISSION RECOMMEND TO CITY COUNCIL APPROVAL OF THE REQUEST, AS SUBMITTED, WITH THE CONDITION THAT PARKING SPACES BE UNASSIGNED AND THAT THERE IS A REDUCTION IN THE SIZE OF THE PROJECT FROM 9 TO 7 UNITS.

COMMISSIONER SANTOS SECONDED THE MOTION.

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

The motion passed 3-2.

**PC 2014-01 SWARTZ, ILENE** – Request for a Variance from Sections 86.08.040 & 86.08.060 of the Coronado Municipal Code and Coastal Permit to allow reduced front and side yard setbacks for a proposed addition or the construction of a new Single Family Dwelling on a triangular shaped lot addressed as 1001 Loma Avenue and located in the R-1A (Single Family Residential) Zone.

Chairperson Jensen asked member to disclose any ex parte communications prior to considering the item.

Deputy City Attorney Sjoblom asked members to disclose whether they did a site visit.

Vice Chair DeNardi said he visited the site to arrive at a personal opinion on view corridors. He also spoke with the architect to discuss general information that was already submitted for review by the Commission. There were no topics discussed that were not already included in the Commissioner information packet.

Commissioner Rosander disclosed that she conducted a site visit.

Commissioner Santos disclosed that she drove by the property.

Commissioner Sandke disclosed that he conducted a site visit. He also spoke with the City Attorney related to potential conflicts of interest as Mr. Swartz is a client of his wife's law office. Mr. Sandke said he has a memo which states that, due to California law and FPPC policy, there is no conflict of interest.

Chairperson Jensen disclosed that he drove by the property.

Associate Planner Peter Fait introduced the staff report as outlined in the agenda.

Vice Chair DeNardi asked about the 5 ft. side yard setback as the map does not include this detail.

The applicant's representative, architect Dorothy Howard, gave a brief overview of the request and answered questions of the Commission. She clarified that the reason the variance is warranted has to do with the shape of the property and not the fact that it does not meet the minimum lot size. She said what makes this property unique is the shape of it and the fact that such a large portion of the property is in the mandated front yard setback. In fact, almost half of the square footage of the property is in the front yard setback. She reiterated that the variance is

COUNCIL REPORTS ON INTER-AGENCY COMMITTEE AND BOARD  
ASSIGNMENTS

11a

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**Councilmember Ovrom Report on Inter-Agency Committee and Board Assignments  
As of March 4, 2014**

MTS Board  
SANDAG Transportation  
CCHOA Board  
SANDAG Board  
Film Festive Fundraiser  
MainStreet Board

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## **WASTEWATER ENTERPRISE FUND FINANCIAL STRATEGIES WORKSHOP**

**ISSUE:** Provide direction to staff regarding when to adjust wastewater rates to fund operating and capital costs that have outgrown the revenue from fees, charges, and investment earnings for the Wastewater Enterprise Fund.

**RECOMMENDATIONS:** (1) Receive report on the Wastewater Fund and preliminary rate analysis prepared by the City's rate consultant; (2) direct staff to either: Option A) implement a multi-year Wastewater User Rate schedule to take effect in FY 14/15, based upon current information, or Option B) postpone the rate schedule adjustment one year to allow for completion of the comprehensive Wastewater Master Plan/Rate Study; and (3) direct that the Navy's rate for its transmission costs be updated.

**FISCAL IMPACT:** This report includes various options available to the City to maintain the fiscal vitality of the Wastewater Enterprise Fund. The most current revenue and expenditure estimates for this Fund are included in Attachment A.

**STRATEGIC PLAN IMPACT:** These recommendations are consistent with Strategic Plan Section 10.2.1: Provide efficient wastewater service to the City at the lowest possible cost, and Section 1.1.1.3: Develop a Preventive Maintenance Program for infrastructure, facilities and equipment to ensure long-term, cost-effective operability at the lowest total capital, operation and maintenance costs.

**PUBLIC NOTICE:** None required.

**BACKGROUND:** Over the last year, staff has been reviewing the status of the Wastewater Enterprise Fund. Wastewater rates, which have not been increased in 20 years, have reached the point where ongoing operating and capital costs have outgrown the revenue from fees, charges, and investment earnings. On February 4, 2014, when the multi-year projections were presented, staff advised the City Council of the planned workshop on March 18, 2014. The purposes of the workshop are to review the financial projections; present preliminary rate analysis prepared by the City's rate consultant; discuss the pros and cons of initiating rate adjustments in the next year, or waiting until after the completion of a Wastewater Master Plan; and seek direction to proceed with negotiations with the Navy for the transmission rates associated with its wastewater flows. The City's consultant from Atkins will present the preliminary results of the study at the meeting.

Whichever strategy is preferred, any adjustment to the wastewater fee collected on the property tax bill is subject to public noticing, protest and hearing requirements pursuant to Proposition 218. This process requires several months to implement and is detailed in Attachment B.

**BACKGROUND ABOUT WASTEWATER ENTERPRISE:** The City provides wastewater services (also known as sewer services) through a self-supporting utility enterprise. The revenue generated by wastewater fees is used to cover the cost of operating, maintaining, and upgrading the City's wastewater infrastructure (wastewater mains, manholes, pump stations, etc.); and the cost for wastewater treatment services at the Point Loma Wastewater Treatment Plant (PLWTP),

operated by the City of San Diego Metropolitan Wastewater District (METRO). The City also collects and transports wastewater generated from the Naval Air Station, North Island (NASNI) and the Naval Amphibious Base (NAB). The Navy pays the City of San Diego directly for expenses related to the treatment of its wastewater; and has a negotiated agreement with the City of Coronado for using City facilities to transport their wastewater to the METRO system. The City's wastewater system is comprised of approximately 45 miles of wastewater mains (gravity and force lines), 16 pump stations, and the Transbay pipeline.

For most of the City's wastewater system customers, the current rate structure is based upon a system of equivalent dwelling units (EDUs) and the fees are collected by the County of San Diego as a component of the property tax bill. The exceptions are the Navy and several commercial-user classes which are charged based upon their actual water usage. Commercial-users are billed directly by the City; the Navy is invoiced directly by METRO for treatment costs and by the City for collection/transportation costs. The rates and rate structure for the City's wastewater service charges are established in the City of Coronado Municipal Code Chapter 60.08 (Attachment C).

The City has maintained its operations, maintenance and capital project costs within the existing wastewater rate structure for the last 20 years. During that time, the City has maintained operations, completed system upgrades such as main and pump station replacements, constructed a new Transbay Force Main, and contributed to the capital improvement and treatment plant upgrades required by METRO. Over time, the cost of services, both for the City's wastewater system and the METRO operation, have gradually increased. For the past two years, the Wastewater Fund has been closely monitored to determine whether expenditures exceed revenue.

The City controls capital costs through continuous maintenance of the system. In addition, construction costs for capital projects are completed by outside contractors that are selected through competitive bid processes to assure the best pricing. However, the City has little control over the amount of sewage generation or the cost of outsourced wastewater treatment.

The multi-year projection of the Wastewater Enterprise Fund presented on February 4, 2014, was based upon basic cost growth assumptions, and without any capital project expenditures included. This multi-year projection has been updated with the City of San Diego's current METRO contribution estimates for the next five years and is shown in Attachment A. The projections illustrate that additional revenues are needed to fully fund operations. In addition, if the City continues a "pay-as-you-go" funding strategy for capital projects, the rates will need to reflect this cost as well. The Wastewater Enterprise Fund will end FY 13/14 with a projected balance of \$8.3 million.

The Master Plan will address the wastewater system needs for infrastructure replacement and improvements expected over the next 50 years, identifying and prioritizing capital improvement projects. For the next five years, at a minimum, it is expected that the list will include upgrades to the Glorietta, Parker, and Point Pump Stations and a component for annual sewer main rehabilitation and replacement, totaling approximately \$6 million, or \$1.2 million per year on average. In addition, because the Cays and Glorietta Force Mains are approaching the end of

their useful lives, one or both may also need replacing in the next ten years. The estimated cost of the replacement for the two could range from \$10 million to \$20 million.

**ANALYSIS:** In October 2013, the City retained Atkins<sup>1</sup> to conduct a “Wastewater User Rate Study,” which will be completed in April 2014 (Study). The Study establishes the annual revenue needed to finance the existing and projected obligations for the next five years (FY 2014/15 to FY 2018/19). Attachment D summarizes and compares the current user rates with expected rates for the five-year planning period of FY 2014/15 to FY 2018/19 based upon the Atkins study. The Atkins study, which assumed modest annual increases in operating costs, utilizes current estimates from METRO about treatment costs, and with an assumed annual capital expenditure of \$1.2 million per year, has identified that the single-family residence rate would need to increase by \$14 per month, from \$31.64 to \$45.81 in the first year with modest 1% to 2% increases thereafter for the next four years (Note: This initial increase of \$14 per month could be implemented over more than one year).

However, if the Master Plan indicates that \$1.2 million per year is insufficient to complete necessary improvement projects and any additional METRO requirements, then additional increases may need to be implemented.

Services Provided to the Navy:

Whichever rate review process is preferred for the City’s residential and commercial customers, the City will also update its agreement with the Navy for collection and transportation of its wastewater. The City’s current rate structure with the Navy has been in place since 1995. The Atkins Study separately analyzed the flows from the Navy bases and the cost of services to collect/transport this flow volume and determined that a rate adjustment is required. With authorization from the City Council, City staff will update the fee schedule.

Rate Adjustment Alternatives:

The following discussion focuses on options for proceeding with future rate adjustments. Each option has pros and cons and will involve an in-depth public notice, protest and hearing process. (See Attachment B).

**Option A:** Implement a rate increase over five years beginning in FY 2014/15, based upon the recommendations of the Atkins Wastewater User Rate Study. If this option is selected, a rate workshop/public hearing will be held and details of the proposed rate structure will be presented in May. The presentation will include recommended increases by rate class for each of the five years and the expected revenue generated by the rate adjustments. The rate presentation will present different options for graduating the increase over one or more years rather than all at once.

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<sup>1</sup> Atkins is a national/international design, engineering and project management consulting firm with expertise in many government industries, including water and wastewater management, asset management, master planning, and other related fields.

After completion of the comprehensive Wastewater Master Plan/Rate Study, the long-term capital needs of the Enterprise will be reviewed against the recently approved rate schedule. If an additional adjustment is needed to the rates, staff will present options to the City Council for consideration.

<b>Option A</b>	
<b>Pros</b>	<b>Cons</b>
<ul style="list-style-type: none"> <li>• Provides a less steep rate increase to the customers in the first year than will be required if the City delays the increases to FY 2015/16.</li> <li>• Revenue increases begin in FY 2014/15 with preservation of reserves for capital projects.</li> <li>• Important CIP projects can move forward that have been put on hold. .</li> </ul>	<ul style="list-style-type: none"> <li>• The rates will be set with less certainty about the long-term capital needs of the enterprise.</li> <li>• Rates are without benefit of a fully developed CIP, before completion of a Navy rate adjustment, and before all METRO changes or needs are finalized and known. A possibility exists that the rates will require additional adjustment.</li> </ul>

**Option B:** Postpone a rate adjustment until after completion of the comprehensive Wastewater Master Plan/Rate Study, scheduled for December 2014. A multi-year rate schedule would be proposed, similar to that described in Option A, but with the first rate adjustment in FY 2015/16, one year later than in Option A. The pros and cons of this second option are listed below.

<b>Option B</b>	
<b>Pros</b>	<b>Cons</b>
<ul style="list-style-type: none"> <li>• Proposed rates would have more certainty because they would be based upon a fully developed CIP.</li> <li>• Better understanding of local and regional issues and how they will affect rates.</li> <li>• The Navy’s rates will have been updated.</li> </ul>	<ul style="list-style-type: none"> <li>• The rate increase in year one would be steeper than the first year rate increase of Option A.</li> <li>• Would require use of reserves to cover operating costs in the short term.</li> <li>• Wastewater capital improvement projects are on hold – any emergency project exempted.</li> </ul>

Master Planning Process:

The improvements to the system in the last decade have been based upon the Wastewater Master Plan which was completed in 2000. The City is about to undertake a new/updated master plan that reflects current conditions and operating environments. The scope of work for the master plan includes: (1) review and modeling of the existing system; (2) condition assessment to identify system deficiencies; (3) determination of the remaining useful life of system

components; (4) identification of upgrade and replacement costs; (5) prioritization of improvement projects and risk analysis; and (6) identification of rate and funding options.

As mentioned earlier, some of the identified wastewater improvements have been placed on hold pending a rate review. Projects that have been/will be put on hold include:

- Structural Repairs to the Glorietta Bay Pump Station;
- Sewer Main Replacement between Orange and D Avenues between Third and Fourth Streets;
- Inspection of the Transbay Force Main Backup Line (old force main).

The updated master plan that is expected to be completed by the end of the year will provide a better picture of the overall wastewater system, its prioritized deficiencies and the capital investment required. The Master Plan will be a road map and cost plan to keep the system in good working order for the next ten to fifteen years and a longer term outlook out to 50 years.

Attachments:

- A- Wastewater Fund Multi-Year Financial Projections (Updated)
- B- Outline of Proposition 218 and Proposed Schedule
- C- Existing Wastewater Charges (CMC Section 60.08.050)
- D- Wastewater Rates Based upon Atkins Study (preliminary)

Submitted by: Public Services/Little  
 Administrative Services/Suelter  
 Engineering & Project Design/Walton

I:\Staff Reports\Wastewater Enterprise Fund

CM	ACM	AS	CA	CC	CD	EPD	F	G	L	P	PS	R
<i>AF</i>	TR	LS	JNC	MLC	NA	EW	NA	NA	NA	NA	ML	NA

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## Attachment A

### Multi-Year Budget Projections – Presented on February 4, 2014, updated

	1	2	3	4	5	6	7
	ACTUAL	Mid Year Estimate	Projected				
	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
a <b>BEGINNING BALANCE</b>	11,557,405	9,591,537	8,253,074	7,891,791	7,432,904	6,873,948	6,211,996
b Operating Revenues	4,471,300	4,400,000	4,400,000	4,400,000	4,400,000	4,400,000	4,400,000
b1 One-time Contribution from GF	331,213						
c Operating Expenditures	(4,281,292)	(4,598,463)	(4,761,283)	(4,858,887)	(4,958,957)	(5,061,952)	(5,168,209)
d <i>Subtotal Operating (b+c)</i>	521,221	(198,463)	(361,283)	(458,887)	(558,957)	(661,952)	(768,209)
e Capital Projects Expenditures	(313,008)	(1,140,000)	<i>to be determined</i>				
f Encumbrances/CA's	(805,460)						
g Carryforward CIP Project Balances	(1,368,621)						
h <i>Subtotal Other (e+f+g)</i>	(2,487,089)	(1,140,000)	0	0	0	0	0
i Net Increase (Decrease) to Fund Balance (d+h)	(1,965,868)	(1,338,463)	(361,283)	(458,887)	(558,957)	(661,952)	(768,209)
j <b>ENDING BALANCE (a+i)</b>	9,591,537	8,253,074	7,891,791	7,432,904	6,873,948	6,211,996	5,443,787

Notes:

The Atkins study recommends that the City maintain reserves equal to six months of operations and CIP expense. The reserve for operations, based upon these projections, would be a maximum of \$2.5 million. Additional reserves for CIP would be in addition to this amount.

METRO is presently holding City of Coronado funds, commonly referred to as “end-of-year true-ups.” The “true-up” funds represent the balance of funds paid over and above the annual costs. The “true-up” balance will be returned to Coronado once a dispute is resolved regarding overcharges to two member agencies. A consortium of City Attorneys is working with METRO to resolve the dispute. At issue is whether additional contributions will be needed from other member agencies, including Coronado, to correct the overcharges and for how many years. No agreement has been finalized. Because the City of Coronado has a balance due of “end-of-year true-up” credits, any overcharge corrections will be deducted from the “true-up” balance.

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## **Attachment B**

### **General Outline of Proposition 218 Process and Proposed Schedule**

Proposition 218, codified in Articles XIIC and XIID of the California Constitution, requires the City to comply with substantive and procedural requirements set forth in Section 6 of Article XIID prior to imposing a fee or charge upon any parcel of property or upon any person as an incident of property ownership, which includes wastewater/sewer services.

Procedurally, Proposition 218 imposes 45 day notice, protest and hearing requirements. The written notice requires that the record owner or ratepayer for the parcel upon which the fee or charge is proposed for imposition or increase be notified 45 days in advance of the following information: the amount of the fee, the basis upon which the amount of the fee was calculated, the reason for the fee, and the date, time, and location of a public hearing on the fee.

At the public hearing, the City Council must consider all written protests against the fee increase. If the written protests against the fee increase are presented by a majority of the property owners of the identified parcels, the fee increase cannot be imposed. The City Council may wish to adopt a set of Proposition 218 hearing protest procedures prior to the hearing to ensure that the procedural matters can be readily resolved at the hearing and the protest votes properly counted.

#### Proposed Schedule: Option A

1. Return to the Council on May 6 to propose new wastewater rates and to set a Public Hearing for July 1, 2014.
2. Mail out notices the week of May 12, at least 45 days prior to the Public Hearing, with responses due by the date of the public hearing.
3. Hold the Public Hearing on July 1 where the Council considers protest votes.
4. Submit data to the County Assessor no later than August 8, so new rates can be implemented on the tax roll for fiscal year 2014/15.

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## Attachment C

### City of Coronado Municipal Code Existing Wastewater Charges

**60.08.050 Sanitary sewer service rate.**

The monthly charges for sanitary sewer service user categories are as indicated below:

	Monthly Charge
<b>A. Dwelling units and habitable/living units:</b>	
1. Each single-family dwelling unit whether attached or detached	\$31.64
2. Each dwelling unit of a multiple-family dwelling, apartment, condominium, or townhouse	\$25.31
3. Each accessory apartment or dwelling unit	\$25.31
4. Each living/habitable unit of a motel, motor hotel, hotel or apartment hotel or boarding house	\$11.00
5. Each accessory habitable unit	\$11.00
6. Each space, within a facility, that is available for inhabited mobile homes, trailers, campers, or camp cars	\$4.87
<b>B. Commercial businesses:</b>	
1. Each restaurant, food establishment, or banquet room:	
a. Up to 50 seats	\$29.58
b. 50 to 150 seats	\$146.08
c. Over 150 seats	\$415.81
2. Each commercial establishment or use not specified in this chapter	\$34.75
3. Each 100 cubic feet of nonirrigation water used by a laundromat, laundry, or hospital	\$2.37
<b>C. Other:</b>	
1. Boat slips/berths that are directly connected to sanitary sewer system	\$4.87
2. Each marina pump out facility	\$34.75
3. Each 100 cubic feet of nonirrigation water used by public school, and SDUPD's Tidelands Park	\$2.37
4. Each building connected to the sanitary sewer system not specified in this chapter	\$34.75
D. Navy and Silver Strand State Park is charged according to existing agreements based on sanitary sewer flows.	

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## Attachment D

### Preliminary Wastewater User Rates Based on Atkins Wastewater User Rate Study

Note: The following rates will be presented with different implementation options for graduating the increase over one or more years rather than all at once.

**Rate Case Summary**

	Current	FY15	FY16	FY17	FY18	FY19
<b>Flat Rates (Monthly)</b>						
Single Family	\$ 31.64	\$ 45.81	\$ 46.52	\$ 47.24	\$ 47.98	\$ 48.75
Munlti-family	\$ 25.31	\$ 36.65	\$ 37.21	\$ 37.79	\$ 38.39	\$ 39.00
Commercial	\$ 34.75	\$ 55.67	\$ 56.45	\$ 57.26	\$ 58.08	\$ 58.94
Small Restaurant	\$ 29.58	\$ 41.21	\$ 42.06	\$ 42.93	\$ 43.81	\$ 44.73
Medium Restaurant	\$ 146.08	\$ 187.25	\$ 191.09	\$ 195.02	\$ 199.06	\$ 203.21
Large Restaurant	\$ 415.81	\$ 568.19	\$ 579.84	\$ 591.78	\$ 604.04	\$ 616.62
Hotel/Motel	\$ 11.00	\$ 18.52	\$ 18.81	\$ 19.10	\$ 19.41	\$ 19.72
Boat Slips	\$ 4.87	\$ 7.20	\$ 7.31	\$ 7.42	\$ 7.54	\$ 7.66
<b>Flow Based Rates (Per HCF)</b>						
Schools	\$ 2.37	\$ 4.21	\$ 4.27	\$ 4.33	\$ 4.39	\$ 4.46
Laundromat	\$ 2.37	\$ 4.26	\$ 4.32	\$ 4.38	\$ 4.45	\$ 4.52
Hotel Del Coronado	\$ 2.37	\$ 5.02	\$ 5.11	\$ 5.19	\$ 5.28	\$ 5.38
Hospitals	\$ 2.37	\$ 4.42	\$ 4.48	\$ 4.55	\$ 4.62	\$ 4.69
Tidelands Port Authority	\$ 2.37	\$ 4.17	\$ 4.23	\$ 4.29	\$ 4.35	\$ 4.41
<b>Navy Rates Per MG</b>						
Navy NASNI	\$ 1,358.43	\$ 3,421.10	\$ 3,449.05	\$ 3,477.73	\$ 3,507.45	\$ 3,538.46
Navy NAB	\$ 1,358.43	\$ 3,421.10	\$ 3,449.05	\$ 3,477.73	\$ 3,507.45	\$ 3,538.46

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## **REVIEW AND ESTABLISH PRIORITIES FOR FISCAL YEAR 2014-2015**

**ISSUE:** What are the Council's priorities for Fiscal Year (FY) 2014-15?

**RECOMMENDATION:** Review work and tasks assigned to City staff and provide direction with regard to priorities for FY 2014-15.

**FISCAL IMPACT:** Costs are inherent in this discussion. Every task has a cost and, although all tasks have a cost, some tasks result in a net savings over time while other tasks result in increased expenditure of time, personnel, or financial resources, but with the benefit of improved services to the public.

**CITY COUNCIL AUTHORITY:** Reviewing work and tasks assigned to City staff and providing direction with regard to priorities for FY 2014-15 is an administrative decision 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) 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:** None required.

**BACKGROUND:** A fundamental trait of a successful City Council is one that can acknowledge priorities and concentrate its efforts. Staff in turn can take its direction from the City Council and focus its efforts on priorities that increase the likelihood of their successful completion.

Throughout the course of the fiscal year, the City Council has tasked the City Manager with a variety of requests and assignments. The assignments received over the past year are in addition to previous years' assignments that have been carried forward. Although the Council and staff have a good track record of successfully completing tasks and initiatives, the list of tasks and initiatives remains extensive and staff wishes to review the current work load and receive direction from the Council with regard to priorities. This exercise will require that the Council review tasks and requests it has made. The City Council is being asked to acknowledge that there are limits to time and energy and provide direction for the efficient use of both.

Attached is a list of projects which includes tasks previously identified as high priorities, tasks carried forward from previous years (but not identified as high priorities), tasks substantially completed in FY 2013-14, and new or expanded assignments which originated over the past Fiscal Year. This list, excluding completed projects, will be hung in the Council Chambers on poster paper. Each Councilmember will be provided stickers to indicate their top five priorities. Councilmembers will be asked to identify areas of emphasis via placement of their stickers on projects they feel are high priorities, after which the Council can see which tasks receive support from at least three Council members, and then confirm those tasks which received support from a majority of the City Council as priorities.

A successful outcome will be one that identifies the Council's collective expectations and high priority projects.

*llc*

**ANALYSIS:** Task completion is dependent upon concentration of effort. With limits upon time, energy, and resources, a fundamental cornerstone of management is the identification of priorities. While it is typically positive to push limits and set high standards, if the work load exceeds resources, it can produce collective gridlock and slow the progress of all tasks, including those tasks related to providing daily City services.

Many variables should be taken into account when considering which projects should receive attention and energy. Some of these variables include: probability of success, cost, impacts of a successful outcome, and public interest.

Fiscal Year 2013-14 has been a productive year with many tasks completed or with substantial progress made toward completion. (Please see list of completed projects.) However, there are approximately 50+ assignments that the Council has requested staff take on. Each one requires energy and attention. These tasks are in addition to normal daily operations.

Last year, a Council majority identified the dissolution of redevelopment, and dealing with Other Post Employment Benefits (OPEB) and Pension Liabilities as high priorities. Other projects which were indicated as priorities by an indication from more than just one Council member were the Senior Center and refining the facilities replacement strategy and assessment management program.

The City Council has made substantial progress in addressing its high priorities. The City Council established an OPEB Trust during the Fiscal Year to reduce unfunded post employment liabilities other than retirement. The Council is following an aggressive pathway to address unfunded pension liabilities by making payments in excess of mandatory minimum payments and is taking savings from the reduced retirement calculation to make more payments beyond the minimum.

With regard to Redevelopment Dissolution, the process to receive revenue from the Redevelopment Property Tax Trust Fund (RPTTF) is becoming more familiar. Payments to the school district related to the Community Development Fund have been resolved. The Owner Participation Agreement payments to the Community Hospital have been agreed to by the State and are considered recognized obligations. Legal action has been initiated to resolve other dissolution issues.

The Council provided funding for an Assessment Management Program. A solicitation has been conducted to secure expert help, and a request will be made shortly to the Council to request the City enter into an agreement with the selected vendor.

Submitted by City Manager's Office/King  
Attachment: Fiscal Year 2014-15 High Priority Projects

CM	ACM	AS	CA	CC	CD	EPD	F	G	L	P	PS	R
SK	TR	NA	JNC	MLC	NA	NA	NA	NA	CE	NA	NA	NA

## Fiscal Year 2014-15 High Priority Projects

### Previously identified high priorities (FY 2013-14)

- OPEB and Pension Cost Management (1)
- Redevelopment Dissolution (1)
  - (1) Received support as a high priority from three or more Councilmembers
- Senior Center (2)
- Replacement Strategy Asset Management (2)
  - (2) Received support as a high priority from two Councilmembers

### Tasks carried forward from 2013-14 – but not identified as high priority by more than two Councilmembers

- Recycled Water Feasibility
- Golf Course irrigation and capital improvements
- Ferry Service
- Summer Shuttle Bus Service
- Dock C
- Boat Launch Ramp
- Resolve conflicts between the 15<sup>th</sup> Tee and Tennis Center
- Toll Plaza traffic calming and enhancements
- Electric Vehicle Charging Station
- Cays Main Inspection Ports
- Wastewater Master Plan
- First Street Frontage Road
- ADA priorities
- South Beach Restrooms
- Cays Berms
- Historic Resource Districts
- Dog Beach Retrocession/jurisdiction
- AICUZ/JLUS
- NPDES administration
- Community Grants program
- Memorial Bench Policies
- Information Technology Strategic Plan
- Police Department and Student Relations
- Evaluate Taxi Service
- Grand Caribe Land Conservancy
- Storm Drain Improvements on Third
- Cays entrance
- Pomona Roundabout
- Wayfinding Signs

Tasks substantially completed in 2013-14

- Vactor Waste Handling Pits
- Bicycle Friendly City Application
- Traffic Modeling at Tenth and Orange
- Countdown timers
- Scenic Loop Bike Path (Scenic Route Bike Path)
- Safe Routes to School
- Recreation Cottage
- Zoning Ordinance Amendments related to the Housing Element update
- Golf Course Food and Beverage Concession solicitation and new contract
- Golf Course Pro Shop Concession extension (expires January 31, 2017)
- Cultural Arts website
- Cultural Arts Coordinator
- Active Transportation Planner
- Channel 19 controlled by the City
- Bike Month Activity
- Outdoor smoking
- Council Meeting Start Times
- OPEB Trust
- Development of Programs at the Teen Room Boathouse
- Heartland Dispatch Agreement
- Regional Communication Systems Upgrade
- CIP Funding Formula
- Beach event loading zones
- New pressure washing contract
- Shuttle Bus Pilot Project
- New Crosswalk warrants
- E-reader program

New, expanded, or continued tasks

- Parking Meter Research and Demonstration Program
- Bicycle Corral and Bike Parking
- Update Vehicle and equipment replacement costs
- South Beach Restroom environmental evaluation
- Portable Restroom for South Beach
- Business License Review and Alternatives
- Pomona Roundabout Construction

- Dock C and Boat Launch Ramp environmental
- RSIP Committee Reformation
- Dog Park/Universal-Accessible Playground
- Traffic Calming Third and Fourth
- Wayfinding Implementation
- Beach Fire Policy enforcement
- Regional Communications System Payment
- First Street tree wells
- Red curbs along Third and Fourth
- Bicycle Education
- Citizen Satisfaction Survey
- Labor negotiations
- Street Preventive Maintenance