



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, April 21, 2015

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

AUTHORITY: Government Code Section 54956.9(a)
NAME OF CASE: Van Erhard v. City of Coronado
WCAB No. ADJ9118509

2. CLOSED SESSION: CONFERENCE WITH LABOR NEGOTIATOR

AUTHORITY: Government Code Section 54957.6
CITY NEGOTIATORS: Blair King, City Manager; Tom Ritter, Assistant City Manager; Leslie Suelter, Director of Administrative Services; Johanna Canlas, City Attorney
EMPLOYEE ORGANIZATIONS: Coronado Police Officers' Association; Coronado Firefighters' Association; American Federation of State, County, and Municipal Employees (AFSCME), Local 127; Self-Represented Employees; and Executive Employees

Joint City Council/SA Meeting

April 21, 2015

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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 April 7, 2015.
4. CEREMONIAL PRESENTATIONS:
 - a. Proclamation: May is National Drowning Prevention Month. (Pg 1)
 - b. Proclamation: Michael Lawton Day. (Pg 5)
 - c. Proclamation: Susanna Wiggins Day. (Pg 9)
 - d. Proclamation: Katie Hearther Day. (Pg 13)
5. CONSENT CALENDAR: All items listed under this section are considered to be routine and will be acted upon with one motion. There will be no separate discussion of these items unless a member of the City Council or the public so requests, in which event, the item will be considered separately in its normal sequence.
 - a. Approval of Reading by Title and Waiver of Reading in Full of Ordinances on this Agenda. (Pg 17)
Recommendation: Approve the reading by title and waive the reading in full of all Ordinances on the agenda.
 - *b. Review and Approve that the Warrants, as Certified by the City/Agency Treasurer, are all Correct, Just, and Conform to the Approved Budget for FY 2014-2015. (Pg 19)
Recommendation: Approve the Warrants as certified by the City/Agency Treasurer.

- c. Adoption of a Resolution of the City Council of the City of Coronado Approving the 2015 Coronado Apartment Vacancy Factor Pursuant to Subsection 82.40.100(F) of the Coronado Municipal Code. (Pg 75)
Recommendation: Adopt “A Resolution of the City Council of the City of Coronado Adopting the 2015 Coronado Apartment Vacancy Factor Pursuant to Subsection 82.40.100(F) of the Coronado Municipal Code.”
- d. Adoption of a Resolution of the City Council of the City of Coronado Authorizing the City Manager to Accept a Grant in the Amount of \$36,000 to Fund the Coronado Safe Routes to School Education Project from the California Department of Transportation’s Active Transportation Program. (Pg 79)
Recommendation: Adopt a “Resolution of the City Council of the City of Coronado Authorizing the City Manager to Accept a Grant in the Amount of \$36,000 to Fund the Coronado Safe Routes to School Education Project from the California Department of Transportation’s Active Transportation Program.”
- e. Adoption of a Resolution of the City Council of the City of Coronado, California, Declaring Its Intention to Withdraw from the San Diego County Cities Joint Powers Agreement for Risk Management Services and Related Insurance Coverages Creating the San Diego Pooled Insurance Program Authority for Municipal Entities (SANDPIPA). (Pg 89)
Recommendation: Adopt the “Resolution of the City Council of the City of Coronado, California, Declaring Its Intention to Withdraw from the San Diego County Cities Joint Powers Agreement for Risk Management Services and Related Insurance Coverages Creating the San Diego Pooled Insurance Program Authority for Municipal Entities (SANDPIPA).”
- f. Authorization for the City Manager to Execute a New Lease Agreement Between the City of Coronado and New Cingular Wireless PCS, LLC, for the Continued Use of the City-Owned Tower for a Cell Tower Located Adjacent to the Main Fire Station. (Pg 93)
Recommendation: Authorize the City Manager to execute the new Lease Agreement.
- g. Authorization for the City Manager to Execute a \$20,000 Increase to the Dell Marketing L.P. Purchase Agreement to Cover Additional Replacement Computer Equipment. (Pg 97)
Recommendation: Authorize the City Manager to execute an additional purchase agreement with Dell Marketing L.P. through the Western State Contracting Alliance cooperative purchasing program in the amount of \$20,000.

- h. Authorization for the City Manager to Execute a Purchase Agreement with Snap-On Industrial, in an Amount Not To Exceed \$78,100, for a Six-Pole, Electric, Heavy-Duty Truck Lift Through a Cooperative Purchasing Program. (Pg 99)

Recommendation: Authorize the City Manager to execute the purchase agreement with Snap-On Industrial for a six-pole, electric, heavy-duty truck lift in an amount not to exceed \$78,100.

- i. Award of Contracts to (1) PAL Engineering, Inc. in the Amount of \$577,752 for Construction of the Street, Curb and Gutter FY 13/14 Project and (2) to Psomas for Professional Engineering Construction Support and Construction Inspection Services for a Not-To-Exceed Amount of \$51,000. (Pg 109)

Recommendation: (1) Award a contract to PAL Engineering, Inc. in the amount of \$577,752 for construction of the Street, Curb and Gutter FY 13/14 project (Contract No. 15-CO-ES-545); and (2) award professional engineering contracts to Psomas for construction support and construction inspection services for a not-to-exceed amount of \$51,000.

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

7. CITY MANAGER/EXECUTIVE DIRECTOR:

- a. Update on Council Directed Actions and Citizen Inquiries. (Informational Item)

8. PUBLIC HEARINGS:

- a. Public Hearing: Appeal of the Decision of the Historic Resource Commission that the Residence located at 475 A Avenue Meets the Criteria to be Designated as a Historic Resource in Accordance with Chapter 84.20 of the Municipal Code (NOI 2015-03 William Mann). (Pg 111)

Historic Resource Commission Recommendation: Adopt the resolution and uphold the decision of the Historic Resource Commission (HRC) that the single-family residence addressed as 475 A Avenue meets the criteria to be designated a Historic Resource.

Staff Recommendation: Consider the information presented in the appeal, and affirm, modify, or overturn the decision of the Historic Resource Commission that the single-family residence addressed as 475 A Avenue meets the criteria to be designated a Historic Resource.

- b. Public Hearing: Approval of the Annual Report from the Coronado Tourism Improvement District (CTID) Advisory Board and Adoption of a Resolution of the City Council of the City of Coronado Declaring Its Intent to Continue to Levy a One-Half Percent (0.5%) Assessment during Fiscal Year 2015-16 on Certain Hotel Businesses within the Coronado Tourism Improvement District (CTID). (Pg 321)

Recommendation: Approve the Annual Report of the CTID Advisory Board and adopt a “Resolution of the City Council of the City of Coronado, California, Declaring Its Intention to Continue to Levy Assessments during Fiscal Year 2015-16 on Certain Hotel Businesses within the Coronado Tourism Improvement District (CTID).”

- c. Public Hearing: Adoption of a Resolution of the City Council of the City of Coronado, California, Declaring Its Intention to Establish the Coronado Tourism Improvement District II (CTID II); To Levy an Assessment for the Fiscal Year 2015-2016 on Certain Hotels Located Within the Proposed District; To Fix the Time and Place of a Public Meeting and Public Hearing Thereon and Giving Notice Thereof; To Establish an Advisory Board; and To Approve the Initial Report to the City Council Dated April 2, 2015. (Pg 347)

Recommendation: Adopt “A Resolution of the City Council of the City of Coronado, California, Declaring Its Intention to Establish the Coronado Tourism Improvement District II (CTID II); To Levy an Assessment for the Fiscal Year 2015-2016 on Certain Hotels Located Within the Proposed District; To Fix the Time and Place of a Public Meeting and Public Hearing Thereon and Giving Notice Thereof; To Establish an Advisory Board; and To Approve the Initial Report to the City Council Dated April 2, 2015.”

- d. Public Hearing: Approval of a Resolution Adopting a Revised Regional Transportation Congestion Improvement Program Fee to Mitigate the Impacts of Development of Residential Units on the San Diego Regional Transportation Arterial System for FY 2015/16. (Pg 373)

Recommendation: Hold a public hearing and adopt “A Resolution of the City Council of the City of Coronado Adopting a Revised Regional Transportation Congestion Improvement Program Fee to Mitigate the Impacts of Development of Residential Units on the San Diego Regional Transportation Arterial System for FY 2015/16,” increasing the existing uniform transportation mitigation fee by two and a half percent from \$2,254 to \$2,310 for each newly constructed residential unit.

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 379)

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- b. Authorization to Advertise the FY 14-15 Street Preventive Maintenance Project for Bid and Direction to Staff on Installation of Associated Bicycle Markings. (Pg 385)
Recommendation: Authorize staff to advertise the FY 14-15 Street Preventive Maintenance project for bid, including installation of the bicycle-related pavement markings included in the City's Bicycle Master Plan for Tenth Street and Alameda Boulevard, as well as shared-lane markings on I Avenue, J Avenue, Fifth Street, Second Street (between Alameda and Orange), and Orange Avenue (between First and Third). Additionally, install a buffered Class 2 bike lane on Olive Avenue and convert the existing front-in diagonal parking on Olive Avenue to back-in diagonal parking.
- c. Review Proposed Rate Adjustments for Solid Waste and Recycling and Set a Public Hearing. (Pg 417)
Recommendation: Review proposed rate adjustments for solid waste and recycling and schedule a public hearing for June 16, 2015.
- d. Information Report on Changes in CalPERS Funding Methodologies and Consideration of Options to Reduce the Unfunded Liability for the City's Safety Retirement Plan. (Pg 427)
Recommendation: Receive report on funding options and direct staff to return at a subsequent meeting with an implementing resolution, proceeding with one of the presented funding options.

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

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.

**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, April 7, 2015**

CALL TO ORDER/ROLL CALL 3:03 p.m.

ANNOUNCEMENT OF CLOSED SESSION

**1. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
(QUARTERLY LEGAL UPDATE)**

AUTHORITY: Government Code Section 5495.9(a), (d)(1)

NAMES OF CASES:

- a. *Michael Lewis, Lauren Taylor, et al. v. City of Coronado*
San Diego Superior Court, Case No. 37-2013-00061742-CU-CR-CTL
- b. *City of Coronado v. Michael Cohen, et al.*
Sacramento Superior Court, Case No. 34-2013-80001694-CU-WM-GDS
- c. *The Affordable Housing Coalition of San Diego County v. Tracy Sandoval, et al.*
Sacramento Superior Court, Case No. 34-2012-80001158-CU-WM-GDS
- d. *Arthur Young v. City of Coronado*
San Diego Superior Court, Case No. 37-2014-00037469-CU-EI-CTL
- e. *Kanit Samuel Wright v. Coronado Unified School District, et al.*
San Diego Superior Court, Case No. 37-2015-00005851-CU-PO-CTL

CONFERENCE WITH LEGAL COUNSEL – GOVERNMENT CLAIMS

AUTHORITY: Government Code Section 54956.9(d)(2), (3)

NAMES OF CLAIMS:

- a. Claim of Zachary Slatterly – October 20, 2014
- b. Claim of Seth Morales (minor) – February 18, 2015
- c. Claim of Simplex Grinnell – March 5, 2015

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

AUTHORITY: Government Code Section 54956.9(d)(2), (e)2

NUMBER OF CASES: One (1)

FACTS & CIRCUMSTANCES: The owner of the property located at 705 First Street has filed a lawsuit against the owner of 609 First Street regarding the blockage of the frontage road and installation of a driveway.

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

AUTHORITY: Government Code Section 54956.9(a)

NAME OF CASE: Van Erhard v. City of Coronado
WCAB No. ADJ9118509

3. CLOSED SESSION: CONFERENCE WITH LABOR NEGOTIATOR

AUTHORITY: Government Code Section 54956.6

CITY NEGOTIATORS: Blair King, City Manager; Tom Ritter, Assistant City Manager; Leslie Suelter, Director of Administrative Services; Johanna Canlas, City Attorney

EMPLOYEE ORGANIZATIONS: Coronado Police Officers' Association; Coronado Firefighters' Association; American Federation of State, County, and Municipal Employees (AFSCME) Local 127; Self-Represented Employees; and Executive Employees

4. COMMUNICATIONS – ORAL:

Councilmember Downey announced that she would be recused from the Claim of Seth Morales.

The City Council adjourned to Closed Session at 3:05 pm.

At 3:47 p.m., the City Attorney reported that direction was provided and there was no reportable action.

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

1. ROLL CALL:

Present: Councilmembers/Agency Members Bailey, Downey, Sandke, Woiwode and Mayor Tanaka

Absent: None

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

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

3. **MINUTES:** Approval of the minutes of the Regular Meeting of the City Council/the City Council Acting as the Successor Agency of March 17, 2015.

MSUC (Woiwode/Downey) moved to approve the minutes of the Regular Meeting of the City Council/the City Council Acting as the Successor Agency of March 17, 2015, as submitted. The minutes were so approved. The reading of the minutes in their entirety was unanimously waived.

AYES: Bailey, Downey, Sandke, Woiwode, Tanaka
NAYS: None
ABSTAINING: None
ABSENT: None

4. **CEREMONIAL PRESENTATIONS:**

4a. **Proclamation: National Public Safety Telecommunicators Week.** Mayor Tanaka presented the proclamation to Oceana Trujillo.

4b. **Proclamation: National Volunteer Week.** Mayor Tanaka presented the proclamation to Louis Semon, Rocky Reese and Kyle Icke.

5. **CONSENT CALENDAR:** The City Council approved, adopted and/or accepted as one item of business Consent Agenda Items 5a through 5i with the exception of Item 5f and the addition of Items 11d, 11e, 11f, 13a and 13b.

Councilmember Downey requested the removal of Item 5f for a brief report and suggested the addition of Items 11d, 11e, 11f, 13a and 13b.

Councilmember Sandke asked if the approval of Item 11d means approval of the staff recommendation. Ms. Downey responded that it does.

MSUC (Woiwode/Downey) moved that the City Council approve the Consent Calendar Items 5a through 5i with the addition of Items 11d - Authorize the Purchase of Metropolitan Transit System (MTS) Passes for Use by Coronado Cays Residents on the Fourth of July and for Sunday Concerts in the Park; 11e - Provide Direction to Staff Regarding the Design and Construction of the Cays Entrance Improvements Project; 11f - Authorization for the City Manager to Execute a Professional Services Agreement with CivicLive Inc. for Development of a New City Website Not To Exceed \$52,000 and for Four Years of Maintenance and Support Services for a Total of \$50,000; 13a – Consideration of Request from Councilmember Downey Seeking Council Position on the Construction of a Suicide Barrier on the Coronado Bridge; and 13b - Consideration of Request from Councilmember Bailey that the City Council Rename Palm and Triangle Parks Glenn Curtiss Park and Pendleton Park.

AYES: Bailey, Downey, Sandke, Woiwode, Tanaka
NAYS: None
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/Agency Treasurer, are all Correct and Just, and Conform to the Approved Budgets for FY 2014-2015. The City Council approved payment of City warrant Nos. 10105963 thru 10106300. The City Council approved the warrants as certified by the City/Agency Treasurer.

5c. Acceptance of the Cays Sewer Main Inspection Ports and Air Release Assembly Project (Phase 2) and Direction to the City Clerk to File a Notice of Completion. The City Council accepted the Cays Sewer Main Inspection Ports and Air Release Assembly project (Phase 2) and directed the City Clerk to file a Notice of Completion.

5d. Authorization for the City Manager to Execute a Purchase Agreement with 3M Corporation for Mobile Law Enforcement License Plate Recognition Equipment in the Amount of \$40,174. The City Council authorized the City Manager to execute the purchase agreement.

5e. Adoption of a Resolution Designating the Intersection of I Avenue at Palm Avenue as a Yield-Controlled Intersection. The City Council adopted A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONAO DESIGNATING THE INTERSECTION OF I AVENUE AT PALM AVENUE AS A YIELD-CONTROLLED INTERSECTION. The Resolution was read by title, the reading in its entirety unanimously waived and adopted by City Council as RESOLUTION NO. 8731.

5f. Adoption of a Resolution Authorizing the Destruction of Certain Documents Located in the Departments of City Clerk, City Manager, Community Development, Engineering, Police and Recreation. Councilmember Downey requested clarification on this item. The City has both hard copies and an electronic copy that is on the City website. If someone wanted to go back and look at a HRC meeting, there will be an agenda on there and minutes. She wants to be sure that when we are approving, on this list, the destruction of all agendas and miscellaneous materials that they will electronically be maintained indefinitely. She wanted a clarification that this is only the paper copies. It was her understanding that, at some point, they were working on digitizing a lot of stuff for easier research. She wants to be sure that nothing is being done that is not going to allow that to happen.

City Clerk Mary Clifford responded that staff will make sure that nothing related to HRC is destroyed until it is electronically available.

MSUC (Downey/Sandke) moved that the City Council adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONAO AUTHORIZING THE DESTRUCTION OF CERTAIN

DOCUMENTS LOCATED IN THE DEPARTMENTS OF CITY CLERK, CITY MANAGER, COMMUNITY DEVELOPMENT, ENGINEERING, POLICE AND RECREATION. The Resolution was read by title, the reading in its entirety unanimously waived and adopted by City Council as RESOLUTION NO. 8732.

AYES: Bailey, Downey, Sandke, Woiwode, Tanaka
NAYS: None
ABSTAINING: None
ABSENT: None

5g. Award of a Professional Engineering Design Services Contract to Psomas for a Not-To-Exceed Amount of \$70,000 for the Design of the Bandel Storm Pump Station Project and Appropriation of an Additional \$20,000 for the Design of the Project. The City Council authorized the City Manager to execute an agreement with Psomas for a not-to-exceed amount of \$70,000 for the design of the Bandel Storm Pump Station project and appropriated an additional \$20,000 from the Storm Drain Fund for the design of the project.

5h. Authorization for the City Manager to Execute an Agreement with CRW Systems, Inc. Not to Exceed \$70,000, to Acquire Its eTRAKiT Software Module and for Five Years of Annual Maintenance and Support for \$12,000 Per Year. The City Council authorized the City Manager to execute an agreement with CRW Systems, Inc. to procure its eTRAKiT software module to add to the City's current suite of land management software and to renew the maintenance contract for five years.

5i. Approval of the Updated Stop and Yield Sign Warrant Policy. The City Council approved the updated Stop and Yield Sign Warrant Policy.

6. ORAL COMMUNICATIONS:

- a. **Susan Keith** is so glad that Mr. Ross brought up the arrival of spring on Coronado. We have a special way of knowing that spring has come in her quadrant of town. Every weekend we find the dirty diapers, the leftover picnics all dumped in the street/curb area of our beautiful City. She is not going to go out and clean up someone's dirty diapers but she thinks there is a solution to this problem. We are normally swept by the street sweeper on Wednesdays. Is there any way we can switch to her quadrant of town being swept on Mondays? She thinks this is solvable but they need the City's help as it is a mess up there at the end of a weekend. Ms. Downey asked if additional refuse containers would be useful. Ms. Keith does not think it would be. Mr. Sandke pointed out that on the 4th of July EDCO puts out additional cardboard plastic containers for refuse. Perhaps the City's visitor traffic has increased to the point where perhaps the City should think about some additional options for folks in that quadrant. Blair King provided additional comments.
- b. **Laura Crenshaw** announced the 90th year of the Coronado Flower Show on April 18 and 19. She encouraged everyone to participate.
- c. **Rita Sarich, Coronado MainStreet**, talked about MotorCars on MainStreet. It is April 26 this year.

- d. **Helen Kupka** thanked the City Council for its action on the Cays entrance project.
- e. **Carolyn Rogerson** spoke to Item 11e, the Cays entrance project. She asked that the City consider a low cost, critical element which is painted pavement signage similar to all the sharrows, lane lines, arrows and yield signs that are on other streets already in Coronado. People have expressed a very strong desire for signage. This would be very low cost and would not have anything to do with Caltrans. Mayor Tanaka commented that what the Council already approved included different colored pavement, a bicycle rotary type design that hopefully gives the bicyclist a visual understanding that a crossing is coming up as requested.
- f. **Councilmember Downey** announced that she will put in the next agenda the places where the public can file written comments on two Environmental Impact Statements are important to this community and she wants the public to be aware. On April 3, the Naval Base Coronado Coastal Campus EIS was released. It is available at NavyBaseCoronadoCoastalCampusEIS.com webpage. The City did an amazing job of filing wonderfully detailed comments explaining Coronado's concerns, as did the Mayor of Imperial Beach along with many others. The Navy basically kicked the can on all of the comments regarding Coronado and they plan to address them in a yet to be written demand side management plan for traffic. This plan is going to have the following four elements: circulation, parking, signage and how to get carpooling and other measures for transit to get people out of single occupancy cars. Eventually a record of decision will be approved but we get another bite at the apple. We get to help develop this demand side management plan and she is sure that the input we provide will be considered. That is the next step in this process. Appendix A is where the comments were addressed.

The second one she wanted to let the public know about is SANDAG is going around getting public comments on what is known as the San Diego Forward. Every four years they adopt an update to what is considered, in some ways, a regional plan for all of the SANDAG communities. It has to deal really with circulation and mobility and how we transit around within the region. The plan will be up on the San Diego Forward webpage. Right now sandag.org has information and so does San Diego Forward. The document is not yet up for comment. One of the things our community is going to care about is what effects the beginning and end of transit – North Island. Obviously we are concerned about reducing single occupancy vehicles and what is in the plan to help do that. There are four areas that are going to be covered that we should care about in Coronado and the biggest one is how we are developing transit options as well as how the region is going to be increasing carpooling and mass transit.

7. **CITY MANAGER/EXECUTIVE DIRECTOR:** City Manager Blair King announced that the League of California Cities and County Supervisors Association/Public Works Directors have an annual conference. Mr. Clifford Maurer attended this year's conference in Monterey where the City of Coronado was presented another award for the Pomona Roundabout. The City was the winner of the Outstanding Local Streets and Road Project presented by the League of Cities and CSA. The recognition for that project continues. What people note is that this was a built urban environment where it is a lot harder to work than just raw land and that the goals that this was intended to accomplish was to beautify the roundabout, provide for parking, provide for

safe pedestrian crossings, and also provide for access to the houses that fronted on that intersection before.

At the last City Council meeting, several questions were asked about the South Beach Restroom project. He has provided a written response to the Council. The responses are thought out and were better than the responses provided on the spot. They are posted on the website. This facility will likely flood once every three to five years. If it is flooded, staff anticipates that it will be serviced in about a day. The design of the facility, both in terms of the patio area and seawall and placement of the fixtures about 4' above the ground, will keep any permanent damage from happening structurally or to the fixtures. The portable restroom has been a fantastically successful experiment. It is being loved a little bit to death. It was not intended to be a permanent facility. It is being used a lot and the deterioration of the location and its use have shown that it is not quite as durable as staff thought but it was never designed to handle 1,000 flushes a month.

8. **PUBLIC HEARINGS:** None.

9. **ADMINISTRATIVE HEARINGS:** None.

10. **COMMISSION AND COMMITTEE REPORTS:**

10a. **Report from the Port Commissioner Concerning Port Activities.** Port Commissioner Garry Bonelli reported that he has been working very closely with the Cultural Arts Committee and Heidi Wilson and Kelly Purvis. The CAC requested \$125,000 from the Port to sponsor a symphony in August on Tidelands property. The initial grant approved was \$25,000. He noted that there are five weeks to work on this before the commissioners make the final vote. There is a budget workshop in the next two weeks and he will get a much better feel for the budget then. There are a number of things he is looking at to try to build that request back up to closer to \$125,000. He recalls the symphony having been on Tidelands and thinks this is a great idea.

Councilmember Downey commented that at one point, before it went to that last committee, people were told they could send their letters of support. Is there a place or an email people can use? How could all the people that would like that to be more than \$25,000 let the Port know that?

Admiral Bonelli suggested that people go through City staff and Kelly Purvis. There are other organizations outside Coronado that would like to see that symphony happen.

Ms. Downey agreed but knows that if she is able to announce an email address to the public that more people will comment. Admiral Bonelli suggested that people contact the Clerk of the Port at tdeuel@portofsandiego.org.

Admiral Bonelli continued by saying that he has been working to get a deal closed between the Grand Caribe Task Force at Coronado Cays and the folks who have the lease on the north part of Grand Caribe Island. We were real close about four weeks ago. He thinks we have taken a step back and the two sides are farther apart than they have been but he will work to try to bring them back together. Port staff has been working closely with the City of Coronado for the Dock C build out as well as the improvements to the Glorietta Bay Launch Ramp. There is about \$1.1 million in overall project for that. The Port is contributing about \$470,000 to make that happen in 2017. The Accessibility Committee, that he chairs, has budgeted \$110,000 for new playground

equipment at Tidelands Park. A ribbon cutting will probably take place in the month of June. He thinks he can get another \$50,000 to make it even more accessible, for a total project value of about \$160,000 for Tidelands. The goal is eventually to make it universally accessible, using maybe some private funding. From a strategic standpoint, a short-term objective of getting the new CEO on board is coming along. He is hoping the Port will be able to make an offer this month and get the new person on board this summer. The 50-year integrated plan is still in the works. The hardest part is going to be getting the resource agencies to buy off on the 50-year integrated plan. Lastly, when people are out and about around the Bay, he thinks the front line of ambassadors for the Port are general services folks. Those are men and women that are in the yellow jackets that say "Port of San Diego" or are wearing a Port of San Diego shirt. It is a very important job and they are the people who are responsible for a lot of the facilities and maintenance and keeping things clean. He is very happy to report that the Port has a new General Services Director, a Coronado resident, Marco Cromartie. Admiral Bonelli introduced Mr. Cromartie who made brief remarks. The Mayor welcomed him.

Mayor Tanaka asked Admiral Bonelli where he thinks the Port is with the ferris wheel proposals and some of those similar pitches the Port has been asked to listen to. Admiral Bonelli responded that the Port has listened to several high structure proposals. Staff is looking at how the bay is divided up and what would be the appropriate land uses. His subjective opinion, based on his colleagues' reactions, is that the iconic feature on the bay is the Coronado San Diego Bay Bridge and he thinks it will stay that way.

Mayor Tanaka met with one of the presenters. The point he made to that individual was that he has concerns about parking and ingress/egress. The presenter seemed to discount that a little bit and Mayor Tanaka took that as a rookie move.

Admiral Bonelli thinks that the biggest thing for everyone in the near future will be the 535-acre development on the waterfront in Chula Vista. That will impact everyone.

Councilmember Sandke thanked Admiral Bonelli for his hard work moving along the Yacht Club project.

11. CITY COUNCIL BUSINESS:

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

Councilmember Bailey will submit his report in writing.

Councilmember Downey will submit her report in writing.

Councilmember Sandke attended a SANDAG meeting; attended a very successful Borders Committee meeting; enjoyed hearing Mayor Tanaka speak in Chula Vista last week.

Councilmember Woiwode met, with Councilmember Bailey, staff and consultants on the Gateway Project; attended a fence ribbon cutting for Pond 20; attended a SANDAG Board meeting where evaluation criteria for cap and trade, affordable housing, and sustainable communities grants were discussed; attended the Cays HOA meeting; attended a SANDAG Transportation Committee

meeting where the regional Capital Improvement Program was approved; attended the Women in Transportation Systems meeting.

Mayor Tanaka attended several galas from local organizations to include the Christ Church Day School Gala, the CoSA Gala at the Marriott, the Lamb’s Players Theater fundraiser; showed “Pretty in Pink” as his Movie of the Month last month; the next movie will be on April 16 and is “Stand By Me”; attended the Salute to the Military Ball and complimented the Chamber on doing a great job for a group that needs to be celebrated more than once a year; had a chance to do a radio show called “Peter Greenberg Worldwide” that focuses on different destinations; spoke to the Albondigas group about the City of Coronado’s history.

11b. Consideration of Appointment to Fill One Vacancy on the Transportation Commission. Mayor Tanaka explained the process to be used to determine the appointment.

Mayor Tanaka invited the applicants to address the Council and public.

Sharon Brown introduced herself to the Council and public.

Arthur Van Rooy introduced himself to the Council and public.

The City Clerk read the names and recorded the votes for the first round of voting as follows:

Sharon Brown	five votes
Arthur Van Rooy	five votes

The City Clerk read the names and recorded the votes for the second round of voting as follows:

Sharon Brown	five votes
Arthur Van Rooy	five votes

Mayor Tanaka asked the Council to only vote for one candidate for the third round of voting.

The City Clerk read the names and recorded the votes for the third round of voting as follows:

Sharon Brown	two votes
Arthur Van Rooy	three votes

MSUC (Tanaka/Bailey) moved that the City Council appoint Arthur Van Rooy to a term on the Transportation Commission to expire February 28, 2018.

AYES:	Bailey, Downey, Sandke, Woiwode, Tanaka
NAYS:	None
ABSTAINING:	None
ABSENT:	None

11c. Review and Establish Priorities for Fiscal Year 2015-2016. City Manager Blair King introduced the item. Mayor Tanaka provided some comments.

The City Council recessed at 5:06 pm.

The City Council reconvened at 5:14 pm.

Mr. King summarized the workshop by saying that the selections have been saved and will be given back to the Council. Anything that gets two dots will be considered Council direction. He sees the Senior Center as a priority for the Council. Staff anticipates a ground breaking for that. The toll plaza has received good support. The Third and Fourth Street traffic calming is also a priority. Recycled water feasibility received support. Parking issues also received support. No formal action is needed on the part of the Council.

Councilmember Downey commented that there were three Councilmembers that wanted to talk about parking but she figured out that the Coastal Plan has to be amended to do so in order to change the parking rules in the Orange Avenue Specific Plan. That was approved by the Coastal Commission. She figured that as long as the City is thinking about making parking changes we might as well go ahead and review everything under the Local Coastal Plan that we might want to change.

Mayor Tanaka recalls that Ms. Downey proposed that during her last term on the Council. He remembers that the Council was a little daunted by having to deal with the Coastal Commission on amending an LCP.

Ms. Downey agreed and wanted to remind the members who put dots on parking that they would have to amend the LCP to make some of the parking changes. It is a big nut to crack. Staff would have a lot of work in order to do so.

Councilmember Sandke has done some research of his own. There are quite a few things already included in that. Over the 20 or 25 years we have been studying parking in the downtown, we already have instances of shared valet parking and some other options that exist within the LCP. He is not 100% certain that we would be so put off by the LCP amendment that we couldn't move forward with some really meaningful changes in our downtown as far as the parking situation goes.

Ms. Downey likes Mr. Sandke's optimism. If it was easy, we would have done it already. She recognizes that there are lots of options and encourages the City to take a look at all of them but she thinks that the really meaningful ones we ought to do push us into having to address our LCP and there are other things that the City might want to amend for other reasons. She is in support of looking at any parking options possible and she was voting to say that she is not afraid to open up our LCP if needed. There is only one vote on the AICUZ because that is an ongoing thing that never seems to end which is good because the end probably isn't what we want but some of the things in the past were not properly reflected going forward. She knows City staff won't not do something that we have to do but she wanted to let the City Manager know that she recognizes that staff has to continue following it until such time as it becomes an issue where action is necessary.

11d. Authorize the Purchase of Metropolitan Transit System (MTS) Passes for Use by Coronado Cays Residents on the Fourth of July and for Sunday Concerts in the Park.
Under Consent, the City Council authorized (1) the purchase of MTS day passes for distribution to Coronado Cays residents on a limited, first-come, first-served basis for use

on the Fourth of July; and (2) the purchase of special event tickets for Coronado Cays residents to use for Concerts in the Park.

11e. Provide Direction to Staff Regarding the Design and Construction of the Cays Entrance Improvements Project. Under Consent, the City Council directed staff to proceed with final design documents for all improvements included in the preferred design option; increased the project budget by \$205,000 during the annual update of the Capital Improvement Program to account for anticipated design and construction costs for “Critical Elements” and “Design Enhancements” as described in the report; and advertise the project for public bid.

11f. Authorization for the City Manager to Execute a Professional Services Agreement with CivicLive Inc. for Development of a New City Website Not to Exceed \$52,000 and for Four Years of Maintenance and Support Services for a Total of \$50,000. Under Consent, the City Council authorized the City Manager to execute a Professional Services Agreement with CivicLive to provide website design and hosting services for a not-to-exceed amount of \$102,000 over four years.

12. CITY ATTORNEY: No report.

13. COMMUNICATIONS - WRITTEN:

13a. Consideration of Request from Councilmember Downey Seeking Council Position on the Construction of a Suicide Barrier on the Coronado Bridge. Under Consent, the City Council approved the request.

13b. Consideration of Request from Councilmember Bailey that the City Council Rename Palm and Triangle Parks Glenn Curtiss Park and Pendleton Park. Under Consent, the City Council approved the request.

14. ADJOURNMENT: The Mayor adjourned the meeting at 5:27 p.m.

Approved: (Date), 2015

Casey Tanaka, Mayor
City of Coronado

Attest:

Mary L. Clifford
City Clerk

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PROCLAMATION: MAY IS NATIONAL DROWNING PREVENTION MONTH

The Mayor will present the proclamation to Aquatics Supervisor Lori Stucki.

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PROCLAMATION

Whereas, the Centers for Disease Control and Prevention released the 2014 drowning death figures in the "Leading Cause of Death" report, finding that drowning is the leading cause of injury death in California, and the nation, for one to four-year-olds; and

Whereas, drowning is also the leading cause of death for San Diego County children between the ages of one to four-years-old; and

Whereas, between the months of May 2014 and August 2014, California had 21 fatal drownings, the highest in the nation, 75% of which occurred in residential pools; and

Whereas, young children are at high risk for drowning because they are naturally active, curious and impulsive, and too young to understand that water is dangerous and needs to be avoided without proper supervision; and

Whereas, these residential swimming pool drowning deaths and injuries can be prevented by using "layers of protection," with adult supervision; barriers between the children and the pool or spa, including isolation fencing, removable mesh fencing with self-closing self-latching gates with a lockable device, approved pool safety covers that meet ASTM 1346 standards, exit alarms on doors accessing pools, access doors with self-latching devices 54 inches above the floor and swimming pool alarms; knowledge of how to react in a crisis including CPR; and everyone should learn water safety and how to swim; and

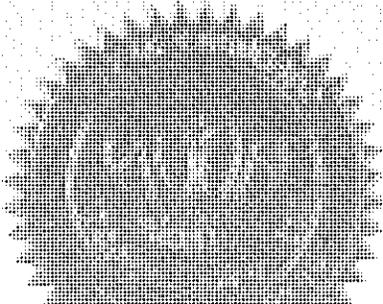
Whereas, the City of Coronado, Safe Kids San Diego, Rady Children's Hospital, IPSSA, and the San Diego County Aquatic Council hosted a free April Pool Days event on April 4, 2015, as well as nine different pools county-wide during the month of April to provide a free swim lesson to children and safety information to parents and caregivers; distributing to San Diego pool owners safety information; and continuing with "Water Watcher Tags" that can be worn by the adult who is responsible for watching the water to guard and protect children from drowning.

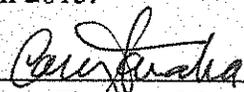
Now, Therefore, I, Casey Tanaka, by the power vested in me as the Fiftieth Mayor of the City of Coronado, do hereby proclaim May 2015 as:

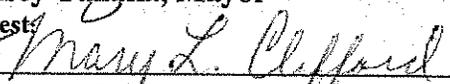
"DROWNING PREVENTION MONTH"

in the City of Coronado and commend all of the aforementioned organizations for their efforts to prevent the fatal and non-fatal drowning of children, and to remind adults throughout the County to help do their part to keep their children safe around water, pools and spas.

In Witness Whereof, I Have Hereunto Set My Hand and caused the Seal of the City of Coronado, California, to be affixed thereto this 21st day of April 2015.





Casey Tanaka, Mayor
Attest: 

Mary L. Clifford, City Clerk

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PROCLAMATION: MICHAEL LAWTON DAY

The Mayor will present the proclamation to retiring Police Commander Mike Lawton.

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CITY OF CORONADO
CALIFORNIA
OFFICE OF THE MAYOR

PROCLAMATION

Whereas, Commander Mike Lawton was hired as a Police Officer for the City of Coronado on October 21, 1991, and has served the City of Coronado for 23½ years, working in every division in the Department, Support Services, Administrative Services and Field Services, in the capacity of a Field Training Officer in Patrol; as an Investigator with the Regional Auto Theft Task Force; Police Reserve Coordinator; Sergeant; Lieutenant; and rose to the position of Commander in January 2006; and

Whereas, because of his leadership abilities, skills and knowledge of law enforcement, Commander Lawton attended and graduated from the 200th session of the FBI National Academy in 2000; and

Whereas, Commander Lawton has been the recipient of numerous awards and accolades for his dedication to the Department and the community, including winning the Coronado Human Relations Commission's Community Leader Award in 2008; receiving the Tenth Annual Peace Officers Charity Banquet Officer of the Year award in 2001; an "Exceptional Performance Citation" from the Regional Auto Theft Task Force in 1997; the Coronado Peace Officer of the Year award for "I Love A Cop" week in 1994; having the honor to be the first recipient of the annual San Diego Scottish Rite of Freemasonry Officer of the Year in 1993; also in 1993, he received the Police Officer of the Year award for exemplary service to the community presented to him by Assemblywoman Dede Alpert; and

Whereas, he has fulfilled his duties with professionalism, courtesy, dedication and enthusiasm; and

Whereas, Commander Lawton has worked diligently to maintain and preserve the memory of Lieutenant Frank Greene, Coronado's only officer killed in the line of duty, by recognizing the anniversary of his death, October 12, 1954, as a day of remembrance and reflection and including Lieutenant Greene's relatives in the remembrance; and

Whereas, Commander Lawton has worked tirelessly on the Shop With A Cop program and the San Diego County Regional Law Enforcement Teddy Bear Drive; and

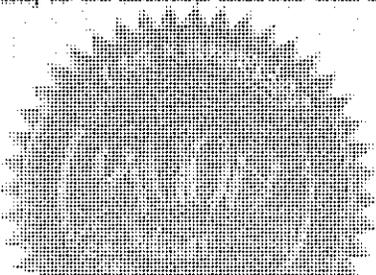
Whereas, the City of Coronado wants to extend its gratitude and appreciation to Commander Mike Lawton for his 23½ years of faithful service and his many contributions to make the City of Coronado safe.

NOW THEREFORE, I, CASEY TANAKA, as fiftieth Mayor of the City of Coronado, together with the full City Council of the City of Coronado, do hereby proclaim Tuesday, April 21, 2015, as:

"MICHAEL LAWTON DAY"

in the City of Coronado and wish him the best of luck in his new chapter in law enforcement as Chief of Police in Republic, Missouri.

In Witness Thereof, I Have Hereunto Set My Hand and caused the Seal of the City of Coronado, California, to be affixed thereto this 21st day of April 2015.



Casey Tanaka, Mayor

Attest:

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PROCLAMATION: SUSANNA WIGGINS DAY

The Mayor will present the proclamation to outgoing Miss Coronado 2014 Susanna Wiggins.

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CITY OF CORONADO
CALIFORNIA
OFFICE OF THE MAYOR

PROCLAMATION

Whereas, Susanna Wiggins has been an exceptional representative of the City of Coronado as Miss Coronado 2014, sharing enthusiasm, generosity and goodwill with everyone she encountered; and

Whereas, Susanna Wiggins volunteered over 250 hours to more than 20 local and national organizations including the United States Navy, Coronado Island Film Festival, Coronado Historical Association, Coronado MainStreet Ltd., the National Multiple Sclerosis Society, FOCUS, Sharp Hospice Care, Children of the Nations, Toastmasters, Naval Special Warfare, Wounded Warrior Project, San Diego Regional Law Enforcement, Coronado Hospital Foundation, Coronado Unified School District, and the City of Coronado; and

Whereas, Susanna Wiggins maintains excellent grades as a member of the San Diego State University Dean's list; serves as an officer in Delta Gamma Sorority, supporting their philanthropy with the Braille Institute of San Diego; coached Pop Warner Cheer three days a week; and portrayed San Diego debutante Ella von Engel in a promotional video based on the book *Sacred Trust: An Army/Navy Love Story*; and

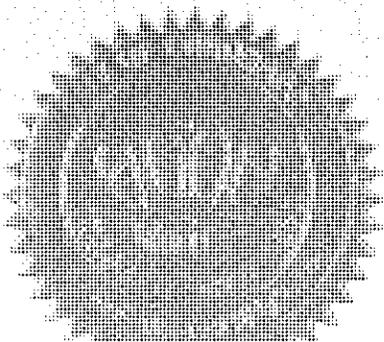
Whereas, Susanna Wiggins has been an outstanding role model, exceeding the expectations of the Miss Coronado title by promoting and demonstrating self-dignity and encouraging excellence among young women in the community of Coronado and beyond.

Now, Therefore I, Casey Tanaka, by the power vested in me as the Fiftieth Mayor of the City of Coronado, together with the full City Council, commend Susanna Wiggins for her outstanding representation as Miss Coronado 2014, and do hereby declare the day of March 28, 2015 as:

"SUSANNA WIGGINS DAY"

In the City of Coronado.

In Witness Thereof, I Have Hereunto Set My Hand and caused the Seal of the City of Coronado, California, to be affixed thereto this 21st day of April 2015.



Casey Tanaka, Mayor
City of Coronado

Attest:

Mary L. Clifford, City Clerk

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PROCLAMATION: KATIE HEARTHER DAY

The Mayor will present the proclamation to outgoing Miss Teen Coronado 2014 Katie Hearther.

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PROCLAMATION

Whereas, Katie Hearther has been an exceptional representative of the City of Coronado as Miss Teen Coronado 2104, sharing enthusiasm, generosity and goodwill with everyone she encountered; and

Whereas, Katie Hearther volunteered over 250 hours to more than 20 local and national organizations including the United States Navy, Coronado Island Film Festival, Coronado Historical Association, Coronado MainStreet Ltd., the National Multiple Sclerosis Society, FOCUS, Sharp Hospice Care, Children of the Nations, Naval Special Warfare, Wounded Warrior Project, San Diego Regional Law Enforcement, Coronado Hospital Foundation, Coronado Unified School District, and the City of Coronado; and

Whereas, Katie Hearther has excelled not only in her duties as Miss Teen Coronado, but also as a scholar athlete participating in the National Honor Society, Academic League, serving as an officer in Interact, tutoring local youth, starting on the Varsity basketball team as a captain and being recognized with second team all Central League honors, while maintaining an all A grade point average in a rigorous academic schedule with four Advanced Placement classes; and

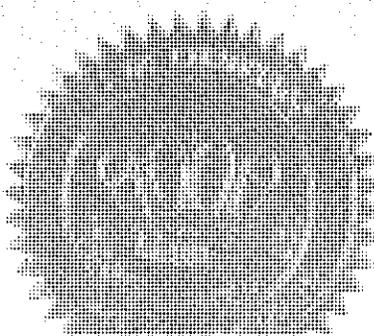
Whereas, Katie Hearther has been an outstanding role model, exceeding the expectations of the Miss Teen Coronado title by promoting and demonstrating self dignity and encouraging excellence among young women in the community of Coronado and beyond.

Now, Therefore I, Casey Tanaka, by the power vested in me as the Fiftieth Mayor of the City of Coronado, together with the full City Council, commend Katie Hearther for her outstanding representation as Miss Teen Coronado 2014, and do hereby declare the day of March 28, 2015 as:

“KATIE HEARTHER DAY”

In the City of Coronado.

In Witness Thereof, I Have Hereunto Set My Hand and caused the Seal of the City of Coronado, California, to be affixed thereto this 21st day of April 2015.



Casey Tanaka, Mayor
City of Coronado

Attest:

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

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

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Warrant List for
City Council Meeting
April 21, 2015

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 2014/2015. 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	10106301 - 10106521	V4006845 – V4006905
City of Coronado Acting as the Successor Agency to the Community Development Agency of the City of Coronado	None	None
Voided Warrant(s) and Voucher(s)	None	None

Leslie Suelter
City Treasurer

Approved by the City Council on _____

Mayor

CITY OF CORONADO
CHECK REGISTER - BY FUND

SUNGARD FINANCE PLUS
DATE: 04/13/2015
TIME: 08:48:33

SELECTION CRITERIA: transact.check_no between '10106301' and '10106521'
ACCOUNTING PERIOD: 10/15

FUND - 100 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET CHECK	ACCT	DESCRIPTION	SALES TAX	AMOUNT
1011	10106301	04/02/15	10068	AGRICULTURAL PEST C	100315	8030	1ST/ALAMEDA 3/17	0.00	215.00
1011	10106301	04/02/15	10068	AGRICULTURAL PEST C	100313	8030	SUNSET PRK 3/15	0.00	65.00
1011	10106301	04/02/15	10068	AGRICULTURAL PEST C	100313	8030	CAYS PARK RODENT 3/	0.00	75.00
1011	10106301	04/02/15	10068	AGRICULTURAL PEST C	100313	8030	BAYVW PRK RODENT 3/	0.00	75.00
	TOTAL CHECK							0.00	430.00
1011	10106303	04/02/15	17051	ALLIED BUILDING PRO	100315	8030	CEILING TILES	0.00	294.75
1011	10106304	04/02/15	10131	ARAMARK UNIFORM SER	100313	8385	UNIFORM SVC 2/15	0.00	67.75
1011	10106304	04/02/15	10131	ARAMARK UNIFORM SER	100316	8030	UNIFORM SVC 2/15	0.00	102.29
1011	10106304	04/02/15	10131	ARAMARK UNIFORM SER	100312	8560	UNIFORM SVC 2/15	0.00	102.29
1011	10106304	04/02/15	10131	ARAMARK UNIFORM SER	100314	8385	UNIFORM SVC 2/15	0.00	130.42
1011	10106304	04/02/15	10131	ARAMARK UNIFORM SER	100315	8030	UNIFORM SVC 2/15	0.00	131.52
1011	10106304	04/02/15	10131	ARAMARK UNIFORM SER	100312	8385	UNIFORM SVC 2/15	0.00	143.94
1011	10106304	04/02/15	10131	ARAMARK UNIFORM SER	100311	8560	UNIFORM SVC 2/15	0.00	160.75
1011	10106304	04/02/15	10131	ARAMARK UNIFORM SER	100314	8030	UNIFORM SVC 2/15	0.00	189.97
1011	10106304	04/02/15	10131	ARAMARK UNIFORM SER	100313	8030	UNIFORM SVC 2/15	0.00	277.65
1011	10106304	04/02/15	10131	ARAMARK UNIFORM SER	100311	8560	UNIFORM SVC 2/15	0.00	11.96
1011	10106304	04/02/15	10131	ARAMARK UNIFORM SER	100316	8385	UNIFORM SVC 2/15	0.00	39.44
1011	10106304	04/02/15	10131	ARAMARK UNIFORM SER	100315	8385	UNIFORM SVC 2/15	0.00	46.20
	TOTAL CHECK							0.00	1,404.19
1011	10106306	04/02/15	13209	ARROWHEAD MOUNTAIN	100313	8560	WATER-PRK-1485	0.00	6.48
1011	10106306	04/02/15	13209	ARROWHEAD MOUNTAIN	100314	8560	WATER-FAC-1493	0.00	31.26
1011	10106306	04/02/15	13209	ARROWHEAD MOUNTAIN	100314	8560	WATER-FLEET-1428	0.00	34.51
1011	10106306	04/02/15	13209	ARROWHEAD MOUNTAIN	100313	8560	WATER-PRK-1293	0.00	48.70
1011	10106306	04/02/15	13209	ARROWHEAD MOUNTAIN	100311	8560	WATER-ADM-1519	0.00	167.83
	TOTAL CHECK							0.00	288.78
1011	10106308	04/02/15	11204	AT&T (CORONADO FIRE	100252	8320	6194350914 SHORES R	0.00	16.95
1011	10106308	04/02/15	11204	AT&T (CORONADO FIRE	100251	8320	6194235735 CAYS 911	0.00	17.27
1011	10106308	04/02/15	11204	AT&T (CORONADO FIRE	100251	8320	6195229605 HQ 911	0.00	17.27
1011	10106308	04/02/15	11204	AT&T (CORONADO FIRE	100255	8320	6194351955 LG FAX	0.00	17.32
1011	10106308	04/02/15	11204	AT&T (CORONADO FIRE	100252	8320	6194241031 CAYS FAX	0.00	17.33
1011	10106308	04/02/15	11204	AT&T (CORONADO FIRE	100251	8320	6194359268 HQ FAX	0.00	32.80
1011	10106308	04/02/15	11204	AT&T (CORONADO FIRE	100255	8320	6194350328 TWR ALAR	0.00	79.04
1011	10106308	04/02/15	11204	AT&T (CORONADO FIRE	100251	8320	6194350575 TELESTAF	0.00	86.55
1011	10106308	04/02/15	11204	AT&T (CORONADO FIRE	100252	8320	6195227851 EOC PHON	0.00	102.06
	TOTAL CHECK							0.00	386.59
1011	10106309	04/02/15	15595	AT&T CALNET 2	100211	8320	PD DESK PH FEB-MAR	0.00	679.97
1011	10106311	04/02/15	11209	AT&T/MCI (CITY MGR)	100115	8320	LOCAL TELEPHONE EXP	0.00	5.05
1011	10106311	04/02/15	11209	AT&T/MCI (CITY MGR)	100120	8320	LOCAL TELEPHONE EXP	0.00	7.28
1011	10106311	04/02/15	11209	AT&T/MCI (CITY MGR)	100255	8320	RECURR CHGS & TAKES	0.00	10.77
1011	10106311	04/02/15	11209	AT&T/MCI (CITY MGR)	100370	8320	LOCAL TELEPHONE EXP	0.00	13.94
1011	10106311	04/02/15	11209	AT&T/MCI (CITY MGR)	100550	8320	LOCAL TELEPHONE EXP	0.00	17.68
1011	10106311	04/02/15	11209	AT&T/MCI (CITY MGR)	100145	8320	LOCAL TELEPHONE EXP	0.00	17.90
1011	10106311	04/02/15	11209	AT&T/MCI (CITY MGR)	100125	8320	LOCAL TELEPHONE EXP	0.00	0.05
1011	10106311	04/02/15	11209	AT&T/MCI (CITY MGR)	100115	8320	LOCAL TELEPHONE EXP	0.00	0.27
1011	10106311	04/02/15	11209	AT&T/MCI (CITY MGR)	100311	8320	LOCAL TELEPHONE EXP	0.00	22.21
1011	10106311	04/02/15	11209	AT&T/MCI (CITY MGR)	100125	8320	LOCAL TELEPHONE EXP	0.00	22.31

CITY OF CORONADO
CHECK REGISTER - BY FUND

SUNGARD FINANCE PLUS
DATE: 04/13/2015
TIME: 08:48:33

SELECTION CRITERIA: transact.check_no between '10106301' and '10106521'
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FUND - 100 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET CHECK	ACCT	DESCRIPTION----	SALES TAX	AMOUNT
1011	10106311	04/02/15	11209	AT&T/MCI (CITY MGR)	100251	8320	LOCAL TELEPHONE EXP	0.00	29.83
1011	10106311	04/02/15	11209	AT&T/MCI (CITY MGR)	100211	8320	LOCAL TELEPHONE EXP	0.00	37.48
1011	10106311	04/02/15	11209	AT&T/MCI (CITY MGR)	100125	8320	C60-222-2148-777	0.00	49.33
1011	10106311	04/02/15	11209	AT&T/MCI (CITY MGR)	100251	8320	RECURR CHGS & TAXES	0.00	108.06
1011	10106311	04/02/15	11209	AT&T/MCI (CITY MGR)	100550	8320	RECURR CHGS & TAXES	0.00	114.56
1011	10106311	04/02/15	11209	AT&T/MCI (CITY MGR)	100311	8320	RECURR CHGS & TAXES	0.00	260.31
1011	10106311	04/02/15	11209	AT&T/MCI (CITY MGR)	100145	8320	C60-222-3043-777	0.00	334.42
1011	10106311	04/02/15	11209	AT&T/MCI (CITY MGR)	100211	8320	RECURR CHGS & TAXES	0.00	362.98
1011	10106311	04/02/15	11209	AT&T/MCI (CITY MGR)	100125	8320	RECURR CHGS & TAXES	0.00	753.64
	TOTAL CHECK							0.00	2,168.07
1011	10106312	04/02/15	13646	AT&T/MCI (ADMIN SRV)	100255	8320	800 MHX T1 LINE 7.5	0.00	21.52
1011	10106312	04/02/15	13646	AT&T/MCI (ADMIN SRV)	100251	8320	800 MHX T1 LINE 12%	0.00	34.44
1011	10106312	04/02/15	13646	AT&T/MCI (ADMIN SRV)	100311	8320	800 MHX T1 LINE 30%	0.00	86.09
1011	10106312	04/02/15	13646	AT&T/MCI (ADMIN SRV)	100211	8320	800 MHX T1 LINE 48%	0.00	137.74
	TOTAL CHECK							0.00	279.79
1011	10106313	04/02/15	99460000	BAPTISTA, EDUARDO	100	4600	OVERPMT 9114511	0.00	73.00
1011	10106314	04/02/15	EE REIMB BEEBE, AMY LEE	100212	8560	8560	NEW EE UNIFORM REIM	0.00	800.00
1011	10106315	04/02/15	16851	BOOT WORLD INC./KM	100314	8560	BOOTS-R.GARCIA	0.00	50.00
1011	10106316	04/02/15	16975	BURKE, WILLIAMS & S	100135	8047	LGL-K.JAMES APPEAL	0.00	1,327.50
1011	10106318	04/02/15	10308	CAL--AM WATER (LIBRA	100550	8237	WATER SERV 3/6-4/6	0.00	52.82
1011	10106321	04/02/15	10306	CAL--AM WATER (PUBLI	100313	8237	6000 SILVER STND BL	0.00	411.68
1011	10106321	04/02/15	10306	CAL--AM WATER (PUBLI	100313	8237	32 CORO CAYS BLVD I	0.00	453.28
1011	10106321	04/02/15	10306	CAL--AM WATER (PUBLI	100313	8237	24 CORO CAYS	0.00	477.59
1011	10106321	04/02/15	10306	CAL--AM WATER (PUBLI	100313	8237	1015 SEVENTH ST	0.00	486.23
1011	10106321	04/02/15	10306	CAL--AM WATER (PUBLI	100313	8237	650 ORANGE	0.00	527.03
1011	10106321	04/02/15	10306	CAL--AM WATER (PUBLI	100313	8237	1024 SIXTH ST	0.00	596.07
1011	10106321	04/02/15	10306	CAL--AM WATER (PUBLI	100313	8237	1975 STRAND WAY	0.00	623.54
1011	10106321	04/02/15	10306	CAL--AM WATER (PUBLI	100313	8237	221 OCEAN BLVD	0.00	661.97
1011	10106321	04/02/15	10306	CAL--AM WATER (PUBLI	100313	8237	1651 STRAND WAY	0.00	845.57
1011	10106321	04/02/15	10306	CAL--AM WATER (PUBLI	100313	8237	166 ORANGE	0.00	1,059.76
1011	10106321	04/02/15	10306	CAL--AM WATER (PUBLI	100313	8237	102 GRAND CARIBE CS	0.00	1,095.87
1011	10106321	04/02/15	10306	CAL--AM WATER (PUBLI	100313	8237	1120 SIXTH ST	0.00	1,200.21
1011	10106321	04/02/15	10306	CAL--AM WATER (PUBLI	100313	8237	1115 SEVENTH ST	0.00	1,213.55
1011	10106321	04/02/15	10306	CAL--AM WATER (PUBLI	100313	8237	222 OCEAN BLVD LIBR	0.00	1,236.08
1011	10106321	04/02/15	10306	CAL--AM WATER (PUBLI	100313	8237	50 CORO CAYS BL	0.00	1,491.30
1011	10106321	04/02/15	10306	CAL--AM WATER (PUBLI	100313	8237	99 GR CARIBE CSWY	0.00	1,757.84
1011	10106321	04/02/15	10306	CAL--AM WATER (PUBLI	100313	8237	5098 SILV STND BLVD	0.00	32.72
1011	10106321	04/02/15	10306	CAL--AM WATER (PUBLI	100313	8237	28 PORT OF SPAIN	0.00	49.20
1011	10106321	04/02/15	10306	CAL--AM WATER (PUBLI	100313	8237	1020 SIXTH ST	0.00	52.34
1011	10106321	04/02/15	10306	CAL--AM WATER (PUBLI	100313	8237	102 KINGSTON CT-NS	0.00	55.98
1011	10106321	04/02/15	10306	CAL--AM WATER (PUBLI	100313	8237	411 1/2 FIRST	0.00	66.95
1011	10106321	04/02/15	10306	CAL--AM WATER (PUBLI	100313	8237	426 ALAMEDA	0.00	71.28
1011	10106321	04/02/15	10306	CAL--AM WATER (PUBLI	100313	8237	1017 SEVENTH ST	0.00	79.81
1011	10106321	04/02/15	10306	CAL--AM WATER (PUBLI	100313	8237	45 COR CAY BLVD	0.00	82.15
1011	10106321	04/02/15	10306	CAL--AM WATER (PUBLI	100313	8237	350 TENTH ST	0.00	99.74

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CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET CHECK	ACCT	DESCRIPTION	SALES TAX	AMOUNT
1011	10106321	04/02/15	10306	CAL-AM WATER (PUBLI 100313	8237	"1395 FIRST ST 6"	0.00	14.85	
1011	10106321	04/02/15	10306	CAL-AM WATER (PUBLI 100313	8237	1040 POMONA AVE	0.00	6.55	
1011	10106321	04/02/15	10306	CAL-AM WATER (PUBLI 100313	8237	102 MARDI GRAS	0.00	21.85	
1011	10106321	04/02/15	10306	CAL-AM WATER (PUBLI 100313	8237	125 ALAMEDA	0.00	23.02	
1011	10106321	04/02/15	10306	CAL-AM WATER (PUBLI 100314	8237	101 B AVE FIRE	0.00	25.21	
1011	10106321	04/02/15	10306	CAL-AM WATER (PUBLI 100313	8237	920 BAY CR	0.00	167.68	
1011	10106321	04/02/15	10306	CAL-AM WATER (PUBLI 100313	8237	1500 THIRD ST	0.00	181.02	
1011	10106321	04/02/15	10306	CAL-AM WATER (PUBLI 100313	8237	265 I AVE	0.00	192.00	
1011	10106321	04/02/15	10306	CAL-AM WATER (PUBLI 100313	8237	31 CORO CAYS BLVD	0.00	192.00	
1011	10106321	04/02/15	10306	CAL-AM WATER (PUBLI 100313	8237	26 CORONADO CAYS BL	0.00	197.49	
1011	10106321	04/02/15	10306	CAL-AM WATER (PUBLI 100314	8237	101 B AVE	0.00	200.64	
1011	10106321	04/02/15	10306	CAL-AM WATER (PUBLI 100313	8237	34 1/2 HALF MOON	0.00	208.48	
1011	10106321	04/02/15	10306	CAL-AM WATER (PUBLI 100313	8237	336 ORANGE	0.00	208.48	
1011	10106321	04/02/15	10306	CAL-AM WATER (PUBLI 100313	8237	870 ORANGE	0.00	213.96	
1011	10106321	04/02/15	10306	CAL-AM WATER (PUBLI 100313	8237	502 1/2 -NS GR CARI	0.00	219.46	
1011	10106321	04/02/15	10306	CAL-AM WATER (PUBLI 100313	8237	52 CORO CAYS BLVD	0.00	255.55	
1011	10106321	04/02/15	10306	CAL-AM WATER (PUBLI 100313	8237	912 ORANGE	0.00	263.39	
1011	10106321	04/02/15	10306	CAL-AM WATER (PUBLI 100313	8237	720 4TH	0.00	263.39	
1011	10106321	04/02/15	10306	CAL-AM WATER (PUBLI 100313	8237	560 ORANGE	0.00	263.39	
1011	10106321	04/02/15	10306	CAL-AM WATER (PUBLI 100313	8237	740 GUADALUPE AVE	0.00	277.52	
1011	10106321	04/02/15	10306	CAL-AM WATER (PUBLI 100313	8237	240 ORANGE	0.00	279.87	
1011	10106321	04/02/15	10306	CAL-AM WATER (PUBLI 100313	8237	436 ORANGE	0.00	296.36	
1011	10106321	04/02/15	10306	CAL-AM WATER (PUBLI 100313	8237	670 POMONA AVE	0.00	359.91	
1011	10106321	04/02/15	10306	CAL-AM WATER (PUBLI 100313	8237	730 ORANGE AVE	0.00	373.25	
1011	10106321	04/02/15	10306	CAL-AM WATER (PUBLI 100313	8237	111 B AVE	0.00	398.35	
TOTAL CHECK								19,830.41	
1011	10106323	04/02/15	15252	CALIFORNIA DEPT OF 100	2098	D.KELLY-INC WTHLDG	0.00	56.00	
1011	10106323	04/02/15	15252	CALIFORNIA DEPT OF 100	2098	D.KELLY-INC WTHLDG	0.00	96.00	
TOTAL CHECK								152.00	
1011	10106324	04/02/15	13535	CDW GOVERNMENT CENT 100145	8560	BELKIN CATSE PATCH	0.00	-112.10	
1011	10106324	04/02/15	13535	CDW GOVERNMENT CENT 100145	8030	2FA ONE MNT	0.00	434.00	
TOTAL CHECK								321.90	
1011	10106328	04/02/15	15305	CINTAS CORPORATION 100251	8385	CAYS TWL SVC 032515	0.00	34.75	
1011	10106328	04/02/15	15305	CINTAS CORPORATION 100251	8385	HQ TWL SVC 032515	0.00	43.87	
TOTAL CHECK								78.62	
1011	10106329	04/02/15	EE REIMB	CLIFFORD MAURER 100311	8415	EXPENSE REIMS CONF	0.00	80.68	
1011	10106330	04/02/15	14989	CLIFFORD, MARY 100115	9415	MILEAGE REIMB-CLIFF	0.00	123.12	
1011	10106331	04/02/15	16976	CODE 4 LIVE SCAN 100142	8065	PRE-EMP FNCRPRTS	0.00	144.00	
1011	10106332	04/02/15	10753	COMPLETE OFFICE (GR 100115	8560	OFC SUPPLIES - CC	0.00	7.75	
1011	10106332	04/02/15	10753	COMPLETE OFFICE (GR 100115	8560	OFC SUPPLIES - CC	0.00	53.31	
TOTAL CHECK								61.06	
1011	10106333	04/02/15	16877	CONSOLIDATED ELECTR 100315	8252	P.D. EXTERIOR LIGHT	0.00	681.39	
1011	10106335	04/02/15	10457	CORONADO HARDWARE 100314	8560	SHOP SUPPLIES	0.00	1.61	

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CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET CHECK	ACCT	DESCRIPTION	SALES TAX	AMOUNT
1011	10106335	04/02/15	10457	CORONADO HARDWARE	100312	8255	IRRIGATION PARTS	0.00	1.92
1011	10106335	04/02/15	10457	CORONADO HARDWARE	100315	8252	GOLF KITCHEN RR CLE	0.00	2.47
1011	10106335	04/02/15	10457	CORONADO HARDWARE	100312	8255	IRRIGATION PARTS	0.00	2.57
1011	10106335	04/02/15	10457	CORONADO HARDWARE	100312	8535	PAINT FOR SHOP	0.00	5.93
1011	10106335	04/02/15	10457	CORONADO HARDWARE	100315	8252	PAINT FOR SHOP	0.00	5.93
1011	10106335	04/02/15	10457	CORONADO HARDWARE	100312	8250	CLEAR GLOSS	0.00	5.93
1011	10106335	04/02/15	10457	CORONADO HARDWARE	100312	8250	PVC COUPLING	0.00	6.24
1011	10106335	04/02/15	10457	CORONADO HARDWARE	100315	8252	CEMENT	0.00	6.47
1011	10106335	04/02/15	10457	CORONADO HARDWARE	100315	8252	FOAM ROLLERS	0.00	9.70
1011	10106335	04/02/15	10457	CORONADO HARDWARE	100312	8560	PEE	0.00	10.79
1011	10106335	04/02/15	10457	CORONADO HARDWARE	100313	8560	SUNSCREEN	0.00	10.79
1011	10106335	04/02/15	10457	CORONADO HARDWARE	100315	8252	220 CONNECTOR	0.00	11.33
1011	10106335	04/02/15	10457	CORONADO HARDWARE	100315	8252	PAINT FD GATE	0.00	12.40
1011	10106335	04/02/15	10457	CORONADO HARDWARE	100315	8252	PAINT MARK TOOLS	0.00	12.94
1011	10106335	04/02/15	10457	CORONADO HARDWARE	100315	8252	LITTLE LEAGUE	0.00	13.48
1011	10106335	04/02/15	10457	CORONADO HARDWARE	100315	8252	WATER LINE	0.00	14.67
1011	10106335	04/02/15	10457	CORONADO HARDWARE	100315	8252	BOAT DOCK	0.00	19.43
1011	10106335	04/02/15	10457	CORONADO HARDWARE	100315	8252	KEY PAD TRAY	0.00	21.03
1011	10106335	04/02/15	10457	CORONADO HARDWARE	100315	8252	PAINT FOR F.D. GATE	0.00	21.81
1011	10106335	04/02/15	10457	CORONADO HARDWARE	100312	8250	3-B MASKING TAPE	0.00	26.52
1011	10106335	04/02/15	10457	CORONADO HARDWARE	100315	8252	PAINT RR SIGN	0.00	42.86
1011	10106335	04/02/15	10457	CORONADO HARDWARE	100314	8535	CAR PAINT MATERIALS	0.00	49.14
1011	10106335	04/02/15	10457	CORONADO HARDWARE	100312	8255	IRRIGATION PARTS	0.00	72.17
	TOTAL CHECK							0.00	388.13
1011	10106336	04/02/15	11400	COUNTY OF SAN DIEGO	100212	8030	FEB 2015 COURT FEES	0.00	5,985.00
1011	10106337	04/02/15	10280	CRW ASSOCIATES/CRW	100370	8065	USER FEES	0.00	688.75
1011	10106340	04/02/15	15614	DISCOUNT SPECIALTY	100315	8252	FACILITIES SHOP	0.00	132.90
1011	10106344	04/02/15	10632	ESQUEVIN, CHRISTIAN	100550	8415	MILEAGE REIMBURSMT	0.00	162.73
1011	10106344	04/02/15	10632	ESQUEVIN, CHRISTIAN	100550	8415	LIE DIR FORUM	0.00	208.02
	TOTAL CHECK							0.00	370.75
1011	10106345	04/02/15	99460000	FERNANDEZ, JESUS A.	100	4600	OVER PMT 9112106	0.00	25.00
1011	10106347	04/02/15	99460000	GALVAN, LISA G	100	4600	CITE CORRECTED	0.00	15.00
1011	10106347	04/02/15	99460000	GALVAN, LISA G	100	4600	CITE CORRECTED	0.00	15.00
	TOTAL CHECK							0.00	30.00
1011	10106348	04/02/15	99460000	GLISSON, REBECCA	100	4600	DISMISSED 9116001	0.00	24.50
1011	10106349	04/02/15	17052	GOVT STAFFING SERVI	100140	8030	ACCT TECH-MARTINET	0.00	2,651.25
1011	10106351	04/02/15	12520	GRAINGER	100312	8535	VACUUM PARTS	0.00	152.25
1011	10106351	04/02/15	12520	GRAINGER	100312	8250	FILTER BAGS	0.00	380.63
1011	10106351	04/02/15	12520	GRAINGER	100312	8560	PPE	0.00	392.67
1011	10106351	04/02/15	12520	GRAINGER	100316	8560	PPE	0.00	663.12
1011	10106351	04/02/15	12520	GRAINGER	100313	8560	PPE	0.00	663.13
	TOTAL CHECK							0.00	2,251.80

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CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET CHECK	ACCT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	10106353	04/02/15	16928	GREEN CLEAN WATER & 100312	8560		SAFETY VEST	0.00	187.92
1011	10106355	04/02/15	10766	HANDY METAL MART 100315	8252		STAINLESS STEEL	0.00	264.79
1011	10106356	04/02/15	13073	HDL SOFTWARE LLC 100145	8251		MAR BUS LIC FEE	0.00	254.39
1011	10106358	04/02/15	10799	HOME DEPOT-PS#6035 100315	8252		RETURN	0.00	-109.29
1011	10106358	04/02/15	10799	HOME DEPOT-PS#6035 100315	8252		RETURN	0.00	-71.79
1011	10106358	04/02/15	10799	HOME DEPOT-PS#6035 100315	8252		RETURN	0.00	-67.25
1011	10106358	04/02/15	10799	HOME DEPOT-PS#6035 100315	8252		BOAT DOCK	0.00	8.62
1011	10106358	04/02/15	10799	HOME DEPOT-PS#6035 100315	8252		SCREW COVERS	0.00	26.89
1011	10106358	04/02/15	10799	HOME DEPOT-PS#6035 100315	8560		PAINT ROLLERS	0.00	51.67
1011	10106358	04/02/15	10799	HOME DEPOT-PS#6035 100315	8252		LIGHT FIXTURE	0.00	58.27
1011	10106358	04/02/15	10799	HOME DEPOT-PS#6035 100316	8560		DRYWALL INSULATION	0.00	75.22
1011	10106358	04/02/15	10799	HOME DEPOT-PS#6035 100313	8560		DRYWALL INSULATION	0.00	75.23
1011	10106358	04/02/15	10799	HOME DEPOT-PS#6035 100315	8252		BONDING MORTAR	0.00	112.31
1011	10106358	04/02/15	10799	HOME DEPOT-PS#6035 100316	8535		BLDG MATERIALS	0.00	119.01
1011	10106358	04/02/15	10799	HOME DEPOT-PS#6035 100313	8535		BLDG MATERIALS	0.00	119.02
1011	10106358	04/02/15	10799	HOME DEPOT-PS#6035 100315	8252		STREET OFFICE REMOD	0.00	120.34
1011	10106358	04/02/15	10799	HOME DEPOT-PS#6035 100313	8535		POTTING SAND	0.00	125.30
1011	10106358	04/02/15	10799	HOME DEPOT-PS#6035 100315	8252		LIGHT FIXTURE	0.00	137.12
1011	10106358	04/02/15	10799	HOME DEPOT-PS#6035 100312	8255		PAINT SUPPLIES	0.00	432.19
1011	10106358	04/02/15	10799	HOME DEPOT-PS#6035 100312	8252		WALL DOOR SHOP	0.00	478.99
1011	10106358	04/02/15	10799	HOME DEPOT-PS#6035 100312	9045		LOCKERS	0.00	1,000.00
	TOTAL CHECK							0.00	2,681.85
1011	10106359	04/02/15	15961	HORIZON 100313	9030		4 TRIMMERS	0.00	1,175.00
1011	10106360	04/02/15	15613	IMPERIAL SPRINKLER 100313	8535		FERTILIZER	0.00	1,000.73
1011	10106361	04/02/15	99460000	INSURANCE FLOOD EXP 100	4600		OVER PMT 9113864	0.00	24.50
1011	10106362	04/02/15	14685	INTERSTATE ALL BATT 100251	8250		6 PACKS AA BATTERIE	0.00	50.40
1011	10106364	04/02/15	99460000	JIANG YIRUI 100	4600		OVERPMT 9112100	0.00	73.00
1011	10106365	04/02/15	99460000	JOHNSON, LISA STEEL 100	4600		DISMISSED 9095870	0.00	24.50
1011	10106367	04/02/15	17047	KAESER & BLAIR INC. 100251	8535		5000 LMTB BADGES	0.00	1,082.59
1011	10106368	04/02/15	16509	KC GRAPHIX 100211	8560		NAME PLATE MAGNETS	0.00	8.60
1011	10106368	04/02/15	16509	KC GRAPHIX 100211	8560		MAGNETS	0.00	14.84
	TOTAL CHECK							0.00	23.44
1011	10106372	04/02/15	16473	KRONOS, INC. 100145	8030		WRKFRM TMKPG	0.00	1,256.85
1011	10106372	04/02/15	16473	KRONOS, INC. 100145	8030		KRONOS ADM FEE	0.00	1,457.82
	TOTAL CHECK							0.00	2,714.67
1011	10106373	04/02/15	16733	KYOCERA DOCUMENT SO 100145	9043		ECOSYS FS	0.00	997.92
1011	10106375	04/02/15	16302	LAWSON PRODUCTS 100314	8555		BENCH VISE	0.00	164.28

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CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET CHECK	ACCT	DESCRIPTION----	SALES TAX	AMOUNT
1011	10106377	04/02/15	10979	LIFE ASSIST, INC.	100251	8580	EMS SUPPLIES	0.00	547.69
1011	10106382	04/02/15	11048	MCDUGAL, LOVE, ECKIS	100135	8046	LGL-NRTH 706 GLORIET	0.00	9.95
1011	10106382	04/02/15	11048	MCDUGAL, LOVE, ECKIS	100135	8046	LGL-NRTH CST RVR	0.00	31.00
1011	10106382	04/02/15	11048	MCDUGAL, LOVE, ECKIS	100135	8046	LGL-CITY VS DOF	0.00	108.50
1011	10106382	04/02/15	11048	MCDUGAL, LOVE, ECKIS	100135	8046	LGL-SVC-MISC LIT	0.00	155.02
1011	10106382	04/02/15	11048	MCDUGAL, LOVE, ECKIS	100135	8046	LGL-CRIMSON FIRE	0.00	279.00
1011	10106382	04/02/15	11048	MCDUGAL, LOVE, ECKIS	100135	8046	LGL-SHAKNAI	0.00	465.00
1011	10106382	04/02/15	11048	MCDUGAL, LOVE, ECKIS	100135	8046	LGL-LABOR NEGOTIATI	0.00	496.00
1011	10106382	04/02/15	11048	MCDUGAL, LOVE, ECKIS	100135	8046	LGL-LEDFORD	0.00	1,286.50
1011	10106382	04/02/15	11048	MCDUGAL, LOVE, ECKIS	100135	8046	LGL-AIR INST DSE ZO	0.00	1,651.24
1011	10106382	04/02/15	11048	MCDUGAL, LOVE, ECKIS	100135	8046	LGL-PERSONNEL MTRS	0.00	1,836.95
1011	10106382	04/02/15	11048	MCDUGAL, LOVE, ECKIS	100135	8046	LGL-COMM GNL	0.00	2,154.50
1011	10106382	04/02/15	11048	MCDUGAL, LOVE, ECKIS	100135	8046	LGL-CODE ENFRMNT	0.00	2,979.76
1011	10106382	04/02/15	11048	MCDUGAL, LOVE, ECKIS	100135	8046	LGL-PERSONNEL	0.00	3,402.25
1011	10106382	04/02/15	11048	MCDUGAL, LOVE, ECKIS	100135	8046	LGL-JAMES DISCIPLIN	0.00	6,747.70
1011	10106382	04/02/15	11048	MCDUGAL, LOVE, ECKIS	100135	8045	LGL-RETAINER	0.00	20,000.00
1011	10106382	04/02/15	11048	MCDUGAL, LOVE, ECKIS	100121	8045	LGL-SUCCESSOR AGENCY	0.00	639.25
	TOTAL CHECK							0.00	42,242.62
1011	10106386	04/02/15	11114	MYERS TIRE SUPPLY C	100314	8250	TIRE REPAIR PARTS	0.00	32.06
1011	10106388	04/02/15	11919	NATIONAL SAFETY COM	100142	8065	DP LIVE USER LIC FE	0.00	79.00
1011	10106389	04/02/15	16989	NEXLEVEL INFORMATIO	100145	8030	CONSULTANT	0.00	3,825.00
1011	10106390	04/02/15	11669	NFPA - NATIONAL FIR	100314	8415	MANNY RNWL 15/16	0.00	165.00
1011	10106391	04/02/15	17031	NOSSAMAN, LLP	100135	8047	RE. COASTAL COMM PE	0.00	425.00
1011	10106394	04/02/15	13718	OFFICE DEPOT (PUBLI	100314	8560	OFFICE SUPPLIES	0.00	39.14
1011	10106397	04/02/15	10001	PETTY CASH - CITY H	100142	8415	ESPIGOSA -MW II ORA	0.00	5.00
1011	10106397	04/02/15	10001	PETTY CASH - CITY H	100140	8415	SUELTER-HR/FIN MTG	0.00	5.60
1011	10106397	04/02/15	10001	PETTY CASH - CITY H	100115	8400	COON-POSTAGE SUBPOE	0.00	5.85
1011	10106397	04/02/15	10001	PETTY CASH - CITY H	100140	8415	SUELTER-CSMFO RENTL	0.00	19.12
1011	10106397	04/02/15	10001	PETTY CASH - CITY H	100120	8415	RITTER-CHAMBER EVEN	0.00	20.00
1011	10106397	04/02/15	10001	PETTY CASH - CITY H	100120	8415	KING-CHAMBER EVENT	0.00	20.00
1011	10106397	04/02/15	10001	PETTY CASH - CITY H	100140	8415	KING-M. PORTER LUNCH	0.00	23.93
1011	10106397	04/02/15	10001	PETTY CASH - CITY H	100140	8415	KLEBER-TAXI CSMFO	0.00	35.00
1011	10106397	04/02/15	10001	PETTY CASH - CITY H	100121	8415	HURST-ASSEMBLY BRID	0.00	50.50
1011	10106397	04/02/15	10001	PETTY CASH - CITY H	100145	8560	SALINARD-8 PORT SWI	0.00	75.59
1011	10106397	04/02/15	10001	PETTY CASH - CITY H	100311	8415	NAURER-ADC FORUM	0.00	78.80
1011	10106397	04/02/15	10001	PETTY CASH - CITY H	100140	8415	GEWALY-AIRPORT PRK	0.00	90.00
1011	10106397	04/02/15	10001	PETTY CASH - CITY H	100142	8415	ESPIGOSA-CSA & ORAL	0.00	92.11
1011	10106397	04/02/15	10001	PETTY CASH - CITY H	100145	8415	REED-1/15-3/15 MILE	0.00	98.56
	TOTAL CHECK							0.00	620.06
1011	10106398	04/02/15	10007	PETTY CASH - PUBLIC	100313	8385	DRYCLEANING-PAULINA	0.00	7.50
1011	10106398	04/02/15	10007	PETTY CASH - PUBLIC	100311	8415	MILEAGE EXCEL TRAIN	0.00	14.90
1011	10106398	04/02/15	10007	PETTY CASH - PUBLIC	100311	8415	MILEAGE EXCEL TRAIN	0.00	14.95
1011	10106398	04/02/15	10007	PETTY CASH - PUBLIC	100314	8560	PRKING MANNY	0.00	15.00

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CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET CHECK	ACCT	DESCRIPTION	SALES TAX	AMOUNT
1011	10106398	04/02/15	10007	PETTY CASH - PUBLIC 100314	8560		SUNSCREEN-FLEET	0.00	16.19
1011	10106398	04/02/15	10007	PETTY CASH - PUBLIC 100315	8252		C.C. TILE REPAIR	0.00	17.01
1011	10106398	04/02/15	10007	PETTY CASH - PUBLIC 100315	8252		PORT RR	0.00	18.15
1011	10106398	04/02/15	10007	PETTY CASH - PUBLIC 100314	8535		PRIMER	0.00	19.28
1011	10106398	04/02/15	10007	PETTY CASH - PUBLIC 100315	8560		CLIPBOARD-CHARLES	0.00	20.39
1011	10106398	04/02/15	10007	PETTY CASH - PUBLIC 100315	8252		GLUE FOR WINDOWS	0.00	21.80
1011	10106398	04/02/15	10007	PETTY CASH - PUBLIC 100315	8560		CELL PHONE HOLSTER-	0.00	25.90
1011	10106398	04/02/15	10007	PETTY CASH - PUBLIC 100314	8560		DMV CLASS B-CAZARES	0.00	41.00
1011	10106398	04/02/15	10007	PETTY CASH - PUBLIC 100314	8560		DMV CLASS B-MARTINE	0.00	42.00
1011	10106398	04/02/15	10007	PETTY CASH - PUBLIC 100315	8252		PD EVID RM VINYL TI	0.00	64.15
	TOTAL CHECK								338.22
1011	10106399	04/02/15	16996	PHOENIX GROUP INFOR 100212	8030		CITE MGMT FEB 2015	0.00	1,144.66
1011	10106402	04/02/15	10987	R W LITTLE COATING 100315	8252		POOL UMBRELLAS	0.00	300.00
1011	10106404	04/02/15	99460000	RENTAL CAR FIN CORP 100	4600		OVER PMT 9122796	0.00	73.50
1011	10106406	04/02/15	16697	RUSS BEE REMOVAL 100313	8030		EEE REMOVAL	0.00	475.00
1011	10106407	04/02/15	99370000	SAFE MOVES 100370	8560		EIKE SAFE COURSE	0.00	2,000.00
1011	10106408	04/02/15	13062	SAN DIEGO CITY SCHO 100142	8065		PRE-EMP FINGERPRINT	0.00	20.00
1011	10106408	04/02/15	13062	SAN DIEGO CITY SCHO 100142	8065		PRE-EMP FINGERPRINT	0.00	80.00
	TOTAL CHECK								100.00
1011	10106409	04/02/15	15545	SAN DIEGO COUNTY CI 100115	8415		SDC-CCA 2015 DUES	0.00	30.00
1011	10106411	04/02/15	11457	SAN DIEGO SPORTS ME 100142	8065		PRE-EMP PHYS-HAMBLLI	0.00	719.25
1011	10106413	04/02/15	12001	SDG&E-(POLICE) 100213	8236		ACF GAS FEB-MAR 201	0.00	19.71
1011	10106413	04/02/15	12001	SDG&E-(POLICE) 100211	8236		PD GAS FEB-MAR 2015	0.00	437.13
1011	10106413	04/02/15	12001	SDG&E-(POLICE) 100213	8235		ACF ELEC FEB-MAR 20	0.00	1,405.49
1011	10106413	04/02/15	12001	SDG&E-(POLICE) 100211	8235		PD ELEC FEB-MAR 201	0.00	7,982.39
	TOTAL CHECK								9,844.72
1011	10106415	04/02/15	11430A	SDG&E (PUBLIC SRV) 100315	8236		NG 2/12-3/16/15	0.00	14.69
1011	10106415	04/02/15	11430A	SDG&E (PUBLIC SRV) 100311	8236		NG 2/12-3/16/15	0.00	16.53
1011	10106415	04/02/15	11430A	SDG&E (PUBLIC SRV) 100316	8236		NG 2/12-3/16/15	0.00	18.36
1011	10106415	04/02/15	11430A	SDG&E (PUBLIC SRV) 100314	8236		NG 2/12-3/16/15	0.00	20.20
1011	10106415	04/02/15	11430A	SDG&E (PUBLIC SRV) 100313	8236		NG 2/12-3/16/15	0.00	34.89
1011	10106415	04/02/15	11430A	SDG&E (PUBLIC SRV) 100312	8236		NG 2/12-3/16/15	0.00	38.56
1011	10106415	04/02/15	11430A	SDG&E (PUBLIC SRV) 100314	8235		ELEC 1/27/15-2/26/1	0.00	46.66
1011	10106415	04/02/15	11430A	SDG&E (PUBLIC SRV) 100314	8530		CNG 2/12-3/16/15	0.00	77.72
1011	10106415	04/02/15	11430A	SDG&E (PUBLIC SRV) 100312	8235		ELEC 1/14/15-2/12/1	0.00	98.05
1011	10106415	04/02/15	11430A	SDG&E (PUBLIC SRV) 100313	8235		ELEC 1/21-2/20/15	0.00	169.86
1011	10106415	04/02/15	11430A	SDG&E (PUBLIC SRV) 100316	8235		ELEC 1/21-2/20/15	0.00	182.16
1011	10106415	04/02/15	11430A	SDG&E (PUBLIC SRV) 100313	8235		ELEC 1/14/15-2/12/1	0.00	204.22
1011	10106415	04/02/15	11430A	SDG&E (PUBLIC SRV) 100315	8235		ELEC 2/12/15-3/16/1	0.00	325.48
1011	10106415	04/02/15	11430A	SDG&E (PUBLIC SRV) 100311	8235		ELEC 2/12/15-3/16/1	0.00	366.17
1011	10106415	04/02/15	11430A	SDG&E (PUBLIC SRV) 100316	8235		ELEC 2/12/15-3/16/1	0.00	406.85
1011	10106415	04/02/15	11430A	SDG&E (PUBLIC SRV) 100314	8235		ELEC 2/12/15-3/16/1	0.00	447.54

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CASH ACCT	CHECK NO	ISSUE DT	VENDOR NAME	BUDGET CHECK	ACCT	DESCRIPTION	SALES TAX	AMOUNT
1011	10106415	04/02/15	11430A SDG&E (PUBLIC SERVI	100312	8235	ELEC 1/21-2/20/15	0.00	5,827.11
1011	10106415	04/02/15	11430A SDG&E (PUBLIC SERVI	100313	8235	ELEC 2/12/15-3/16/1	0.00	773.02
1011	10106415	04/02/15	11430A SDG&E (PUBLIC SERVI	100312	8235	ELEC 2/12/15-3/16/1	0.00	854.39
	TOTAL CHECK						0.00	9,222.46
1011	10106417	04/02/15	11429 SDG&E- (LIBRARY ACCT	100550	8236	GAS SERV 2/12-3/16	0.00	356.06
1011	10106417	04/02/15	11429 SDG&E- (LIBRARY ACCT	100550	8235	ELECT SERV 2/11-3/1	0.00	8,912.40
	TOTAL CHECK						0.00	9,268.46
1011	10106420	04/02/15	99460000 SMALL BUSINESS NETW	100	4600	DIMISSED 111124042	0.00	24.50
1011	10106421	04/02/15	11539 THE SOCO GROUP, INC	100313	8530	CAYS FUEL12/4-2/23/	0.00	80.11
1011	10106421	04/02/15	11539 THE SOCO GROUP, INC	100211	8530	CAYS FUEL12/4-2/23/	0.00	88.71
1011	10106421	04/02/15	11539 THE SOCO GROUP, INC	100313	8530	CAYS FUEL12/4-2/23/	0.00	239.97
1011	10106421	04/02/15	11539 THE SOCO GROUP, INC	100251	8530	CAYS FUEL12/4-2/23/	0.00	2,189.34
	TOTAL CHECK						0.00	2,599.13
1011	10106423	04/02/15	15934 SOURCE GRAPHICS	100370	8560	OCE TDS450 BLK TONE	0.00	94.31
1011	10106424	04/02/15	15739 SOUTHERN CA RADAR/L	100212	8250	LIDAR REPAIR	0.00	150.00
1011	10106425	04/02/15	13728 SOUTHWESTERN COLLEG	100251	8560	5 CPR/AED CARDS	0.00	35.00
1011	10106425	04/02/15	13728 SOUTHWESTERN COLLEG	100251	8560	10 CPR/AED CARDS	0.00	70.00
	TOTAL CHECK						0.00	105.00
1011	10106426	04/02/15	10316 ST OF CA DEPT OF JU	100142	8065	PRE-EMP FINGERPRINT	0.00	292.00
1011	10106426	04/02/15	10316 ST OF CA DEPT OF JU	100142	8065	PRE-EMP FINGERPRINT	0.00	467.00
	TOTAL CHECK						0.00	759.00
1011	10106428	04/02/15	11238 SUNGARD PUBLIC SECT	100140	8415	FINC PLUS RPT WRNG	0.00	2,560.00
1011	10106429	04/02/15	11614 SUPERIOR READY MIX	100312	8255	CONCRETE	0.00	391.23
1011	10106429	04/02/15	11614 SUPERIOR READY MIX	100312	8255	CONCRETE	0.00	415.44
	TOTAL CHECK						0.00	806.67
1011	10106431	04/02/15	15878 TERRA BELLA NURSERY	100313	8535	TOP SOIL	0.00	97.17
1011	10106432	04/02/15	11640 TIME WARNER CABLE	100550	8320	INTERNET 3/7-4/6	0.00	1,803.75
1011	10106432	04/02/15	11640 TIME WARNER CABLE	100145	8320	HRTLND INTRNT	0.00	189.95
1011	10106432	04/02/15	11640 TIME WARNER CABLE	100145	8320	PUBLIC WIFI INTRNT	0.00	349.00
1011	10106432	04/02/15	11640 TIME WARNER CABLE	100145	8320	LFGRD INTRNT	0.00	400.00
1011	10106432	04/02/15	11640 TIME WARNER CABLE	100145	8320	HQ-CAYS INTRNT	0.00	479.96
1011	10106432	04/02/15	11640 TIME WARNER CABLE	100145	8321	CNNCTVTV LOCAL LOOP	0.00	2,200.00
	TOTAL CHECK						0.00	5,432.66
1011	10106433	04/02/15	99460000 TOBIAS, WALTER	100	5315	OVER PMT VEH REL FE	0.00	105.00
1011	10106434	04/02/15	13650 UCSD CENTER FOR OCC	100142	8065	DMV EXAM-BALTY5	0.00	91.00
1011	10106434	04/02/15	13650 UCSD CENTER FOR OCC	100142	8065	PRE-EMP PHYS CRONIN	0.00	397.00
1011	10106434	04/02/15	13650 UCSD CENTER FOR OCC	100142	8065	PRE-EMP PHYS-STUART	0.00	424.00
1011	10106434	04/02/15	13650 UCSD CENTER FOR OCC	100142	8065	PRE-EMP PHYS/DMV EX	0.00	515.00
1011	10106434	04/02/15	13650 UCSD CENTER FOR OCC	100142	8065	PRE-EMP PHYS/DMV EX	0.00	571.00

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CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET CHECK	ACCT	DESCRIPTION	SALES TAX	AMOUNT
TOTAL CHECK									
1011	10106435	04/02/15	16953	UNIVERSAL PROTECTIO	100255	8030	2015 4-5 TWR/SVC AL	0.00	1,998.00
1011	10106437	04/02/15	14225	US BANK (IMPAC GOV	100314	8250	LG BOAT INSPECTION	0.00	25.00
1011	10106437	04/02/15	14225	US BANK (IMPAC GOV	100312	8255	LG POSTERS	0.00	102.00
1011	10106437	04/02/15	14225	US BANK (IMPAC GOV	100316	8250	ENGINEERING DECALS	0.00	280.08
1011	10106437	04/02/15	14225	US BANK (IMPAC GOV	100550	8400	EDGER PARTS	0.00	484.44
1011	10106437	04/02/15	14225	US BANK (IMPAC GOV	100550	8560	FEB POSTAGE METR RE	0.00	29.69
1011	10106437	04/02/15	14225	US BANK (IMPAC GOV	100550	8415	BARN LIGHT ACCESSOR	0.00	38.17
1011	10106437	04/02/15	14225	US BANK (IMPAC GOV	100110	8505	TECHSOURCE WORKSHOP	0.00	99.00
1011	10106437	04/02/15	14225	US BANK (IMPAC GOV	100110	8415	GEN INTEREST BOOKS	0.00	126.78
1011	10106437	04/02/15	14225	US BANK (IMPAC GOV	100110	8560	CSF ANN DINNER-MAYO	0.00	100.00
1011	10106437	04/02/15	14225	US BANK (IMPAC GOV	100115	8415	MAYOR/COUNCIL PHOTO	0.00	131.36
1011	10106437	04/02/15	14225	US BANK (IMPAC GOV	100110	8415	TECH TRAIN FOR CLER	0.00	250.86
1011	10106437	04/02/15	14225	US BANK (IMPAC GOV	100145	8030	AUDIO-COMMISS DINNE	0.00	303.46
1011	10106437	04/02/15	14225	US BANK (IMPAC GOV	100370	8560	GO DADDY CREDIT	0.00	-25.17
1011	10106437	04/02/15	14225	US BANK (IMPAC GOV	100145	8415	AMAZON VIDEO CABLE	0.00	18.12
1011	10106437	04/02/15	14225	US BANK (IMPAC GOV	100145	8560	SEMINAR-VANZERR	0.00	25.00
1011	10106437	04/02/15	14225	US BANK (IMPAC GOV	100370	8415	DUO SEC 2FACTOR AUT	0.00	31.89
1011	10106437	04/02/15	14225	US BANK (IMPAC GOV	100370	8415	LUNCH TRNG CONSULT	0.00	90.06
1011	10106437	04/02/15	14225	US BANK (IMPAC GOV	100145	8030	MERSHIP-VANZERR	0.00	110.00
1011	10106437	04/02/15	14225	US BANK (IMPAC GOV	100370	8560	GODADDY WEB REG	0.00	422.40
1011	10106437	04/02/15	14225	US BANK (IMPAC GOV	100311	8415	500 QUICK GUIDES	0.00	485.00
1011	10106437	04/02/15	14225	US BANK (IMPAC GOV	100311	8415	MISAC 5DY TRAINING	0.00	4,497.00
1011	10106437	04/02/15	14225	US BANK (IMPAC GOV	100120	8415	DNSE COM FORUM-CLI	0.00	134.14
1011	10106437	04/02/15	14225	US BANK (IMPAC GOV	100120	8560	COOKIES-ALL-HANDS M	0.00	15.00
1011	10106437	04/02/15	14225	US BANK (IMPAC GOV	100120	8560	COUNCIL PHOTO-NAME	0.00	24.76
1011	10106437	04/02/15	14225	US BANK (IMPAC GOV	100110	8560	FRAMES	0.00	147.10
1011	10106437	04/02/15	14225	US BANK (IMPAC GOV	100311	8415	AOH-POLE BRACKETS	0.00	169.72
TOTAL CHECK									8,150.86
1011	10106438	04/02/15	16754	USPS-HASLER	100125	8400	PSTG TMS#36555550	0.00	8,000.00
1011	10106439	04/02/15	12703POL	VERIZON WIRELESS	100211	8320	CELL PH FEB-MAR 201	0.00	1,670.33
1011	10106440	04/02/15	16521	VILLAGE NURSERIES, L	100313	8535	PLANT MATERIAL	0.00	176.36
1011	10106441	04/02/15	99460000	WADLEIGH, FRANK R.	100	4600	OVERPMT 9108729	0.00	49.00
1011	10106444	04/02/15	11765	WESCOMM - WESTERN C	100	4800	LINE SVC CHRNG	0.00	294.00
1011	10106445	04/09/15	15972	12MILESOUT.COM	100110	8030	VIDEO STREAM-MAR '1	0.00	1,200.00
1011	10106448	04/09/15	15595	AT&T CALNET 2	100316	8320	6194356805692 BEACH	0.00	17.27
1011	10106448	04/09/15	15595	AT&T CALNET 2	100313	8320	6194376091628 PARK	0.00	18.44
1011	10106448	04/09/15	15595	AT&T CALNET 2	100313	8320	C60223431777 PARK	0.00	33.90
1011	10106448	04/09/15	15595	AT&T CALNET 2	100315	8320	6194377129630 ROTAR	0.00	109.27
1011	10106448	04/09/15	15595	AT&T CALNET 2	100311	8320	C602222153777 PS	0.00	163.24
1011	10106448	04/09/15	15595	AT&T CALNET 2	100211	8320	RECURIT LINE FEEMAR	0.00	1.85
TOTAL CHECK									343.97

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CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET CHECK	ACCNT	DESCRIPTION	SALES TAX	AMOUNT
1011	10106449	04/09/15	10407	BEVERLY FELT	100211	8415	CASTELLANO 2015 MEM	0.00	30.00
1011	10106449	04/09/15	10407	BEVERLY FELT	100211	8415	SCHAEFFE 2015 MEMEB	0.00	30.00
1011	10106449	04/09/15	10407	BEVERLY FELT	100211	8415	RELOJ 2015 MEMBERSH	0.00	30.00
1011	10106449	04/09/15	10407	BEVERLY FELT	100211	8415	TREVINO 2015 MEMBER	0.00	30.00
	TOTAL CHECK							0.00	120.00
1011	10106450	04/09/15	14465	BKM OFFICEWORKS	100370	8030	CITY MANAGER CUBICL	0.00	3,242.33
1011	10106451	04/09/15	14625	BUSINESS PRODUCTS E	100211	8561	MOUSEPAD, WRIST RES	0.00	100.35
1011	10106452	04/09/15	10303	CAL-AM WATER (CITY	100125	8237	IRRIGATION-MAR '15	0.00	351.27
1011	10106452	04/09/15	10303	CAL-AM WATER (CITY	100125	8237	CH WATER - 2/17-3/3	0.00	1,595.65
	TOTAL CHECK							0.00	1,946.92
1011	10106453	04/09/15	10310	CAL-AM WATER (FIRE	100251	8237	CAYS H2O 2-3 2015	0.00	219.46
1011	10106454	04/09/15	10304	CAL-AM WATER (POLIC	100211	8237	PD WATER FEE/MAR 15	0.00	217.11
1011	10106456	04/09/15	10306	CAL-AM WATER (PUBLI	100313	8237	28 PORT OF SPAIN	0.00	71.16
1011	10106456	04/09/15	10306	CAL-AM WATER (PUBLI	100313	8237	1017 SEVENTH ST	0.00	74.32
1011	10106456	04/09/15	10306	CAL-AM WATER (PUBLI	100313	8237	45 COR CAY BLVD	0.00	76.65
1011	10106456	04/09/15	10306	CAL-AM WATER (PUBLI	100313	8237	1138 ADELLA AVE	0.00	120.72
1011	10106456	04/09/15	10306	CAL-AM WATER (PUBLI	100313	8237	34 1/2 HALF MOON	0.00	142.57
1011	10106456	04/09/15	10306	CAL-AM WATER (PUBLI	100313	8237	411 1/2 FIRST	0.00	154.84
1011	10106456	04/09/15	10306	CAL-AM WATER (PUBLI	100313	8237	26 CORONADO CAYS BL	0.00	175.52
1011	10106456	04/09/15	10306	CAL-AM WATER (PUBLI	100313	8237	31 CORO CAYS BLVD	0.00	213.96
1011	10106456	04/09/15	10306	CAL-AM WATER (PUBLI	100313	8237	502 1/2 -NS GR CARI	0.00	224.94
1011	10106456	04/09/15	10306	CAL-AM WATER (PUBLI	100313	8237	1002 ORANGE	0.00	230.56
1011	10106456	04/09/15	10306	CAL-AM WATER (PUBLI	100313	8237	350 TENTH ST	0.00	263.50
1011	10106456	04/09/15	10306	CAL-AM WATER (PUBLI	100313	8237	870 ORANGE	0.00	356.76
1011	10106456	04/09/15	10306	CAL-AM WATER (PUBLI	100313	8237	1308 ORANGE	0.00	378.73
1011	10106456	04/09/15	10306	CAL-AM WATER (PUBLI	100313	8237	912 ORANGE	0.00	422.67
1011	10106456	04/09/15	10306	CAL-AM WATER (PUBLI	100313	8237	1156 ORANGE	0.00	433.66
1011	10106456	04/09/15	10306	CAL-AM WATER (PUBLI	100313	8237	730 ORANGE AVE	0.00	450.13
1011	10106456	04/09/15	10306	CAL-AM WATER (PUBLI	100313	8237	1108 ORANGE	0.00	466.61
1011	10106456	04/09/15	10306	CAL-AM WATER (PUBLI	100313	8237	52 CORO CAYS BLVD	0.00	508.20
1011	10106456	04/09/15	10306	CAL-AM WATER (PUBLI	100313	8237	24 CORO CAYS	0.00	669.82
1011	10106456	04/09/15	10306	CAL-AM WATER (PUBLI	100316	8237	900 OCEAN BLVD	0.00	705.91
1011	10106456	04/09/15	10306	CAL-AM WATER (PUBLI	100313	8237	221 OCEAN BLVD	0.00	788.30
1011	10106456	04/09/15	10306	CAL-AM WATER (PUBLI	100313	8237	1015 SEVENTH ST	0.00	804.77
1011	10106456	04/09/15	10306	CAL-AM WATER (PUBLI	100313	8237	670 POMONA AVE	0.00	969.54
1011	10106456	04/09/15	10306	CAL-AM WATER (PUBLI	100313	8237	32 CORO CAYS BLVD I	0.00	1,288.09
1011	10106456	04/09/15	10306	CAL-AM WATER (PUBLI	100313	8237	1115 SEVENTH ST	0.00	1,993.44
1011	10106456	04/09/15	10306	CAL-AM WATER (PUBLI	100313	8237	222 OCEAN BLVD LIBR	0.00	2,103.85
1011	10106456	04/09/15	10306	CAL-AM WATER (PUBLI	100313	8237	102 GRAND CARIBE CS	0.00	2,133.89
1011	10106456	04/09/15	10306	CAL-AM WATER (PUBLI	100313	8237	99 GR CARIBE CSWY	0.00	3,531.81
1011	10106456	04/09/15	10306	CAL-AM WATER (PUBLI	100316	8237	50 CORO CAYS BL	0.00	4,428.63
1011	10106456	04/09/15	10306	CAL-AM WATER (PUBLI	100313	8237	506 OCEAN BLVD	0.00	6.55
1011	10106456	04/09/15	10306	CAL-AM WATER (PUBLI	100313	8237	125 ALAMEDA	0.00	12.04
1011	10106456	04/09/15	10306	CAL-AM WATER (PUBLI	100313	8237	950 1/2 CNTRY CLB L	0.00	28.52
1011	10106456	04/09/15	10306	CAL-AM WATER (PUBLI	100313	8237	1020 SIXTH ST	0.00	52.34

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CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET CHECK	ACCT	DESCRIPTION	SALES TAX	AMOUNT
1011	10106456	04/09/15	10306	CAL-AM WATER (PUBLI	100313	8237	102 MARDI GRAS	0.00	54.80
1011	10106456	04/09/15	10306	CAL-AM WATER (PUBLI	100313	8237	102 KINGSTON CT-NS	0.00	55.98
1011	10106456	04/09/15	10306	CAL-AM WATER (PUBLI	100313	8237	426 ALAMEDA	0.00	65.79
	TOTAL CHECK							0.00	24,460.57
1011	10106458	04/09/15	15252	CALIFORNIA DEPT OF	100	2098	D KELLY INCOME WTHL	0.00	1,847.79
1011	10106462	04/09/15	14983	COASTAL POOL & SPA	100315	8252	FOUNTAIN SVC 2/15	0.00	435.00
1011	10106463	04/09/15	10753	COMPLETE OFFICE (GR	100211	8560	PD PAPER	0.00	377.46
1011	10106464	04/09/15	10457	CORONADO HARDWARE	100251	8540	GOO GONE	0.00	7.33
1011	10106464	04/09/15	10457	CORONADO HARDWARE	100251	8252	STATION PAINT	0.00	12.22
1011	10106464	04/09/15	10457	CORONADO HARDWARE	100251	8252	HORSES LADDER WASHI	0.00	56.14
	TOTAL CHECK							0.00	75.69
1011	10106469	04/09/15	99370000	DAVID H. SWEENEY	100	2072	REFUND 638 ADELLA L	0.00	35.08
1011	10106470	04/09/15	10598	EAGLE NEWSPAPER LLC	100115	8030	LEGAL AD 3113	0.00	50.00
1011	10106470	04/09/15	10598	EAGLE NEWSPAPER LLC	100120	9390	LEGAL AD	0.00	35.00
1011	10106470	04/09/15	10598	EAGLE NEWSPAPER LLC	100120	8390	LEGAL AD	0.00	35.00
1011	10106470	04/09/15	10598	EAGLE NEWSPAPER LLC	100120	8390	DISPLAY AD	0.00	62.00
	TOTAL CHECK							0.00	182.00
1011	10106471	04/09/15	10619	EMERGENCY EQUIPMENT	100212	8535	BATTERIES AND LAMPS	0.00	197.05
1011	10106475	04/09/15	17056	GLOBAL ENVIRONMENTA	100312	8250	3-8 SENSOR	0.00	370.34
1011	10106478	04/09/15	10800	HOME DEPOT-(POL)#60	100212	8535	PARKING SUPPLIES	0.00	24.18
1011	10106488	04/09/15	16117	NORTROP GRUMMAN IT	100211	8030	RMS/CAD APR 2015	0.00	8,624.08
1011	10106496	04/09/15	16698	SAN DIEGO COUNTY SH	100211	8425	#10 ENVELOPES	0.00	94.91
1011	10106498	04/09/15	11425	SDG&E (CITY HALL AC	100125	8235	ELECTRICITY - CH	0.00	3,608.80
1011	10106498	04/09/15	11425	SDG&E (CITY HALL AC	100125	8235	ELECTRICITY	0.00	158.01
	TOTAL CHECK							0.00	3,766.81
1011	10106499	04/09/15	11426	SDG&E-(FIRE SRV ACC	100251	8236	HQ GAS 2015-3	0.00	91.71
1011	10106499	04/09/15	11426	SDG&E-(FIRE SRV ACC	100251	8235	HQ ELEC 2015-3	0.00	1,422.44
	TOTAL CHECK							0.00	1,514.15
1011	10106500	04/09/15	11426A	SDG&E - (LIFEGUARD	100255	8235	LG ELEC 2015 2-3	0.00	949.76
1011	10106501	04/09/15	11430A	SDG&E (PUBLIC SERVI	100313	8235	1651 STRAND WAY	0.00	98.72
1011	10106501	04/09/15	11430A	SDG&E (PUBLIC SERVI	100313	8235	1124 ADELLA	0.00	267.35
1011	10106501	04/09/15	11430A	SDG&E (PUBLIC SERVI	100313	8235	549 3RD ST	0.00	8.07
1011	10106501	04/09/15	11430A	SDG&E (PUBLIC SERVI	100312	8235	1291 RH DANA	0.00	14.02
1011	10106501	04/09/15	11430A	SDG&E (PUBLIC SERVI	100313	8235	1030 STAR PK	0.00	24.05
1011	10106501	04/09/15	11430A	SDG&E (PUBLIC SERVI	100312	8235	ELEC 2/11-3/15/15	0.00	105.17
1011	10106501	04/09/15	11430A	SDG&E (PUBLIC SERVI	100313	8235	ELEC 2/11-3/15/15	0.00	219.24
1011	10106501	04/09/15	11430A	SDG&E (PUBLIC SERVI	100313	8235	1050 ORANGE	0.00	689.72

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1011	10106501	04/09/15	11430A	SDG&E (PUBLIC SERVI	100312	8235	CAYS ST LIGHTS LS2B	0.00	60,601.53
TOTAL	CHECK							0.00	62,027.87
1011	10106506	04/09/15	11238	SUNGARD PUBLIC SECT	100140	8415	FINANCE PLUS REPORT	0.00	480.00
1011	10106508	04/09/15	17040	TRANSUNION RISK & A	100211	8320	832889 MAR 2015	0.00	40.75
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	100311	8560	LAMINATE ROLL	0.00	72.44
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	100313	8415	PAP CERTIF-ADAMS	0.00	80.00
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	100312	8255	N.B. MAP SIGN	0.00	92.54
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	100312	8255	LIFE GUARD SIGNS	0.00	97.40
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	100314	8560	FOAM FOR TOOL BOX	0.00	102.46
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	100311	8560	DROP BOX FEE	0.00	138.00
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	100311	8560	DROP BOX FEE	0.00	138.00
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	100312	8535	POMONA RNDROUT BLDR	0.00	271.25
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	100312	8415	TRAFFIC CNTRL TRNG	0.00	436.00
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	100315	8555	LARGE KEYBOX	0.00	858.32
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	100370	8415	WTS SEMINAR VANZERR	0.00	25.00
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	100252	8560	TOOLS & FASTENERS E	0.00	97.72
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	100251	8252	2 SAW-HORSES	0.00	127.44
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	100255	8560	FULL-FACE PWC HELME	0.00	139.95
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	100252	8252	2 CLOCK CALENDARS E	0.00	226.81
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	100251	8250	BNCH WOOD-LITTLE MA	0.00	251.91
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	100251	8415	INTL FIRECODE, 4 INS	0.00	260.78
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	100255	8250	BNCH WOOD-LITTLE MA	0.00	264.68
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	100255	8250	SRV/OIL CHNGE-YMHA	0.00	284.72
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	100255	7160	2 PANTS 1 PAIR BOOT	0.00	300.16
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	100251	8400	POSTAGE-RETURN RMA	0.00	5.32
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	100255	8560	HEADPHONES-MINUTES	0.00	18.34
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	100255	8560	GOGGLES-PWC OPERATO	0.00	21.75
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	100252	8560	WEB ROPE/ OK-DRW RN	0.00	22.57
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	100252	8320	PHONE HOLDER FOR 53	0.00	41.68
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	100251	8530	FUEL - CITY VEHICLE	0.00	53.71
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	100211	8415	PARKING DUI HOMICID	0.00	2.25
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	100211	8565	BIKE SAFETY HANDOUT	0.00	5.00
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	100216	8350	DONUTS FOR SVP MTG	0.00	19.98
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	100211	8241	STAMPS.COM SUBSCRIP	0.00	24.99
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	100211	8560	VEH CELL PH CHARGER	0.00	48.40
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	100211	8530	FUEL-HOMICIDE SCHOO	0.00	52.77
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	100212	8530	FUEL-HOMICIDE SCHOO	0.00	54.06
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	100211	8535	FLASHLIGHT BATTERIE	0.00	53.67
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	100211	8415	PURGE DAY LUNCH	0.00	77.22
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	100211	8400	POSTAGE REFILL	0.00	200.00
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	100211	8414	MR TUITION GLOCK	0.00	250.00
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	100211	8414	RR TUITION GLOCK	0.00	250.00
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	100211	8414	ML TUITION GLOCK	0.00	250.00
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	100211	8565	BIKE SAFETY HANDOUT	0.00	250.00
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	100211	8414	DA TUITION TASER IN	0.00	350.00
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	100211	8414	AC TUITION RECERT I	0.00	390.00
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	100211	8414	HOTEL-CAL CHIEF SYM	0.00	449.64
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	100211	8414	HOTEL-CAL CHIEF SYM	0.00	474.88
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	100211	8414	RR TUITION SIMUNITI	0.00	595.00

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1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	100211	9040	BRIEFING ROOM PROJE	0.00	1,869.00
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	100211	8560	CHAIRS - LUNCH ROOM	0.00	2,580.53
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	100120	8415	PARKING-SPKR ATKINS	0.00	6.00
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	100120	8415	BK GROUND TRANSP-AD	0.00	17.27
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	100120	8415	BK GROUND TRANSP-AD	0.00	29.70
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	100120	8415	BK-CAPT. SUND LUNCH	0.00	41.34
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	100120	8415	LUNCH-NAYOR/RH/CLAY	0.00	83.43
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	100120	8415	BK/CM NEAL-ADC CONF	0.00	100.96
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	100120	8415	BK GROUND TRANSP-AD	0.00	180.11
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	100120	8415	BK HOTEL-ADC CONFER	0.00	207.66
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	100315	9045	PS LNCH RM TBLES/CH	0.00	2,020.93
	TOTAL CHECK							0.00	15,363.74
1011	10106513	04/09/15	12703FIR	VERIZON WIRELESS	100251	8030	HCFA MDC'S 2-3 2015	0.00	495.28
1011	10106514	04/09/15	12703PS	VERIZON WIRELESS	100311	8320	CELL PHONE 3/15	0.00	34.63
1011	10106514	04/09/15	12703PS	VERIZON WIRELESS	100312	8320	CELL PHONE 3/15	0.00	387.97
1011	10106514	04/09/15	12703PS	VERIZON WIRELESS	100314	8320	CELL PHONE 3/15	0.00	449.15
1011	10106514	04/09/15	12703PS	VERIZON WIRELESS	100313	8320	CELL PHONE 3/15	0.00	498.80
1011	10106514	04/09/15	12703PS	VERIZON WIRELESS	100316	8320	CELL PHONE 3/15	0.00	170.66
1011	10106514	04/09/15	12703PS	VERIZON WIRELESS	100315	8320	CELL PHONE 3/15	0.00	266.03
	TOTAL CHECK							0.00	1,807.24
1011	10106515	04/09/15	16997	WORLD ADVANCEMENT O	100251	8030	2015-3 ONSCENE SVC/	0.00	437.70
1011	10106517	04/09/15	13279	WITTMAN ENTERPRISES	100251	8030	MAR-15 AMBULANCE	0.00	1,716.00
	TOTAL CASH ACCOUNT							0.00	301,378.12
	TOTAL FUND							0.00	301,378.12

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FUND - 102 - PAYROLL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET CHECK	ACCT	DESCRIPTION	SALES TAX	AMOUNT
1012	10106519	04/09/15	11999	CALPERS LONG-TERM C 102		2027	DED:6650 PERS-LONG	0.00	364.58
1012	10106520	04/09/15	11986	ST OF CA - FRANCHIS 102		2028	DED:1500 WAGE ASSGN	0.00	100.00
1012	10106521	04/09/15	16884	THOMAS H BILLINGSLE 102		2028	DED:1202 WAGE ASSGN	0.00	189.22
TOTAL CASH ACCOUNT									653.80
TOTAL FUND									653.80

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FUND - 106 - RECREATION SERVICES

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET CHECK	ACCNT	----	DESCRIPTION	----	SALES TAX	AMOUNT
1011	10106305	04/02/15	99550000	ARGENTIA TORRES	106	2050	RENTAL REF 3/26/15		0.00	500.00	
1011	10106311	04/02/15	11209	AT&T/MCI (CITY MGR)	106514	8320	TENNIS CENTER		0.00	115.07	
1011	10106311	04/02/15	11209	AT&T/MCI (CITY MGR)	106511	8320	RECURR CHGS & TAXES		0.00	138.32	
1011	10106311	04/02/15	11209	AT&T/MCI (CITY MGR)	106513	8320	RECURR CHGS & TAXES		0.00	86.52	
1011	10106311	04/02/15	11209	AT&T/MCI (CITY MGR)	106511	8320	LOCAL TELEPHONE EXP		0.00	28.91	
1011	10106311	04/02/15	11209	AT&T/MCI (CITY MGR)	106512	8320	435-2218		0.00	32.06	
1011	10106311	04/02/15	11209	AT&T/MCI (CITY MGR)	106512	8320	435-1988		0.00	32.06	
1011	10106311	04/02/15	11209	AT&T/MCI (CITY MGR)	106511	8320	4350111		0.00	72.91	
1011	10106311	04/02/15	11209	AT&T/MCI (CITY MGR)	106515	8030	437-7716		0.00	89.81	
1011	10106311	04/02/15	11209	AT&T/MCI (CITY MGR)	106512	8320	5220731		0.00	91.94	
	TOTAL CHECK								0.00	687.60	
1011	10106312	04/02/15	13646	AT&T/MCI (ADMIN SRV)	106511	8320	800 MHX T1 LINE 2.5		0.00	7.17	
1011	10106322	04/02/15	10305	CAL-AM WATER (RECRE)	106513	8237	CONST METER 2 POOL		0.00	98.16	
1011	10106325	04/02/15	99550000	CHIZURU JANIN	106	2050	RENTAL REF 3/23/15		0.00	300.00	
1011	10106326	04/02/15	99550000	CHRISTINE DULIN	106	2050	RENTAL REF 3/26/15		0.00	100.00	
1011	10106327	04/02/15	99550000	CHRISTOPHER FLYNN	106	2050	RENTAL REF 3/26/15		0.00	100.00	
1011	10106332	04/02/15	10753	COMPLETE OFFICE (GR)	106514	8560	RETURNED ITEMS		0.00	-57.10	
1011	10106332	04/02/15	10753	COMPLETE OFFICE (GR)	106511	8561	PAPER		0.00	35.63	
1011	10106332	04/02/15	10753	COMPLETE OFFICE (GR)	106512	8560	PROTECTOR SHEETS		0.00	38.59	
1011	10106332	04/02/15	10753	COMPLETE OFFICE (GR)	106512	8560	YOUTH SUPPLIES		0.00	229.16	
	TOTAL CHECK								0.00	246.28	
1011	10106335	04/02/15	10457	CORONADO HARDWARE	106515	8254	REC HALLWAY		0.00	68.83	
1011	10106338	04/02/15	99550000	CYNTHIA TUOMI	106	2050	RENTAL REF 3/26/15		0.00	500.00	
1011	10106346	04/02/15	16722	FUN EXPRESS LLC	106512	8570	EASTER SUPPLIES		0.00	358.10	
1011	10106357	04/02/15	16825	HEARTZART	106512	8067	H2A CLASS		0.00	300.00	
1011	10106357	04/02/15	16825	HEARTZART	106512	8067	H2A WORKSHOP		0.00	300.00	
1011	10106357	04/02/15	16825	HEARTZART	106512	8067	DANCE WASH UP		0.00	525.00	
1011	10106357	04/02/15	16825	HEARTZART	106512	8067	TWIRL SPIN & JUMP		0.00	625.00	
1011	10106357	04/02/15	16825	HEARTZART	106512	8067	HIP HOP		0.00	625.00	
1011	10106357	04/02/15	16825	HEARTZART	106512	8067	CHEER		0.00	625.00	
	TOTAL CHECK								0.00	3,000.00	
1011	10106363	04/02/15	99550000	JESSICA PIPITO	106	2050	RENTAL REFUND		0.00	1,400.00	
1011	10106366	04/02/15	14955	ROBERTA J ASH DOHER	106512	8067	BEG/INT.		0.00	320.00	
1011	10106366	04/02/15	14955	ROBERTA J ASH DOHER	106512	8067	TENNIS LESSONS		0.00	448.00	
1011	10106366	04/02/15	14955	ROBERTA J ASH DOHER	106512	8067	MINI TWT		0.00	640.00	
1011	10106366	04/02/15	14955	ROBERTA J ASH DOHER	106512	8067	GYM III & IV		0.00	640.00	
1011	10106366	04/02/15	14955	ROBERTA J ASH DOHER	106512	8067	GYM I & II		0.00	896.00	
1011	10106366	04/02/15	14955	ROBERTA J ASH DOHER	106512	8067	MINI GYM		0.00	1,088.00	
	TOTAL CHECK								0.00	4,032.00	

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FUND - 106 - RECREATION SERVICES

CASH ACCT	CHECK NO	ISSUE DT	VENDOR NAME	BUDGET CHECK	ACCT	DESCRIPTION	SALES TAX	AMOUNT
1011	10106376	04/02/15	LEVEL ONE ART INSTA	106515	8030	LABOR FOR POSTER	0.00	100.00
1011	10106379	04/02/15	MARINE RESCUE PRODU	106513	8595	SHIPPING	0.00	92.85
1011	10106379	04/02/15	MARINE RESCUE PRODU	106513	8595	AQUATIC SUPPLIES	0.00	719.00
	TOTAL CHECK						0.00	811.85
1011	10106380	04/02/15	MARK FLORES	106	2050	RENTAL REF 3/24/15	0.00	250.00
1011	10106383	04/02/15	MICHAEL F FRASER	106514	8067	TENNIS LESSONS	0.00	28.80
1011	10106383	04/02/15	MICHAEL F FRASER	106514	8067	TENNIS LESSONS	0.00	134.40
	TOTAL CHECK						0.00	163.20
1011	10106385	04/02/15	MORGAN'S MONOGRAMS,	106511	7160	UNIFORMS	0.00	58.73
1011	10106387	04/02/15	NADO LIFE, INC.	106512	8570	BDAY PARTY	0.00	44.82
1011	10106393	04/02/15	NUCO2, LLC	106513	8575	POOL CHEMICALS	0.00	253.27
1011	10106393	04/02/15	NUCO2, LLC	106513	8575	POOL CHEMICALS	0.00	315.53
	TOTAL CHECK						0.00	568.80
1011	10106403	04/02/15	REBECCA MOTLAGH	106	2050	RENTAL REF 3/26/15	0.00	624.00
1011	10106405	04/02/15	RILEE OLSON	106	2050	RENTAL REF 3/26/15	0.00	500.00
1011	10106418	04/02/15	SDG&E-(REC ACCT)	106515	8236	1019 7TH ST	0.00	28.60
1011	10106418	04/02/15	SDG&E-(REC ACCT)	106514	8236	1501 GLORIETTA GAS	0.00	52.07
1011	10106418	04/02/15	SDG&E-(REC ACCT)	106514	8235	1014 6TH ST	0.00	180.09
1011	10106418	04/02/15	SDG&E-(REC ACCT)	106514	8235	HS TENNIS COURTS	0.00	486.83
1011	10106418	04/02/15	SDG&E-(REC ACCT)	106514	8235	1501 GLORIETTA ELEC	0.00	1,517.72
	TOTAL CHECK						0.00	2,265.31
1011	10106423	04/02/15	SOURCE GRAPHICS	106512	8561	OCE TDS450 BLK TONE	0.00	94.31
1011	10106443	04/02/15	WATER GEAR INC.	106513	8501	SWIM SUPPLIES	0.00	822.99
1011	10106443	04/02/15	WATER GEAR INC.	106513	8565	AQUA SUPPLIES	0.00	895.79
	TOTAL CHECK						0.00	1,718.78
1011	10106446	04/09/15	AGRICULTURAL PEST C	106515	8030	SENIOR CENTER PEST	0.00	55.00
1011	10106447	04/09/15	ARLES, LYNN	106512	8565	ADV STEAM EXPLORERS	0.00	250.00
1011	10106457	04/09/15	CAL-AM WATER (RECRE	106514	8237	TENNIS CTR	0.00	43.83
1011	10106457	04/09/15	CAL-AM WATER (RECRE	106514	8237	1501 GLORIETTA BLVD	0.00	54.70
1011	10106457	04/09/15	CAL-AM WATER (RECRE	106516	8237	CLUB RM/BOATHOUSE	0.00	118.25
1011	10106457	04/09/15	CAL-AM WATER (RECRE	106513	8237	1845 D POOL/IRRIGAT	0.00	184.15
1011	10106457	04/09/15	CAL-AM WATER (RECRE	106515	8237	COTTAGE RESTROOMS	0.00	195.14
1011	10106457	04/09/15	CAL-AM WATER (RECRE	106514	8237	LIBRARY COURTS	0.00	261.05
1011	10106457	04/09/15	CAL-AM WATER (RECRE	106515	8237	1845 A CC NORTH SID	0.00	277.52
1011	10106457	04/09/15	CAL-AM WATER (RECRE	106513	8237	1845 C POOL	0.00	1,419.90
1011	10106457	04/09/15	CAL-AM WATER (RECRE	106515	8237	1845 B CC SOUTH SID	0.00	1,529.75
	TOTAL CHECK						0.00	4,084.29

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FUND - 106 - RECREATION SERVICES								
1011	10106465	04/09/15	10463 CORONADO LOCK AND K	106512	8555	KEYS	0.00	45.36
1011	10106466	04/09/15	14523 CORONADO SURFING AC	106512	8067	SURF GROUP/PRIVATE	0.00	5,936.00
1011	10106467	04/09/15	10480 CAPITAL ONE COMMERC	106512	8565	SKATEPARK SUPPLIES	0.00	263.43
1011	10106467	04/09/15	10480 CAPITAL ONE COMMERC	106514	8501	TENNIS SUPPLIES	0.00	319.74
	TOTAL CHECK						0.00	583.17
1011	10106473	04/09/15	99550000 FAWN BERRETT	106	2050	MEMBERSHIP REFUND	0.00	100.00
1011	10106476	04/09/15	EE REIMB HITES, SUE	106514	8565	REIMB-TENNIS SUPPLI	0.00	88.00
1011	10106477	04/09/15	10798 HOME DEPOT CRC-(REC	106513	8250	EQUIPMENT	0.00	171.72
1011	10106477	04/09/15	10798 HOME DEPOT CRC-(REC	106513	8250	EQUIPMENT	0.00	644.76
	TOTAL CHECK						0.00	816.48
1011	10106481	04/09/15	99550000 JOAN PARKER	106	2050	RENTAL REF 4/1/15	0.00	200.00
1011	10106482	04/09/15	16589 JOEL MYERS	106514	8067	TENNIS LESSONS	0.00	1,536.49
1011	10106483	04/09/15	99550000 JOSH SCAREORO	106	2050	RENTAL REF 4/3/15	0.00	100.00
1011	10106484	04/09/15	99550000 KARIN MORRIS	106	2050	CLASS CANCELLED 4/1	0.00	70.00
1011	10106486	04/09/15	99550000 MICHAEL MCCULLOCH	106	2050	RENTAL REF 4/1/15	0.00	200.00
1011	10106487	04/09/15	10712 NAPA AUTO PARTS	106515	8555	BATERUY	0.00	97.55
1011	10106489	04/09/15	16662 NUCO2, LLC	106513	8575	POOL CHEMICALS	0.00	285.52
1011	10106489	04/09/15	16662 NUCO2, LLC	106513	8575	POOL CHEMICALS	0.00	274.58
	TOTAL CHECK						0.00	540.10
1011	10106490	04/09/15	16758 ONCOURT OFFCOURT	106514	8565	TENNIS SUPPLIES	0.00	388.08
1011	10106493	04/09/15	11240 PERFORMANCE CASTERS	106515	8560	CASTERS	0.00	8.64
1011	10106503	04/09/15	11428 SDG&E-(REC ACCT)	106515	8235	COTTAGE & BOAT RAMP	0.00	89.23
1011	10106503	04/09/15	11428 SDG&E-(REC ACCT)	106514	8235	412 CORONADO CAYS	0.00	440.42
1011	10106503	04/09/15	11428 SDG&E-(REC ACCT)	106516	8235	BOATHOUSE ELECTRIC	0.00	533.59
1011	10106503	04/09/15	11428 SDG&E-(REC ACCT)	106515	8236	COMM CYR GAS	0.00	1,021.99
1011	10106503	04/09/15	11428 SDG&E-(REC ACCT)	106515	8235	COMM CYR ELECTRIC	0.00	10,061.93
	TOTAL CHECK						0.00	12,147.16
1011	10106504	04/09/15	15882 SERVICE SOLUTIONS G	106515	8030	SVC REFRIDGERATOR	0.00	207.00
1011	10106504	04/09/15	15882 SERVICE SOLUTIONS G	106515	8030	SVC LABOR	0.00	313.83
	TOTAL CHECK						0.00	520.83
1011	10106518	04/09/15	99550000 ZULAYKHA OSMANI	106	2050	RENTAL REF 4/2/15	0.00	50.00
	TOTAL CASH ACCOUNT						0.00	46,475.09

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FUND ~ 106 - RECREATION SERVICES	CASH ACCT CHECK NO	ISSUE DT	VENDOR NAME	BUDGET CHECK	ACCNT	-----DESCRIPTION-----	SALES TAX	AMOUNT
							0.00	46,475.09
	TOTAL FUND							

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FUND - 108 - COMMUNITY DEVELOPMENT

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET CHECK	ACCNT	DESCRIPTION----	SALES TAX	AMOUNT
1011	10106311	04/02/15	11209	AT&T/MCI (CITY MGR)	108411	8320	LOCAL TELEPHONE EXP	0.00	10.16
1011	10106311	04/02/15	11209	AT&T/MCI (CITY MGR)	108412	8320	LOCAL TELEPHONE EXP	0.00	10.17
	TOTAL CHECK							0.00	20.33
1011	10106317	04/02/15	16338	CA ASSOC CODE ENFRC	108412	8415	CACEO MBR 2015 ROME	0.00	62.50
1011	10106337	04/02/15	10280	CRW ASSOCIATES/CRW	108412	8030	USER FEES	0.00	507.50
1011	10106337	04/02/15	10280	CRW ASSOCIATES/CRW	108411	8030	TRAKIT UPDT FY 14-1	0.00	4,857.50
	TOTAL CHECK							0.00	5,365.00
1011	10106342	04/02/15	14312	ERIE LANDMARK COMPA	108411	8390	HRC PLAQUES	0.00	2,173.50
1011	10106343	04/02/15	10630	ESGIL CORPORATION	108412	8065	PLAN CK FEB 2015	0.00	14,692.01
1011	10106370	04/02/15	12013	KNOX ATTORNEY SERVI	108412	8065	DOC/PLAN SCAN JAN20	0.00	407.00
1011	10106410	04/02/15	99410000	SAN DIEGO COUNTY CL	108411	8560	SD CTY CLERK FEES	0.00	50.00
1011	10106423	04/02/15	15934	SOURCE GRAPHICS	108412	8560	OCE TDS450 BLK TONE	0.00	37.71
1011	10106423	04/02/15	15934	SOURCE GRAPHICS	108411	8560	OCE TDS450 BLK TONE	0.00	56.58
	TOTAL CHECK							0.00	94.29
	TOTAL CASH ACCOUNT							0.00	22,864.63
	TOTAL FUND							0.00	22,864.63

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FUND - 110 - INSURANCE FUND										
CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET CHECK	ACCNT	----	DESCRIPTION----	SALES TAX	AMOUNT
1011	10106382	04/02/15	11048	MCDUGAL, LOVE, ECKIS	110150	8046		LEGAL CLM 13-05	0.00	147.25
1011	10106382	04/02/15	11048	MCDUGAL, LOVE, ECKIS	110150	8046		LGL-UNDERWOOD	0.00	806.00
1011	10106382	04/02/15	11048	MCDUGAL, LOVE, ECKIS	110150	8046		LGL-CLAIM 15-05	0.00	511.50
1011	10106382	04/02/15	11048	MCDUGAL, LOVE, ECKIS	110150	8046		LGL-CLAIM 14-35	0.00	366.00
1011	10106382	04/02/15	11048	MCDUGAL, LOVE, ECKIS	110150	8046		LGL-PERSONNEL	0.00	77.50
	TOTAL CHECK								0.00	1,908.25
1011	10106397	04/02/15	10001	PETTY CASH - CITY H	110150	8415		TORRES-3/23 SANDPIP	0.00	36.80
1011	10106397	04/02/15	10001	PETTY CASH - CITY H	110150	8415		TORRES-2/19 SANDPIP	0.00	40.25
	TOTAL CHECK								0.00	77.05
1011	10106479	04/09/15	15437	IRMI-INTERNATIONAL	110150	8415		CONTRACTUAL RISK TR	0.00	352.92
	TOTAL CASH ACCOUNT								0.00	2,338.22
	TOTAL FUND								0.00	2,338.22

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FUND - 112 - EMPLOYEE BENEFITS									
CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET CHECK	ACCNT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	10106442	04/02/15	16197	WAGWORKS	112155	8065	FSA ADMIN	0.00	890.00
1011	10106442	04/02/15	16197	WAGWORKS	112155	8065	CREDIT PER WGEWORKS	0.00	-10.50
TOTAL CHECK									879.50
TOTAL CASH ACCOUNT									879.50
TOTAL FUND									879.50

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FUND - 130 - SOLID WASTE AND RECYCLING

CASH ACCT	CHECK NO	ISSUE DT	VENDOR NAME	BUDGET CHECK	ACCNT	DESCRIPTION	SALES TAX	AMOUNT
1011	10106307	04/02/15	10146 ASBURY ENVIRONMENTA	130320	8030	USED OIL & FILTERS	0.00	35.00
1011	10106329	04/02/15	EE REIMB CLIFFORD MAURER	130320	8415	EXPENSE REIMB CONF	0.00	50.43
1011	10106341	04/02/15	10603 EDCO DISPOSAL CORPO	130320	8225	RECYCLE SVC 2/15	0.00	15,463.00
1011	10106341	04/02/15	10603 EDCO DISPOSAL CORPO	130320	8230	TRASH SVC 2/15	0.00	23,127.12
TOTAL CHECK							0.00	38,590.12
1011	10106351	04/02/15	12520 GRAINGER	130320	8030	SOLD WSTE/HZR MATER	0.00	295.92
1011	10106398	04/02/15	10007 PETTY CASH - PUBLIC	130320	8560	USED OIL REIMB	0.00	0.60
1011	10106437	04/02/15	14225 US BANK (IMPAC GOV	130320	8415	DNSE COM FORUM-CLI	0.00	83.84
1011	10106512	04/09/15	14225 US BANK (IMPAC GOV	130320	8251	USE DRIVE, SPEAKERS	0.00	124.13
1011	10106512	04/09/15	14225 US BANK (IMPAC GOV	130320	8251	USE DRIVERS	0.00	32.97
1011	10106512	04/09/15	14225 US BANK (IMPAC GOV	130320	8251	USE DRIVE	0.00	45.86
1011	10106512	04/09/15	14225 US BANK (IMPAC GOV	130320	8251	EXT H.D, USE DRIVES	0.00	176.04
1011	10106512	04/09/15	14225 US BANK (IMPAC GOV	130320	8250	16-3R SPEEDOMETER	0.00	230.00
TOTAL CHECK							0.00	610.00
1011	10106514	04/09/15	12703PS VERIZON WIRELESS	130320	8320	CELL PHONE 3/15	0.00	38.01
TOTAL CASH ACCOUNT							0.00	39,703.92
TOTAL FUND							0.00	39,703.92

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FUND - 135 - VEHICLE AND EQUIP REPLACE

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET CHECK	ACCNT	DESCRIPTION	SALES TAX	AMOUNT
1011	10106302	04/02/15	16605	10106302	135330	9080	2-18 UNDERSEAL	0.00	438.76
1011	10106302	04/02/15	16605	10106302	135330	9080	3-8 UNDERSEAL	0.00	438.76
1011	10106302	04/02/15	16605	10106302	135330	9080	2-10 UNDERSEAL	0.00	438.76
1011	10106302	04/02/15	16605	10106302	135330	9080	14-2B UNDERBODY	0.00	438.76
	TOTAL CHECK								1,755.04
1011	10106371	04/02/15	16429	KONICA MINOLTA (LEA	135330	8241	COPIER LSE-FEB	0.00	653.89
1011	10106371	04/02/15	16429	KONICA MINOLTA (LEA	135330	8241	COPIER LSE MAR 15	0.00	653.89
	TOTAL CHECK								1,307.78
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	135330	9080	SIDEVW MIRRORS #7-2	0.00	76.30
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	135330	9080	STEERNG WHL KNB #7-	0.00	21.49
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	135330	9080	LCK-RIDE GEARBX #7-	0.00	356.39
	TOTAL CHECK								454.18
1011	10106516	04/09/15	16734	WELLS FARGO FINANCI	135330	9315	KYOCERA LSE-INTERES	0.00	59.83
1011	10106516	04/09/15	16734	WELLS FARGO FINANCI	135330	8241	KYOCERA LSE-SALES T	0.00	303.15
1011	10106516	04/09/15	16734	WELLS FARGO FINANCI	135330	9325	KYOCERA LSE-PRINCIP	0.00	3,851.79
	TOTAL CHECK								4,214.77
	TOTAL CASH ACCOUNT							0.00	7,731.77
	TOTAL FUND							0.00	7,731.77

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FUND - 150 - CITIZENS DONATIONS

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET CHECK	ACCNT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	10106427	04/02/15	16360	PAUL E. RIHA (DBA S	150555	8945	HERITAGE TREE ENGRA	0.00	178.20
TOTAL CASH ACCOUNT									
TOTAL FUND									

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SELECTION CRITERIA: transact.check_no between '10106301' and '10106521'
ACCOUNTING PERIOD: 10/15

FUND - 205 - HWY USERS (GAS) TAX									
CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET CHECK	ACCNT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	10106304	04/02/15	10131	ARAMARK UNIFORM SER	205340	8385	UNIFORM SVC 2/15	0.00	40.88
1011	10106304	04/02/15	10131	ARAMARK UNIFORM SER	205340	8030	UNIFORM SVC 2/15	0.00	58.45
TOTAL CHECK									99.33
TOTAL CASH ACCOUNT									99.33
TOTAL FUND									99.33

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ACCOUNTING PERIOD: 10/15

CASH ACCT	CHECK NO	ISSUE DT	VENDOR NAME	BUDGET CHECK	ACCNT	DESCRIPTION	SALES TAX	AMOUNT	
1011	10106512	04/09/15	14225 US BANK (IMPAC GOV	206376	9829	SLURRY SEAL MAILING	0.00	1,122.90	
TOTAL CASH ACCOUNT								0.00	1,122.90
TOTAL FUND								0.00	1,122.90

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ACCOUNTING PERIOD: 10/15

FUND - 216 - TRANSPORTATION DEV ACT										
CASH ACCT	CHECK NO	ISSUE DT	VENDOR NAME	BUDGET CHECK	ACCNT	----	DESCRIPTION-----	SALES TAX	AMOUNT	
1011	10106474	04/09/15	11434 FLAGSHIP CRUISES EV	216640	8030		FERRY MARCH SVCS	0.00	13,123.00	
TOTAL CASH ACCOUNT									0.00	13,123.00
TOTAL FUND									0.00	13,123.00

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SELECTION CRITERIA: transact.check_no between '10106301' and '10106521'
 ACCOUNTING PERIOD: 10/15

FUND - 220 - CORONADO TIDELANDS

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET CHECK	ACCNT	DESCRIPTION	SALES TAX	AMOUNT
1011	10106369	04/02/15	17015	KELLY ARCHITECTS, I	220592	8252	GB MARINA 12-23/3-1	0.00	5,000.00
1011	10106401	04/02/15	15136	PSOMAS	220591	9830	DOCK C FINAL PMT	0.00	1,228.86
1011	10106412	04/02/15	11260	SAN DIEGO UNIFIED P	220591	8245	LND&WATER LSE-APR/1	0.00	968.00
1011	10106459	04/09/15	13175	CALIFORNIA YACHT MA	220591	8030	MGT FEE - APR '15	0.00	2,350.00
1011	10106498	04/09/15	11425	SDG&E (CITY HALL AC	220591	8235	ELECTRICITY	0.00	99.26
1011	10106498	04/09/15	11425	SDG&E (CITY HALL AC	220591	8235	ELECTRICITY - MAR	0.00	1,946.38
1011	10106498	04/09/15	11425	SDG&E (CITY HALL AC	220591	8235	ELECTRICITY	0.00	801.64
1011	10106498	04/09/15	11425	SDG&E (CITY HALL AC	220591	8235	ELECTRICITY	0.00	1,138.14
	TOTAL CHECK							0.00	3,985.42
	TOTAL CASH ACCOUNT							0.00	13,532.28
	TOTAL FUND							0.00	13,532.28

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FUND - 230 - EQUITABLE SHARING-DEA								
CASH ACCT	CHECK NO	ISSUE DT	VENDOR NAME	BUDGET CHECK	ACCNT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	10106507	04/09/15	14501 TASER INTERNATIONAL	230221	9045	AXON BODY CAMERAS	0.00	2,628.12
1011	10106512	04/09/15	14225 US BANK (IMPAC GOV	230221	9045	GPS TRACKER	0.00	677.32
TOTAL CASH ACCOUNT							0.00	3,305.44
TOTAL FUND							0.00	3,305.44

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FUND - 234 - TREASURY FORFEITURE

CASH ACCT	CHECK NO	ISSUE DT	VENDOR NAME	BUDGET CHECK	ACCNT	-----DESCRIPTION-----	SALES TAX	AMOUNT	
1011	10106512	04/09/15	14225 US BANK (IMPAC GOV	234225	9045	CHAIRS - LUNCH ROOM	0.00	7.42	
TOTAL CASH ACCOUNT								0.00	7.42
TOTAL FUND								0.00	7.42

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FUND - 251 - LIBRARY AUDIO VISUAL

CASH ACCT CHECK NO	ISSUE DT	VENDOR NAME	BUDGET CHECK	ACCNT	-----DESCRIPTION-----	SALES TAX	AMOUNT	
1011	10106437	04/02/15 14225	US BANK (IMPAC GOV 251553	8505	GEN INTEREST DVDS	0.00	374.79	
TOTAL CASH ACCOUNT							0.00	374.79
TOTAL FUND							0.00	374.79

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FUND ~ 260 - COMM DEV BLOCK GRANT

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET CHECK	ACCNT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	10106401	04/02/15	15136	PSOMAS	260420	9877	ADA FIRE RAMP FEB	0.00	3,525.00
TOTAL CASH ACCOUNT									
TOTAL FUND									

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FUND - 400 - GENERAL CAPITAL PROJECTS

CASH ACCT CHECK NO	ISSUE DT	VENDOR NAME	BUDGET CHECK	ACCNT	DESCRIPTION	SALES TAX	AMOUNT
1011 10106339	04/02/15	14994 DFS FLOORING	400710	9860	FIRE STA CARPET CLE	0.00	325.00
1011 10106350	04/02/15	99370000 GRABER MANUFACTURIN	400710	9763	SHIPPING	0.00	1,259.00
1011 10106350	04/02/15	99370000 GRABER MANUFACTURIN	400710	9763	MINI BIKE RACKS	0.00	26,796.00
TOTAL CHECK						0.00	28,055.00
1011 10106352	04/02/15	16962 GRAPHIC SOLUTIONS	400710	9707	WAYFINDING SIGNS-PH	0.00	6,385.31
1011 10106401	04/02/15	15136 PSOMAS	400710	9834	FIRE STAT GENRATR F	0.00	27,075.00
1011 10106491	04/09/15	16657 PARK A BIKE	400710	9763	BIKE DOCKS BAL DUE	0.00	8,887.55
1011 10106495	04/09/15	16924 ROBERT R. COFFEE AR	400710	9821	SENIOR CTR MARCH PR	0.00	11,200.00
1011 10106497	04/09/15	11468 SCHMIDT DESIGN GROU	400710	9837	CAYS ENTRANCE/BIKE	0.00	3,390.76
TOTAL CASH ACCOUNT						0.00	85,318.62
TOTAL FUND						0.00	85,318.62

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FUND - 510 - WASTEWATER UTILITY

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET CHECK	ACCT	DESCRIPTION	SALES TAX	AMOUNT
1011	10106304	04/02/15	10131	ARAMARK UNIFORM SER	510010	8385	UNIFORM SVC 2/15	0.00	398.26
1011	10106304	04/02/15	10131	ARAMARK UNIFORM SER	510010	8030	UNIFORM SVC 2/15	0.00	438.40
	TOTAL CHECK							0.00	836.66
1011	10106306	04/02/15	13209	ARROWHEAD MOUNTAIN	510010	8560	WATER-WWO-1477	0.00	36.31
1011	10106315	04/02/15	16851	BOOT WORLD INC./KM	510010	8560	BOOTS-J. SMITH	0.00	175.00
1011	10106321	04/02/15	10306	CAL-AM WATER (PUBLI	510010	8237	299 FIRST	0.00	16.36
1011	10106321	04/02/15	10306	CAL-AM WATER (PUBLI	510010	8237	100 CORO CAYS	0.00	6.55
1011	10106321	04/02/15	10306	CAL-AM WATER (PUBLI	510010	8237	780 CORONADO AVE	0.00	32.72
1011	10106321	04/02/15	10306	CAL-AM WATER (PUBLI	510010	8237	1201 1/2 FIRST ST	0.00	392.74
1011	10106321	04/02/15	10306	CAL-AM WATER (PUBLI	510010	8237	101 B AVE #44 SEWER	0.00	162.19
	TOTAL CHECK							0.00	610.56
1011	10106329	04/02/15	EE REIMB	CLIFFORD MAURER	510010	8415	EXPENSE REIMB CONF	0.00	50.43
1011	10106333	04/02/15	16877	CONSOLIDATED ELECTR	510010	8252	SEAL FITTING 5TH TE	0.00	93.46
1011	10106333	04/02/15	16877	CONSOLIDATED ELECTR	510010	8252	LIGHTS GLORIETTA PM	0.00	358.44
	TOTAL CHECK							0.00	451.90
1011	10106337	04/02/15	10280	CRW ASSOCIATES/CRW	510010	8030	USER FEES	0.00	616.25
1011	10106351	04/02/15	12520	GRAINGER	510010	8560	PPE	0.00	521.29
1011	10106351	04/02/15	12520	GRAINGER	510010	8560	PPE	0.00	663.12
1011	10106351	04/02/15	12520	GRAINGER	510010	8560	PPE	0.00	47.39
1011	10106351	04/02/15	12520	GRAINGER	510010	8560	METAL STORAGE CLIPBR	0.00	308.73
1011	10106351	04/02/15	12520	GRAINGER	510010	8535	PUMP STATIONS	0.00	174.49
	TOTAL CHECK							0.00	1,715.02
1011	10106354	04/02/15	10759	HAAKER EQUIPMENT CO	510010	9045	AXIS NOZZLES	0.00	3,953.66
1011	10106384	04/02/15	11094	MONTIJO BACKHOE, IN	510010	8030	SEWER REPAIR WORK	0.00	18,025.00
1011	10106394	04/02/15	13718	OFFICE DEPOT (PUBLI	510010	8560	OFFICE SUPPLIES	0.00	354.74
1011	10106396	04/02/15	11212	PACIFIC RIGGING LOF	510010	8255	LG TOWER LIFT EYES	0.00	43.80
1011	10106396	04/02/15	11212	PACIFIC RIGGING LOF	510010	8535	STATION COMPONENTS	0.00	39.31
	TOTAL CHECK							0.00	83.11
1011	10106398	04/02/15	10007	PETTY CASH - PUBLIC	510010	8415	CWEA MILEAGE-DUHALA	0.00	97.64
1011	10106398	04/02/15	10007	PETTY CASH - PUBLIC	510010	8415	CWEA MILEAGE-RAMIRE	0.00	97.64
1011	10106398	04/02/15	10007	PETTY CASH - PUBLIC	510010	8415	OSHA TRAINING-MCGRATH	0.00	31.05
	TOTAL CHECK							0.00	226.33
1011	10106400	04/02/15	11272	POWERSTRIDE BATTERY	510010	8250	TRANSBAY	0.00	80.77
1011	10106401	04/02/15	15136	PSOMAS	510781	9841	PUMP ST ER GNRTR MA	0.00	600.00
1011	10106401	04/02/15	15136	PSOMAS	510781	9850	PINE ST PUMP OCT/JA	0.00	1,393.26
1011	10106401	04/02/15	15136	PSOMAS	510781	9850	PINE ST PUMP FEB/MA	0.00	1,540.74
	TOTAL CHECK							0.00	3,534.00

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FUND - 510 - WASTEWATER UTILITY									
CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET CHECK	ACCNT	DESCRIPTION	SALES TAX	AMOUNT
1011	10106415	04/02/15	11430A	SDG&E (PUBLIC SERVI	510010	8235	ELEC 1/14/15-2/12/1	0.00	5,101.55
1011	10106415	04/02/15	11430A	SDG&E (PUBLIC SERVI	510010	8236	NG 2/12-3/16/15	0.00	34.89
1011	10106415	04/02/15	11430A	SDG&E (PUBLIC SERVI	510010	8235	ELEC 1/21-2/20/15	0.00	6,958.18
1011	10106415	04/02/15	11430A	SDG&E (PUBLIC SERVI	510010	8235	ELEC 2/12/15-3/16/1	0.00	773.02
	TOTAL CHECK							0.00	12,867.64
1011	10106437	04/02/15	14225	US BANK (IMPAC GOV	510010	8415	DEFENSE COM FORUM-CLI	0.00	83.84
1011	10106448	04/09/15	15595	AT&T CALNET 2	510010	8320	6195220934038 WWO	0.00	0.32
1011	10106448	04/09/15	15595	AT&T CALNET 2	510010	8320	6195220819994 WWO	0.00	17.27
1011	10106448	04/09/15	15595	AT&T CALNET 2	510010	8320	C602222147777	0.00	307.08
1011	10106448	04/09/15	15595	AT&T CALNET 2	510010	8320	C602222146777 WWO	0.00	50.78
	TOTAL CHECK							0.00	375.45
1011	10106456	04/09/15	10306	CAL-AM WATER (PUBLI	510010	8237	780 CORONADO AVE	0.00	68.55
1011	10106456	04/09/15	10306	CAL-AM WATER (PUBLI	510010	8237	299 FIRST	0.00	43.83
1011	10106456	04/09/15	10306	CAL-AM WATER (PUBLI	510010	8237	100 CORO CAYS	0.00	6.55
	TOTAL CHECK							0.00	118.93
1011	10106461	04/09/15	12590	CITY OF CORONADO	510781	9724	ALLEY/SWR NOISE PER	0.00	73.00
1011	10106468	04/09/15	99370000	D.F. LEKTORICH	510	2070	DEWATERING REFUND	0.00	5,811.77
1011	10106485	04/09/15	16414	LAROC ENVIRONMENTAL	510781	9724	ALLEY/SWR PROG	0.00	916.40
1011	10106501	04/09/15	11430A	SDG&E (PUBLIC SERVI	510010	8235	1800 AVENIDA	0.00	7.00
1011	10106501	04/09/15	11430A	SDG&E (PUBLIC SERVI	510010	8235	1141 F AVE	0.00	7.05
1011	10106501	04/09/15	11430A	SDG&E (PUBLIC SERVI	510010	8235	1393 1ST ST	0.00	7.05
1011	10106501	04/09/15	11430A	SDG&E (PUBLIC SERVI	510010	8235	1111 GLORIETTA	0.00	18.63
1011	10106501	04/09/15	11430A	SDG&E (PUBLIC SERVI	510010	8235	ELEC 2/11-3/15/15	0.00	3,563.32
1011	10106501	04/09/15	11430A	SDG&E (PUBLIC SERVI	510010	8235	299 1ST ST	0.00	9.26
1011	10106501	04/09/15	11430A	SDG&E (PUBLIC SERVI	510010	8235	1128 G AVE	0.00	13.88
1011	10106501	04/09/15	11430A	SDG&E (PUBLIC SERVI	510010	8235	307 OCEAN	0.00	66.83
1011	10106501	04/09/15	11430A	SDG&E (PUBLIC SERVI	510010	8235	50 AVENIDA	0.00	15.22
	TOTAL CHECK							0.00	3,708.24
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	510010	8415	CWEA SMITH TEST	0.00	150.00
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	510010	8415	CWEA RAMIREZ TEST	0.00	150.00
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	510010	8415	CWEA DUHALA TEST	0.00	150.00
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	510010	8415	CWEA BISBAL TEST	0.00	150.00
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	510010	8415	CWEA DUHALA MBR	0.00	156.00
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	510010	8415	CWEA BISBAL MBR	0.00	156.00
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	510010	8415	CWEA SID TEST	0.00	165.00
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	510010	8415	CWEA MCGRATH TEST	0.00	165.00
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	510010	8560	DMV MED FORM-DUHALA	0.00	37.00
1011	10106512	04/09/15	14225	US BANK (IMPAC GOV	510010	8415	CWEA WRKSHP MCGRATH	0.00	45.00
	TOTAL CHECK							0.00	1,324.00
1011	10106514	04/09/15	12703PS	VERIZON WIRELESS	510010	8320	CELL PHONE 3/15	0.00	985.59
	TOTAL CASH ACCOUNT							0.00	57,014.60

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FUND - 510 - WASTEWATER UTILITY	CASH ACCT CHECK NO	ISSUE DT	VENDOR NAME	BUDGET CHECK	ACCNT	-----DESCRIPTION-----	SALES TAX	AMOUNT
							0.00	57,014.60
TOTAL FUND								

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FUND - 520 - GOLF COURSE

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET CHECK	ACCT	DESCRIPTION	SALES TAX	AMOUNT
1011	10106309	04/02/15	15595	AT&T CALNET 2	520020	8320	13FEB-12MAR15	0.00	16.95
1011	10106309	04/02/15	15595	AT&T CALNET 2	520020	8320	13FEB-12MAR15	0.00	17.19
1011	10106309	04/02/15	15595	AT&T CALNET 2	520020	8320	13FEB-12MAR15	0.00	152.64
TOTAL CHECK								0.00	186.78
1011	10106311	04/02/15	11209	AT&T/MCI (CITY MGR)	520020	8320	RECURR CHGS & TAXES	0.00	21.54
1011	10106311	04/02/15	11209	AT&T/MCI (CITY MGR)	520020	8320	LOCAL TELEPHONE EXP	0.00	2.25
TOTAL CHECK								0.00	23.79
1011	10106328	04/02/15	15305	CINTAS CORPORATION	520020	8385	TOWEL SVC	0.00	43.39
1011	10106328	04/02/15	15305	CINTAS CORPORATION	520020	8385	TOWEL SVC	0.00	43.39
1011	10106328	04/02/15	15305	CINTAS CORPORATION	520020	7161	UNIFORM SVC	0.00	96.28
1011	10106328	04/02/15	15305	CINTAS CORPORATION	520020	7161	UNIFORM SVC	0.00	96.28
TOTAL CHECK								0.00	279.34
1011	10106378	04/02/15	16030	LUBEMASTER	520020	8585	MISC SUPPLIES	0.00	306.04
1011	10106392	04/02/15	16980	GATEWAY COMMERCIAL	520782	9765	5TH TEE RETAINING WAL	0.00	4,729.59
1011	10106392	04/02/15	16980	GATEWAY COMMERCIAL	520782	9702	5TH TEE RETAINING WAL	0.00	25,000.00
TOTAL CHECK								0.00	29,729.59
1011	10106416	04/02/15	11432	SDG&E- (GOLF ACCT)	520020	8235	12FEB-16MAR15 ELECT	0.00	18.23
1011	10106416	04/02/15	11432	SDG&E- (GOLF ACCT)	520020	8236	12FEB-16MAR15 GAS	0.00	165.31
TOTAL CHECK								0.00	183.54
1011	10106419	04/02/15	11433	SDGCSA	520020	8415	ROGER MEMBRSHIP	0.00	150.00
1011	10106430	04/02/15	11626	TARGET SPECIALTY PR	520020	8535	FERTILIZER	0.00	319.09
1011	10106430	04/02/15	11626	TARGET SPECIALTY PR	520020	8535	FERTILIZER	0.00	875.18
TOTAL CHECK								0.00	1,194.27
1011	10106460	04/09/15	15305	CINTAS CORPORATION	520020	8385	TOWEL SVC	0.00	43.39
1011	10106460	04/09/15	15305	CINTAS CORPORATION	520020	7161	UNIFORM SVC	0.00	96.28
TOTAL CHECK								0.00	139.67
1011	10106464	04/09/15	10457	CORONADO HARDWARE	520020	8252	LIGHT BULBS	0.00	76.40
1011	10106472	04/09/15	16730	ESCONDIDO GOLF CAR	520020	8525	EQUIPMENT PRTS	0.00	100.00
1011	10106480	04/09/15	10877	JACOBSEN WEST - DIV	520020	8525	EQUIPMT PRTS	0.00	79.49
1011	10106480	04/09/15	10877	JACOBSEN WEST - DIV	520020	8525	EQUIPMT PRTS	0.00	277.18
TOTAL CHECK								0.00	356.67
1011	10106492	04/09/15	16731	PELLEGRINI ELECTRIC	520020	8252	REPAIR	0.00	899.43
1011	10106502	04/09/15	11432	SDG&E- (GOLF ACCT)	520020	8235	12FEB-16MAR15 ELECT	0.00	2,777.64
1011	10106505	04/09/15	11539	THE SOCO GROUP, INC	520020	8530	FUEL	0.00	389.40
1011	10106509	04/09/15	12935	TURF STAR, INC	520020	8254	PARTS	0.00	1,583.14
TOTAL CASH ACCOUNT								0.00	38,375.70

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CITY OF CORONADO
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ACCOUNTING PERIOD: 10/15

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET CHECK	ACCNT	-----DESCRIPTION-----	SALES TAX	AMOUNT
								0.00	38,375.70

TOTAL FUND

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SELECTION CRITERIA: transact.check_no between '10106301' and '10106521'
 ACCOUNTING PERIOD: 10/15

FUND - 530 - STORM DRAINAGE

CASH ACCT	CHECK NO	ISSUE DT	VENDOR NAME	BUDGET CHECK	ACCNT	DESCRIPTION	SALES TAX	AMOUNT
1011	10106329	04/02/15	EE REIMB CLIFFORD MAURER	530031	8415	EXPENSE REIMB CONF	0.00	20.17
1011	10106337	04/02/15	CRW ASSOCIATES/CRW	530031	8030	USER FEES	0.00	580.00
1011	10106374	04/02/15	16414 LAROC ENVIRONMENTAL 530		2079	1127 ALAMEDA	0.00	656.60
1011	10106374	04/02/15	16414 LAROC ENVIRONMENTAL 530		2079	1125 ALAMEDA	0.00	656.60
	TOTAL CHECK						0.00	1,313.20
1011	10106415	04/02/15	11430A SDG&E (PUBLIC SERVI 530030		8236	NG 2/12-3/16/15	0.00	5.51
1011	10106415	04/02/15	11430A SDG&E (PUBLIC SERVI 530030		8235	ELEC 1/21-2/20/15	0.00	1,068.87
1011	10106415	04/02/15	11430A SDG&E (PUBLIC SERVI 530030		8235	ELEC 1/27/15-2/26/1	0.00	301.83
1011	10106415	04/02/15	11430A SDG&E (PUBLIC SERVI 530030		8235	ELEC 2/12/15-3/16/1	0.00	122.03
	TOTAL CHECK						0.00	1,498.24
1011	10106437	04/02/15	14225 US BANK (IMPAC GOV 530031		8415	DPNSE COM FORUM-CLI	0.00	33.54
1011	10106456	04/09/15	10306 CAL-AM WATER (PUBLI 530030		8237	780 CORONADO AVE	0.00	68.54
1011	10106494	04/09/15	15136 PSOMAS	530783	9871	CNTRY CLUB FEB SVCS	0.00	1,790.19
1011	10106494	04/09/15	15136 PSOMAS	530783	9766	STORM DR MP FEB SVC	0.00	1,218.95
	TOTAL CHECK						0.00	3,009.14
1011	10106514	04/09/15	12703FS VERIZON WIRELESS	530030	8320	CELL PHONE 3/15	0.00	314.52
	TOTAL CASH ACCOUNT						0.00	6,837.35
	TOTAL FUND						0.00	6,837.35

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CITY OF CORONADO
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SELECTION CRITERIA: transact.check_no between '10106301' and '10106521'
ACCOUNTING PERIOD: 10/15

CASH ACCT	CHECK NO	ISSUE DT	VENDOR NAME	BUDGET CHECK	ACCNT	-----DESCRIPTION-----	SALES TAX	AMOUNT	
1011	10106437	04/02/15	14225 US BANK (IMPAC GOV	726565	8505	GEN INTEREST BOOKS	0.00	227.00	
TOTAL CASH ACCOUNT								0.00	227.00
TOTAL FUND								0.00	227.00

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SELECTION CRITERIA: transact.check_no between '10106301' and '10106521'
ACCOUNTING PERIOD: 10/15

FUND - 780 - REFUNDABLE DEPOSITS			
CASH ACCT CHECK NO	ISSUE DT	VENDOR NAME	BUDGET CHECK
1011	10106395	04/02/15 99460000 OROZCO, JEREMY ANDR 780	2441
1011	10106422	04/02/15 99460000 SOLAR & ASSOCIATES 780	2440
TOTAL CASH ACCOUNT			
TOTAL FUND			

-----DESCRIPTION-----	SALES TAX	AMOUNT
CLAIMED 2015-0591	0.00	90.00
CIVILMIT REFUND OTL	0.00	158.00
	0.00	248.08
	0.00	248.08

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SELECTION CRITERIA: transact.check_no between '10106301' and '10106521'
ACCOUNTING PERIOD: 10/15

FUND ~ 795 - REDEV.OBLIG.RET.FUND

CASH ACCT CHECK NO	ISSUE DT	VENDOR NAME	BUDGET CHECK	ACCNT	-----DESCRIPTION-----	SALES TAX	AMOUNT	
1011	10106382	04/02/15 11048 MCDUGAL,LOVE,ECKIS 795090		8046	LGL SVC-AHC	0.00	147.25	
TOTAL CASH ACCOUNT							0.00	147.25
TOTAL FUND							0.00	147.25
TOTAL REPORT							0.00	645,462.01

CITY OF CORONADO
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SELECTION CRITERIA: transact.check_no between 'V4006845' and 'V4006905'
ACCOUNTING PERIOD: 10/15

FUND - 100 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET CHECK	ACCNT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	V4006846	04/02/15	10231	BRADFIELD, ALLISON	100115	8030	CC MTG MINS 3/17/15	0.00	550.00
1011	V4006847	04/02/15	14181	CARLOS JANITORIAL S	100313	8205	PS JANITORIAL 3/15	0.00	303.34
1011	V4006847	04/02/15	14181	CARLOS JANITORIAL S	100312	8205	PS JANITORIAL 3/15	0.00	335.27
1011	V4006847	04/02/15	14181	CARLOS JANITORIAL S	100316	8205	NORTH BEACH 3/15	0.00	803.00
1011	V4006847	04/02/15	14181	CARLOS JANITORIAL S	100316	8205	CENTRAL BEACH 3/15	0.00	926.25
1011	V4006847	04/02/15	14181	CARLOS JANITORIAL S	100313	8205	SMALL PARKS 3/15	0.00	1,107.25
1011	V4006847	04/02/15	14181	CARLOS JANITORIAL S	100125	8205	RSTRM AIR VENTS-CH	0.00	20.00
1011	V4006847	04/02/15	14181	CARLOS JANITORIAL S	100211	8205	RSTRM O/S -CH	0.00	2,180.00
1011	V4006847	04/02/15	14181	CARLOS JANITORIAL S	100255	8205	MAR2015 JANIT SVC	0.00	3,007.60
1011	V4006847	04/02/15	14181	CARLOS JANITORIAL S	100255	8205	MAR15 JANIT TWR	0.00	275.00
1011	V4006847	04/02/15	14181	CARLOS JANITORIAL S	100251	8205	MAR15 JANIT SVC BLD	0.00	375.00
1011	V4006847	04/02/15	14181	CARLOS JANITORIAL S	100251	8205	MAR15 JANIT FD	0.00	396.55
1011	V4006847	04/02/15	14181	CARLOS JANITORIAL S	100315	8205	PS JANITORIAL 3/15	0.00	127.72
1011	V4006847	04/02/15	14181	CARLOS JANITORIAL S	100316	8205	PS JANITORIAL 3/15	0.00	143.69
1011	V4006847	04/02/15	14181	CARLOS JANITORIAL S	100316	8205	PS JANITORIAL 3/15	0.00	159.65
1011	V4006847	04/02/15	14181	CARLOS JANITORIAL S	100314	8205	PS JANITORIAL 3/15	0.00	175.62
	TOTAL CHECK							0.00	10,335.94
1011	V4006848	04/02/15	14354	COFFEE AMBASSADOR,	100211	8560	COFFEE SVC 3/20/15	0.00	356.80
1011	V4006848	04/02/15	14354	COFFEE AMBASSADOR,	100125	8560	COFFEE SERVICE - CH	0.00	305.16
1011	V4006848	04/02/15	14354	COFFEE AMBASSADOR,	100211	8030	PD - STIRSTICKS	0.00	5.94
1011	V4006848	04/02/15	14354	COFFEE AMBASSADOR,	100211	8030	PD COFFEE	0.00	195.85
1011	V4006848	04/02/15	14354	COFFEE AMBASSADOR,	100211	8030	PD COFFEE SVC	0.00	235.05
	TOTAL CHECK							0.00	1,098.80
1011	V4006849	04/02/15	16675	CONTINENTAL PROTECT	100211	8030	CROSSGUARDS3/13-3/2	0.00	2,884.86
1011	V4006850	04/02/15	10450	CORONADO CHAMBER OF	100110	8330	FY14/15 4TH QTR FUN	0.00	28,050.00
1011	V4006851	04/02/15	10460	CORONADO HISTORICAL	100110	8330	FY14/15 4TH QTR FUN	0.00	95,337.50
1011	V4006852	04/02/15	10464	CORONADO MAINSTREET	100110	8330	FY14/15 4TH QTR FUN	0.00	25,941.25
1011	V4006853	04/02/15	12894	DAY WIRELESS SYSTEM	100211	8030	MOBILE RADIO APR 20	0.00	427.50
1011	V4006853	04/02/15	12894	DAY WIRELESS SYSTEM	100211	8030	DISP RADIO APR 201	0.00	526.00
1011	V4006853	04/02/15	12894	DAY WIRELESS SYSTEM	100251	8250	1-800 PORT RADIO KN	0.00	67.57
	TOTAL CHECK							0.00	1,021.07
1011	V4006854	04/02/15	16690	DEREK KELLY	100	2098	D.KELLY-INCOME WTHL	0.00	-96.00
1011	V4006854	04/02/15	16690	DEREK KELLY	100	2098	D.KELLY-INC WTHLDG	0.00	-56.00
	TOTAL CHECK							0.00	-152.00
1011	V4006855	04/02/15	10626	ENTENMANN ROVIN CO	100211	8560	BADGE CHANGE	0.00	77.18
1011	V4006858	04/02/15	10829	ID SERVICES, INC.	100140	8560	BADGE CLIPS	0.00	48.87
1011	V4006859	04/02/15	10875	JACKSON & BLANC, IN	100315	8030	SR CNT 12/1-2/28/15	0.00	144.00
1011	V4006859	04/02/15	10875	JACKSON & BLANC, IN	100315	8030	T.C. 12/1-2/28/15	0.00	256.50
1011	V4006859	04/02/15	10875	JACKSON & BLANC, IN	100315	8030	SR. CNTR A/C RPR	0.00	315.00
1011	V4006859	04/02/15	10875	JACKSON & BLANC, IN	100315	8030	C.H. A/C RPR	0.00	315.00
1011	V4006859	04/02/15	10875	JACKSON & BLANC, IN	100315	8030	BOAT H 12/1-2/28/15	0.00	324.50

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CITY OF CORONADO
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SELECTION CRITERIA: transact.check_no between 'V4006945' and 'V4006905'
 ACCOUNTING PERIOD: 10/15

FUND - 100 - GENERAL FUND

CASH ACCT CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET CHECK	ACCT	DESCRIPTION	SALES TAX	AMOUNT
1011 V4006859	04/02/15	10875	JACKSON & BLANC, IN 100315		8030	ANML CARE 12/1-2/28	0.00	1,506.75
TOTAL CHECK							0.00	2,861.75
1011 V4006860	04/02/15	11174	ONE SOURCE DISTRIBU 100315		8252	CLEANING DRAINS	0.00	274.59
1011 V4006860	04/02/15	11174	ONE SOURCE DISTRIBU 100315		8252	LIBRARY BALLAST	0.00	297.46
TOTAL CHECK							0.00	572.05
1011 V4006861	04/02/15	11217	PADRE JANITORIAL SU 100316		8560	TRASH BGS/ TP ROLLS	0.00	392.60
1011 V4006861	04/02/15	11217	PADRE JANITORIAL SU 100313		8560	TRASH BGS/ TP ROLLS	0.00	392.61
TOTAL CHECK							0.00	785.21
1011 V4006862	04/02/15	13752	PARTNERSHIPS WITH I 100313		8030	GRP3 AM 3/15	0.00	1,268.97
1011 V4006862	04/02/15	13752	PARTNERSHIPS WITH I 100313		8030	GRP 4 PM 3/15	0.00	1,283.49
TOTAL CHECK							0.00	2,552.46
1011 V4006863	04/02/15	14462	PFM ASSET MANAGEMEN 100		4710	FEB15 INVSTMNT FEE	0.00	4,030.77
1011 V4006866	04/02/15	11417	SAN DIEGO COUNTY SH 100211		8030	CALID JAN-JUNE 2015	0.00	2,612.00
1011 V4006868	04/02/15	10748	SIMPLEX GRINNELL 100315		8030	BACKFLOW 13 LOCATIO	0.00	11,326.92
1011 V4006869	04/02/15	12901	SIMPLOT PARTNERS 100313		8535	FERTILIZER	0.00	226.80
1011 V4006870	04/02/15	11451	UNITED ROTARY BRUSH 100312		8250	SWEOPER PARTS	0.00	232.98
1011 V4006871	04/02/15	13300	Z.A.P. MANUFACTURIN 100312		8255	SIGNS	0.00	506.73
1011 V4006876	04/09/15	14181	CARLOS JANITORIAL S 100315		8030	PORTABLE RR 3/7-3/3	0.00	416.00
1011 V4006877	04/09/15	14354	COFFEE AMBASSADOR, 100125		8560	CHILLER RENT-APR-JU	0.00	162.00
1011 V4006878	04/09/15	16690	DEREK KELLY 100		2098	D KELLY INCOME WITH	0.00	-1,847.79
1011 V4006879	04/09/15	10558	DION INTERNATIONAL, 100211		8030	APR 2015 LEASE	0.00	582.30
1011 V4006882	04/09/15	10875	JACKSON & BLANC, IN 100315		8030	PS YRD A/C REPAIR	0.00	370.00
1011 V4006882	04/09/15	10875	JACKSON & BLANC, IN 100315		8030	CH A/C REPAIR	0.00	435.50
1011 V4006882	04/09/15	10875	JACKSON & BLANC, IN 100315		8030	CAY FD A/C REPAIR	0.00	693.20
1011 V4006882	04/09/15	10875	JACKSON & BLANC, IN 100315		8030	C.C. A/C REPAIR	0.00	1,466.33
1011 V4006882	04/09/15	10875	JACKSON & BLANC, IN 100315		8030	SR CNTR 3/1-5/31/15	0.00	144.00
1011 V4006882	04/09/15	10875	JACKSON & BLANC, IN 100315		8030	T.C. 3/1-5/31/15	0.00	256.50
1011 V4006882	04/09/15	10875	JACKSON & BLANC, IN 100315		8030	BOAT H 3/1-5/31/15	0.00	324.50
1011 V4006882	04/09/15	10875	JACKSON & BLANC, IN 100315		8030	CAYS FD 3/1-5/31/15	0.00	416.00
1011 V4006882	04/09/15	10875	JACKSON & BLANC, IN 100315		8030	A.S. 3/1-5/31/15	0.00	1,567.00
TOTAL CHECK							0.00	5,673.03
1011 V4006890	04/09/15	11417	SAN DIEGO COUNTY SH 100211		8030	FEB 2015 RANGE FEES	0.00	300.00
1011 V4006891	04/09/15	11446	SAN DIEGO POLICE EQ 100212		8560	VEST - BEEBE	0.00	636.90
1011 V4006892	04/09/15	10748	SIMPLEX GRINNELL 100315		8030	C.C. FIRE SPRK REPA	0.00	25.53
1011 V4006892	04/09/15	10748	SIMPLEX GRINNELL 100315		8030	C.C. MONTR 4/1-6/30	0.00	111.25

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 ACCOUNTING PERIOD: 10/15

FUND - 100 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET CHECK	ACCNT	DESCRIPTION	SALES TAX	AMOUNT
1011	V4006892	04/09/15	10748	SIMPLEX GRINNELL	100315	8030	PS MONTR 4/1-6/30/1	0.00	111.25
1011	V4006892	04/09/15	10748	SIMPLEX GRINNELL	100315	8030	CH MONTR 4/1-6/30/1	0.00	111.25
1011	V4006892	04/09/15	10748	SIMPLEX GRINNELL	100315	8030	M. B MNTR 4/1-6/30/1	0.00	111.25
1011	V4006892	04/09/15	10748	SIMPLEX GRINNELL	100315	8030	PD MONTR 4/1-6/30/1	0.00	111.25
1011	V4006892	04/09/15	10748	SIMPLEX GRINNELL	100315	8030	A.S. MONTR 4/1-6/30	0.00	111.25
1011	V4006892	04/09/15	10748	SIMPLEX GRINNELL	100315	8030	PS BACKFLW 4/2015	0.00	419.98
1011	V4006892	04/09/15	10748	SIMPLEX GRINNELL	100315	8030	MARINA BLDG 4/1-6/3	0.00	427.27
1011	V4006892	04/09/15	10748	SIMPLEX GRINNELL	100315	8030	A.S. 4/1-6/30/15	0.00	537.22
1011	V4006892	04/09/15	10748	SIMPLEX GRINNELL	100315	8030	PS 4/1-6/30/15	0.00	739.56
1011	V4006892	04/09/15	10748	SIMPLEX GRINNELL	100315	8030	C.H. 4/1/15-6/30/15	0.00	812.85
1011	V4006892	04/09/15	10748	SIMPLEX GRINNELL	100315	8030	C.C. 4/1-6/30/15	0.00	1,050.05
TOTAL CHECK									4,719.96
TOTAL CASH ACCOUNT									201,543.54
TOTAL FUND									201,543.54

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SELECTION CRITERIA: transact.check_no between 'V4006845' and 'V4006905'
 ACCOUNTING PERIOD: 10/15

FUND - 102 - PAYROLL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET CHECK	ACCNT	DESCRIPTION	SALES TAX	AMOUNT
1011	V4006897	04/09/15	17023	BENEFIT & RISK MANA 102		2039	PPE030615 ER PR DED	0.00	5,237.61
1011	V4006897	04/09/15	17023	BENEFIT & RISK MANA 102		2039	PPE022015 ER PR DED	0.00	5,258.14
1011	V4006897	04/09/15	17023	BENEFIT & RISK MANA 102		2039	PPE020615 ER PR DED	0.00	9,449.09
1011	V4006897	04/09/15	17023	BENEFIT & RISK MANA 102		2039	PPE012315 ER PR DED	0.00	9,785.14
1011	V4006897	04/09/15	17023	BENEFIT & RISK MANA 102		2035	PPE030615 EE PR DED	0.00	11,951.10
1011	V4006897	04/09/15	17023	BENEFIT & RISK MANA 102		2035	PPE020615 EE PR DED	0.00	12,016.87
1011	V4006897	04/09/15	17023	BENEFIT & RISK MANA 102		2035	PPE022015 EE PR DED	0.00	12,068.57
1011	V4006897	04/09/15	17023	BENEFIT & RISK MANA 102		2035	PPE012315 EE PR DED	0.00	12,079.70
	TOTAL CHECK							0.00	77,856.22
	TOTAL CASH ACCOUNT							0.00	77,856.22
1012	V4006896	04/09/15	11992	AFSCME LOCAL 127 102		2028	DED:5100 AFSCME	0.00	796.22
1012	V4006898	04/09/15	11991	CORONADO FIREFIGHTE 102		2028	DED:5250 CFA	0.00	1,522.00
1012	V4006899	04/09/15	11988	CORONADO POLICE OFF 102		2028	DED:5300 CPOA	0.00	3,036.43
1012	V4006900	04/09/15	12000	EMPLOYEE SUNSHINE F 102		2028	DED:6700 SUNSHINE	0.00	110.00
1012	V4006901	04/09/15	16182	HALL, CARRIE 102		2028	DED:1302 WAGE ASSGN	0.00	331.00
1012	V4006902	04/09/15	11989	ICMA-RC : #300831-4 102		2028	DED:5504 IRA-ROTH	0.00	275.00
1012	V4006902	04/09/15	11989	ICMA-RC : #300831-4 102		2028	DED:5505 457-ROTH	0.00	386.13
1012	V4006902	04/09/15	11989	ICMA-RC : #300831-4 102		2028	DED:5501 457-PRETAX	0.00	1,380.43
1012	V4006902	04/09/15	11989	ICMA-RC : #300831-4 102		2028	DED:5503 457-ROTH	0.00	3,941.81
1012	V4006902	04/09/15	11989	ICMA-RC : #300831-4 102		2028	DED:5500 457-PRETAX	0.00	22,675.70
	TOTAL CHECK							0.00	28,659.07
1012	V4006903	04/09/15	16882	ICMA-RC : RHS #8034 102		2028	DED:2852 RET HEALTH	0.00	236.32
1012	V4006903	04/09/15	16882	ICMA-RC : RHS #8034 102		2028	DED:2853 RET HEALTH	0.00	914.53
	TOTAL CHECK							0.00	1,150.85
1012	V4006904	04/09/15	16305	LISA RENE PRICE 102		2028	DED:1303 WAGE ASSGN	0.00	1,061.53
1012	V4006905	04/09/15	11702	UNITED WAY OF SAN D 102		2028	DED:6900 UNITED WAY	0.00	166.00
	TOTAL CASH ACCOUNT							0.00	36,823.10
	TOTAL FUND							0.00	114,679.32

CITY OF CORONADO
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SELECTION CRITERIA: transact.check_no between 'V4006645' and 'V4006905'
ACCOUNTING PERIOD: 10/15

FUND - 106 - RECREATION SERVICES

CASH ACCT	CHECK NO	ISSUE DT	VENDOR NAME	BUDGET CHECK	ACCT	DESCRIPTION	SALES TAX	AMOUNT
1011	V4006845	04/02/15	10042 ABCANA INDUSTRIES,	106513	8575	POOL CHEMICALS	0.00	693.89
1011	V4006854	04/02/15	16690 DEREK KELLY	106514	8067	TENNIS LESSONS	0.00	16.00
1011	V4006854	04/02/15	16690 DEREK KELLY	106514	8067	TENNIS LESSONS	0.00	80.00
1011	V4006854	04/02/15	16690 DEREK KELLY	106514	8067	TENNIS LESSONS	0.00	96.00
1011	V4006854	04/02/15	16690 DEREK KELLY	106514	8067	TENNIS LESSONS	0.00	112.00
	TOTAL CHECK						0.00	304.00
1011	V4006857	04/02/15	10804 HOPKINS, PHILIP DAV	106514	8067	TENNIS LESSONS	0.00	80.00
1011	V4006857	04/02/15	10804 HOPKINS, PHILIP DAV	106514	8067	TENNIS LESSONS	0.00	96.00
1011	V4006857	04/02/15	10804 HOPKINS, PHILIP DAV	106514	8067	TENNIS LESSONS	0.00	128.00
1011	V4006857	04/02/15	10804 HOPKINS, PHILIP DAV	106514	8067	TENNIS LESSONS	0.00	128.00
1011	V4006857	04/02/15	10804 HOPKINS, PHILIP DAV	106514	8067	TENNIS LESSONS	0.00	576.00
	TOTAL CHECK						0.00	1,008.00
1011	V4006865	04/02/15	17016 MISSION BAY PERFORM	106516	8067	KAYAK CLASSES	0.00	1,568.00
1011	V4006867	04/02/15	16941 SHAKE RATTLE AND RO	106512	8067	GIRLFRIENDS MUSIC	0.00	300.00
1011	V4006867	04/02/15	16841 SHAKE RATTLE AND RO	106512	8067	LITTLE JAM MUSIC	0.00	432.00
1011	V4006867	04/02/15	16841 SHAKE RATTLE AND RO	106512	8067	SHAKE RATTLE	0.00	525.00
	TOTAL CHECK						0.00	1,257.00
1011	V4006872	04/02/15	11807 ZEE MEDICAL, INC.	106515	8030	FIRST AID SUPPLIES	0.00	58.70
1011	V4006873	04/09/15	10042 ABCANA INDUSTRIES,	106513	8575	POOL CHEMICALS	0.00	650.04
1011	V4006873	04/09/15	10042 ABCANA INDUSTRIES,	106513	8575	POOL CHEMICALS	0.00	1,192.53
	TOTAL CHECK						0.00	1,842.57
1011	V4006875	04/09/15	16738 BRYAN CONWAY	106514	8067	TENNIS LESSONS	0.00	2,365.17
1011	V4006876	04/09/15	14181 CARLOS JANITORIAL S	106514	8067	JAN MAINT TENNIS	0.00	150.00
1011	V4006876	04/09/15	14181 CARLOS JANITORIAL S	106515	8205	JAN MAINT MEN & WOM	0.00	420.00
1011	V4006876	04/09/15	14181 CARLOS JANITORIAL S	106512	8205	BOATHOUSE JAN	0.00	758.50
1011	V4006876	04/09/15	14181 CARLOS JANITORIAL S	106515	8205	CLUBROOM MAINT	0.00	773.50
1011	V4006876	04/09/15	14181 CARLOS JANITORIAL S	106514	8067	TENNIS CTR JANITORI	0.00	1,007.00
1011	V4006876	04/09/15	14181 CARLOS JANITORIAL S	106515	8205	COMM CTR JANITORIAL	0.00	6,524.50
	TOTAL CHECK						0.00	9,633.50
1011	V4006878	04/09/15	16690 DEREK KELLY	106514	8067	TENNIS LESSONS	0.00	3,695.58
1011	V4006881	04/09/15	10804 HOPKINS, PHILIP DAV	106514	8067	TENNIS LESSONS	0.00	2,158.22
1011	V4006883	04/09/15	16623 LAILA ABDALA SAAD	106514	8067	POS 3/9-3/31	0.00	512.00
1011	V4006883	04/09/15	16623 LAILA ABDALA SAAD	106514	8067	TENNIS LESSONS	0.00	3,045.16
	TOTAL CHECK						0.00	3,557.16
1011	V4006884	04/09/15	16548 MARIO DILONARDO	106514	8067	TENNIS LESSONS	0.00	1,714.75
1011	V4006885	04/09/15	15260 MATCH POINT TENNIS	106514	8205	SUPPLIES/TENNIS COU	0.00	4,755.37
1011	V4006886	04/09/15	16590 NARELLE PETTEE	106514	8067	TENNIS LESSONS	0.00	679.99

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FUND - 106 - RECREATION SERVICES										
CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET CHECK	ACCNT	----	DESCRIPTION----	SALES TAX	AMOUNT
1011	V4006887	04/09/15	11174	ONE SOURCE DISTRIBU	106515	8254		MVOLTS	0.00	289.75
1011	V4006893	04/09/15	11714	VALLEY INDUSTRIAL S	106515	8254		OPERATIONS SUPPLIES	0.00	368.05
1011	V4006894	04/09/15	11753	WAXIE SANITARY SUPP	106515	8590		SOAP	0.00	267.64
1011	V4006894	04/09/15	11753	WAXIE SANITARY SUPP	106515	8590		JANITORIAL SUPPLIES	0.00	603.45
TOTAL CHECK										871.09
TOTAL CASH ACCOUNT										36,820.79
TOTAL FUND										36,820.79

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 ACCOUNTING PERIOD: 10/15

FUND ~ 112 - EMPLOYEE BENEFITS									
CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET CHECK	ACCNT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	V4006897	04/09/15	17023	BENEFIT & RISK MANA	112155	8352	FEB-CORE LTD CREDIT	0.00	-4,754.30
1011	V4006897	04/09/15	17023	BENEFIT & RISK MANA	112155	8353	FEB-CORE STD CREDIT	0.00	-3,077.78
1011	V4006897	04/09/15	17023	BENEFIT & RISK MANA	112155	8354	FEB-GROUP LIFE CRED	0.00	-1,318.49
1011	V4006897	04/09/15	17023	BENEFIT & RISK MANA	112155	8352	MAR-CORE LTD CREDIT	0.00	-311.07
1011	V4006897	04/09/15	17023	BENEFIT & RISK MANA	112155	8065	FEB-EAP CREDIT	0.00	-222.58
1011	V4006897	04/09/15	17023	BENEFIT & RISK MANA	112155	8353	MAR-CORE STD CREDIT	0.00	-199.78
1011	V4006897	04/09/15	17023	BENEFIT & RISK MANA	112155	8354	MAR-GROUP LIFE CRED	0.00	-82.72
1011	V4006897	04/09/15	17023	BENEFIT & RISK MANA	112155	8065	MAR-EAP EXCESS	0.00	55.09
1011	V4006897	04/09/15	17023	BENEFIT & RISK MANA	112155	7165	FEB-PLAN PREMS EXCE	0.00	1,847.78
1011	V4006897	04/09/15	17023	BENEFIT & RISK MANA	112155	7165	MAR-PLAN PREMS EXCE	0.00	1,851.37
1011	V4006897	04/09/15	17023	BENEFIT & RISK MANA	112155	7165	MAR-ADMIN FEES	0.00	2,891.40
1011	V4006897	04/09/15	17023	BENEFIT & RISK MANA	112155	7165	FEB-ADMIN FEES	0.00	2,911.90
TOTAL CHECK									-409.18
TOTAL CASH ACCOUNT									-409.18
TOTAL FUND									-409.18

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CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET CHECK	ACCNT	-----DESCRIPTION-----	SALES TAX	AMOUNT
FUND - 130 - SOLID WASTE AND RECYCLING									
1011	V4006860	04/02/15	11174	ONE SOURCE DISTRIBU	130320	8560	CLEANING DRAINS	0.00	274.59
1011	V4006888	04/09/15	13675	PSC - PHILIP SERVIC	130320	8030	HAZRD WSTE 1/15	0.00	3,474.16
1011	V4006888	04/09/15	13675	PSC - PHILIP SERVIC	130320	8030	HZRD WSTE 2/15	0.00	9,021.48
TOTAL CHECK									12,495.64
TOTAL CASH ACCOUNT									12,770.23
TOTAL FUND									12,770.23

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CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET CHECK	ACCNT	DESCRIPTION	SALES TAX	AMOUNT
1011	V4006864	04/02/15	12791	RBF CONSULTING, INC	215635	9886	I AVE STORM DRAIN P	0.00	7,684.68
1011	V4006889	04/09/15	12791	RBF CONSULTING, INC	215636	9881	GATEWAY MAR PROG	0.00	6,800.00
TOTAL CASH ACCOUNT									
TOTAL FUND									

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 ACCOUNTING PERIOD: 10/15

FUND - 510 - WASTEWATER UTILITY									
CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET CHECK	ACCNT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	V4006847	04/02/15	14181	CARLOS JANITORIAL S	510010	8205	PS JANITORIAL 3/15	0.00	303.31
1011	V4006856	04/02/15	14257	HARRIS & ASSOCIATES	510781	9742	INSP PORTS FEB PROG	0.00	5,693.45
1011	V4006856	04/02/15	14257	HARRIS & ASSOCIATES	510781	9852	GE WET WELL FEB SVC	0.00	3,055.00
	TOTAL CHECK							0.00	8,748.45
1011	V4006859	04/02/15	10875	JACKSON & BLANC, IN	510010	8030	TRANSEBY 12/1-2/28/	0.00	474.75
1011	V4006882	04/09/15	10875	JACKSON & BLANC, IN	510010	8030	TRANSEBY 3/1-5/31/15	0.00	474.75
	TOTAL CASH ACCOUNT							0.00	10,001.26
	TOTAL FUND							0.00	10,001.26

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SELECTION CRITERIA: Transact.check_no between 'V4006845' and 'V4006905'
 ACCOUNTING PERIOD: 10/15

FUND - 520 - GOLF COURSE

CASH ACCT	CHECK NO	ISSUE DT	VENDOR NAME	BUDGET CHECK	ACCT	DESCRIPTION	SALES TAX	AMOUNT
1011	V4006874	04/09/15	14247 AMBIUS (J.C. EHRLLIC	520020	8030	OUTDOOR PLANTS	0.00	422.00
1011	V4006880	04/09/15	10569 DIXIELINE LUMBER CO	520020	8585	SUPPLIES PAINT	0.00	157.79
1011	V4006894	04/09/15	11753 WAXIE SANITARY SUPP	520020	8590	JANITORIAL SUPPLIES	0.00	388.24
1011	V4006894	04/09/15	11753 WAXIE SANITARY SUPP	520020	8590	JANITORIAL SUPPLIES	0.00	1,157.37
	TOTAL CHECK						0.00	1,545.61
1011	V4006895	04/09/15	11807 ZEE MEDICAL, INC.	520020	8560	MEDICAL SUPPLIES	0.00	88.62
	TOTAL CASH ACCOUNT						0.00	2,214.02
	TOTAL FUND						0.00	2,214.02

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SELECTION CRITERIA: transact.check_no between 'V4006845' and 'V4006905'
ACCOUNTING PERIOD: 10/15

FUND - 530 - STORM DRAINAGE						
CASH ACCT	CHECK NO	ISSUE DT	VENDOR NAME	BUDGET CHECK	ACCT	AMOUNT
1011	V4006847	04/02/15	14181 CARLOS JANITORIAL S	530030	8205 PS JANITORIAL 3/15	47.90
TOTAL CASH ACCOUNT						47.90
TOTAL FUND						47.90
TOTAL REPORT						392,152.56

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ADOPTION OF A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONADO APPROVING THE 2015 CORONADO APARTMENT VACANCY FACTOR PURSUANT TO SUBSECTION 82.40.100(F) OF THE CORONADO MUNICIPAL CODE

RECOMMENDATION: Adopt “A Resolution of the City Council of the City of Coronado Adopting the 2015 Coronado Apartment Vacancy Factor Pursuant to Subsection 82.40.100(F) of the Coronado Municipal Code.”

FISCAL IMPACT: No fiscal impacts have been identified.

CITY COUNCIL AUTHORITY: The determination of the City’s apartment vacancy factor 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, (although not required) are supported by substantial evidence.

PUBLIC NOTICE: No public notice is required for this item.

BACKGROUND: Apartment Complex Vacancy Survey forms are typically received between January and April of each year from property owners in association with the renewal of business licenses for those apartment complexes. The information contained in the survey forms is used to calculate an Apartment Vacancy Factor for the City of Coronado.

Subsection 82.40.100(F) of the City of Coronado Municipal Code states that the City Council shall not approve an application for conversion of an apartment complex into a condominium complex unless the City Council finds that “*the vacancy factor in the City is not less than five percent of the total available apartment rental housing stock, determined in accordance with a resolution adopted by the City Council.*”

ANALYSIS: The 2015 Apartment Vacancy Factor has been calculated at 1%. This calculation is based on the usable response from a sample of 940 of the approximately 1,603 apartment units in the City.

Since the 2015 Apartment Vacancy Factor is less than 5%, applications for conversion of an apartment complex into a condominium complex during 2015 cannot be approved by the City Council in accordance with Subsection 82.40.100(F) of the Municipal Code (except for those properties designated as a Historic Resource per Chapter 84.10 of the Coronado Municipal Code).

A review of apartment vacancy survey records indicates that apartment vacancies in Coronado have not exceeded 5% for more than 20 years.

Submitted by: Community Development Department/Swanson
Attachment A: Resolution

c:\users\akeamy\documents\scans\staff report regarding the 2015 apartment vacancy report.doc

CM	ACM	AS	CA	CC	CD	CE	F	G	L	P	PSE	R
BK	TR	NA	JNC	MLC	RAH	NA	NA	NA	NA	NA	NA	NA

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ATTACHMENT A

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONADO
ADOPTING THE 2015 CORONADO APARTMENT VACANCY FACTOR
PURSUANT TO SUBSECTION 82.40.100(F) OF THE CORONADO MUNICIPAL CODE**

WHEREAS, Subsection 82.40.100(F) of the City of Coronado Municipal Code requires the City Council to annually adopt the Apartment Vacancy Rate; and

WHEREAS, the City surveyed owners of the apartment rental housing stock as outlined in the staff report dated April 21, 2015, in order to determine the Apartment Vacancy Factor for 2015; and

WHEREAS, Apartment Complex Vacancy Survey forms are typically received between January and April of each year from property owners in association with the renewal of business licenses for those apartment complexes. The information contained in the survey forms is used to calculate an Apartment Vacancy Factor for the City of Coronado; and

WHEREAS, the City received a usable response regarding 940 of the approximately 1,603 apartment units in the City. This response accounts for approximately 58% of the apartment units in Coronado; and

WHEREAS, the Apartment Vacancy Factor was calculated at 1%.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Coronado that the Apartment Vacancy Factor for 2015 is determined to be 1%.

PASSED AND ADOPTED by the City Council of the City of Coronado, California, this 21st day of April 2015, by the following vote, to wit:

AYES:

NAYS:

ABSTAIN:

ABSENT:

Casey Tanaka, Mayor of the
City of Coronado, California

Attest:

Mary L. Clifford
City Clerk

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ADOPTION OF A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONADO AUTHORIZING THE CITY MANAGER TO ACCEPT A GRANT IN THE AMOUNT OF \$36,000 TO FUND THE CORONADO SAFE ROUTES TO SCHOOL EDUCATION PROJECT FROM THE CALIFORNIA DEPARTMENT OF TRANSPORTATION’S ACTIVE TRANSPORTATION PROGRAM

RECOMMENDATION: Adopt a “Resolution of the City Council of the City of Coronado Authorizing the City Manager to Accept a Grant in the Amount of \$36,000 to Fund the Coronado Safe Routes to School Education Project from the California Department of Transportation’s Active Transportation Program.”

FISCAL IMPACT: If the Council adopts the resolution, the City of Coronado will receive \$36,000 in grant funding from the State of California, on a reimbursement basis, for eligible project expenditures that occur during the grant period. Program implementation is expected to occur during FY 2015-16 and FY 2016-17. No matching funds are required.

CEQA: Accepting a grant is not a project under CEQA. Additionally, the project to be funded is not a “project” as defined by CEQA. As a non-infrastructure, education-only project, it will not “cause either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment” (California Public Resources Code § 21065).

CITY COUNCIL AUTHORITY: Adopting a resolution authorizing the City Manager to sign a grant agreement is a legislative action. Legislative actions tend to express a public purpose and make provisions for the ways and means of accomplishing the purpose. Legislative actions involve the exercise of discretion governed by considerations of public welfare, in which case the City Council is deemed to have “paramount authority” in such decisions.

PUBLIC NOTICE: None required.

BACKGROUND: On April 1, 2014, the City Council supported the application for an Active Transportation Program (ATP) grant to fund a Coronado Safe Routes to School Education Program. On September 27, 2014, the City was notified that the application was successful. Coronado was one of 14 out of the 55 applicants from this region that received a grant in the statewide competition. The grant will bring in a specialized non-profit organization, selected through a competitive Request for Proposals, to conduct student and parent bicycle safety workshops and hands-on trainings/rodeos for students at Coronado schools (Coronado Middle School, Coronado High School, Village Elementary, and Strand Elementary). It is estimated that over 3,000 Coronado students will benefit from the program.

While the ATP grant program is funded from various federal and state funds, the City of Coronado was able to request and received state-only funding for the project. On January 22 2015, the California Transportation Commission approved the funding allocation

request for the project and provided the City of Coronado with authorization to proceed. The signed Program Supplement Agreement (PSA) is required before the City can be reimbursed for eligible project-related expenditures.

ANALYSIS: The project is subject to the timely use of funds provisions enacted by the approved ATP guidelines. Should the City Manager sign the PSA, the City would be required to award the contract by July 22, 2015 (six months from the fund allocation date) and to complete and accept the project within 36 months of the award date. Once the project is complete, the City would have 180 days to make the final payment to the contractor and submit the final report documents and invoice to Caltrans for verification and payment.

ALTERNATIVE: Do not adopt a resolution authorizing the City Manager to sign the PSA to accept the grant funds. This action would result in the grant funds being disencumbered and/or de-obligated.

Submitted by Public Services & Engineering/VanZerr

Attachments:

1. Resolution
2. Program Supplement Agreement

N:\All Departments\Staff Reports - Drafts\2015 Meetings\04-21 Meeting - SR Due Apr. 9\FINAL Accept SR2S Education ATP Grant.doc

CM	ACM	AS	CA	CC	CD	CE	F	G	L	P	PSE	R
BK	TR	LS	RRS	MLC	NA	EW	NA	NA	NA	NA	CMM	NA

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONADO AUTHORIZING THE CITY MANAGER TO ACCEPT A GRANT IN THE AMOUNT OF \$36,000 TO FUND THE CORONADO SAFE ROUTES TO SCHOOL EDUCATION PROJECT FROM THE CALIFORNIA DEPARTMENT OF TRANSPORTATION’S ACTIVE TRANSPORTATION PROGRAM

WHEREAS, on April 1, 2014, the City Council of the City of Coronado authorized the submission of a grant application for a Coronado Safe Routes to School Education project through the State of California’s Active Transportation Program (ATP); and

WHEREAS, the City of Coronado was notified on September 27, 2014, that the grant application was successful and that the City of Coronado had been awarded \$36,000 to fund the project; and

WHEREAS, the California Transportation Commission allocated \$36,000 in state funding and \$0 in Federal funding for the project at its January 22, 2015 meeting, and provided the City of Coronado with authorization to proceed with the start of reimbursable work; and

WHEREAS, to accept the funds, the City of Coronado is required to sign the Program Supplement Agreement and return it to Caltrans by June 15, 2015, together with a resolution of the City Council of the City of Coronado that clearly identifies the project and the official authorized to execute the agreement.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Coronado that the City Manager of the City of Coronado is authorized to accept the grant in the amount of \$36,000 to fund the Coronado Safe Routes to School Education project from the California Department of Transportation’s Active Transportation Program and sign the Program Supplement Agreement No. M78 to Administering Agency-State Master Agreement No. 00406S, and to direct staff to execute in the name of the City of Coronado all necessary contracts, payment requests, agreements, and amendments hereto for the purposes of securing grant funds and to implement and carry out the project as specified in the grant application.

BE IT FURTHER RESOLVED that the City of Coronado understands that the project is subject to the timely use of funds provisions enacted by the approved ATP guidelines, and that the City of Coronado is required to award a contract to execute the project by July 22, 2015, (six months from the fund allocation date) and to complete and accept the project within 36 months of the award date.

PASSED AND ADOPTED by the City Council of the City of Coronado, California this 21st day of April 2015, by the following vote, to wit:

- AYES:**
- NAYS:**
- ABSTAIN:**
- ABSENT:**

Casey Tanaka, Mayor

ATTEST:

Mary L. Clifford, City Clerk

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DEPARTMENT OF TRANSPORTATION

Division of Local Assistance
 1120 N STREET
 P.O. BOX 942874, MS# 1
 Sacramento, CA 94274-0001
 TTY 711
 (916) 654-3883
 Fax (916) 654-2408

March 10, 2015

Mr. Blair King
 Chief Executive Officer
 City of Coronado
 1825 Strand Way
 Coronado, CA 92118

Attn: Mr. Ed Walton

Dear Mr. King:

Enclosed are two originals of the Program Supplement Agreement No. 0M78 Rev. 000 to Administering Agency-State Master Agreement No. 00406S .

Please sign both Program Supplement Agreements and return them to this office, Office of Local Programs - MS1 within 90 days from receipt of this letter. If the signed Agreements are not received back in this office within 90 days, funds will be disencumbered and/or deobligated. Alterations should not be made to the agreement language or funding. ATTACH YOUR LOCAL AGENCY'S CERTIFIED AUTHORIZING RESOLUTION THAT CLEARLY IDENTIFIES THE PROJECT AND THE OFFICIAL AUTHORIZED TO EXECUTE THE AGREEMENT. A fully executed copy of the agreement will be returned to you upon ratification by Caltrans. No invoices for reimbursement can be processed until the agreement is fully executed.

A copy of the State approved finance letter containing the fund encumbrance and reversion date information will be mailed to you with your copy of the executed agreement.

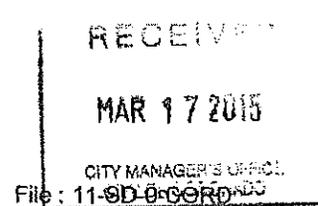
Your prompt action is requested. If you have questions, please contact your District Local Assistance Engineer.

Sincerely,


 for ROBERT NGUYEN, Chief (Acting)
 Office of Project Implementation - South
 Division of Local Assistance

Enclosure

c: OLP AE Project Files
 (11) DLAE - Erwin Gojuangco



ATPLNI-5090(017)
 Coronado Middle School
 Coronado High School
 Village Elementary School

PROGRAM SUPPLEMENT NO. M78
to
ADMINISTERING AGENCY-STATE AGREEMENT
FOR STATE FUNDED PROJECTS NO 00406S

Adv Project ID Date: February 20, 2015
1115000085 Location: 11-SD-0-CORD
Project Number: ATPLNI-5090(017)
E.A. Number:
Locode: 5090

This Program Supplement, effective _____, hereby adopts and incorporates into the Administering Agency-State Agreement No. 00406S for State Funded Projects which was entered into between the ADMINISTERING AGENCY and the STATE with an effective date of 01/20/12 and is subject to all the terms and conditions thereof. This PROGRAM SUPPLEMENT is executed in accordance with Article I of the aforementioned Master Agreement under authority of Resolution No. _____ approved by the ADMINISTERING AGENCY on _____ (See copy attached).

The ADMINISTERING AGENCY further stipulates that as a condition to the payment by the State of any funds derived from sources noted below encumbered to this project, Administering Agency accepts and will comply with the Special Covenants and remarks set forth on the following pages.

PROJECT LOCATION:

Coronado Middle School
Coronado High School
Village Elementary School
Silver Strand Elementary

TYPE OF WORK: Safe Route to Schools (SRTS) Education - Non Infrastructure

Estimated Cost	State Funds		Matching Funds	
	STATE	LOCAL	LOCAL	OTHER
\$43,000.00	\$36,000.00	\$7,000.00		\$0.00

CITY OF CORONADO

By _____
Title _____
Date _____
Attest _____

STATE OF CALIFORNIA

Department of Transportation
By _____
Chief, Office of Project Implementation
Division of Local Assistance
Date _____

I hereby certify upon my personal knowledge that budgeted funds are available for this encumbrance:

Accounting Officer Janice Yee

Date 3/3/15 \$36,000.00

SPECIAL COVENANTS OR REMARKS

Chapter	Statutes	Item	Year	Program	BC	Category	Fund Source	AMOUNT

SPECIAL COVENANTS OR REMARKS

1. A. This PROJECT will be administered in accordance with the applicable CTC STIP guidelines and the Active Transportation Program guidelines as adopted or amended, the Local Assistance Procedures Manual (LAPM), the Local Assistance Program Guidelines (LAPG), and this PROGRAM SUPPLEMENT.

B. This PROJECT is programmed to receive State funds from the Active Transportation Program (ATP). Funding may be provided under one or more components. A component(s) specific fund allocation is required, in addition to other requirements, before reimbursable work can occur for the component(s) identified. Each allocation will be assigned an effective date and identify the amount of funds allocated per component(s).

This PROGRAM SUPPLEMENT has been prepared to allow reimbursement of eligible PROJECT expenditures for the component(s) allocated. Unless otherwise determined, the effective date of the component specific allocation will constitute the start of reimbursable expenditures.

C. STATE and ADMINISTERING AGENCY agree that any additional funds made available by future allocations will be encumbered on this PROJECT by use of a STATE approved Allocation Letter and Finance Letter. ADMINISTERING AGENCY agrees that STATE funds available for reimbursement will be limited to the amount allocated by the California Transportation Commission (CTC) and/or the STATE.

D. Upon ADMINISTERING AGENCY request, the CTC and/or STATE may approve supplementary allocations, time extensions, and fund transfers between components. Funds transferred between allocated project components retain their original timely use of funds deadlines, but an approved time extension will revise the timely use of funds criteria for the component(s) and allocation(s) requested. Approved supplementary allocations, time extensions, and fund transfers between components made after the execution of this PROGRAM SUPPLEMENT will be documented and considered subject to the terms and conditions thereof. Documentation will consist of a STATE approved Allocation Letter, Fund Transfer Letter, Time Extension Letter, and Finance Letter, as appropriate.

E. This PROJECT is subject to the timely use of funds provisions enacted by the Active Transportation Program guidelines, as adopted or amended, and by approved CTC and State procedures as outlined below.

Funds allocated for the environmental & permits (E&P), plan specifications & estimate (PS&E), and right-of-way components are available for expenditure until the end of the second fiscal year following the year in which the funds were allocated.

Funds allocated for the construction component are subject to an award deadline and contract completion deadline. ADMINISTERING AGENCY agrees to award the contract within 6 months of the construction fund allocation and to complete and accept the construction within 36 months of award.

F. Award information shall be submitted by the ADMINISTERING AGENCY to the District

SPECIAL COVENANTS OR REMARKS

Local Assistance Engineer immediately after project contract award and prior to the submittal of the ADMINISTERING AGENCY'S first invoice for the construction contract. Failure to do so will cause a delay in the State processing of invoices for the construction phase.

G. The ADMINISTERING AGENCY shall invoice STATE for environmental & permits (E&P), plans specifications & estimate (PS&E), and right-of-way costs no later than 180 days after the end of last eligible fiscal year of expenditure. For construction costs, the ADMINISTERING AGENCY has 180 days after project completion or contract acceptance to make the final payment to the contractor prepare the final Report of Expenditures and final invoice, and submit to STATE for verification and payment.

H. ADMINISTERING AGENCY agrees to submit the final report documents that collectively constitute a "Report of Expenditures" within one hundred eighty (180) days of PROJECT completion. Failure of ADMINISTERING AGENCY to submit a "Final Report of Expenditures" within 180 days of PROJECT completion will result in STATE imposing sanctions upon ADMINISTERING AGENCY in accordance with the current LAPM and the Active Transportation Program (ATP) Guidelines.

I. ADMINISTERING AGENCY agrees to comply with Office of Management and Budget (OMB) Circular A-87, Cost Principles for State and Local Governments, and 49 CFR, Part 18, Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments. Notwithstanding the foregoing, ADMINISTERING AGENCY will not be required to comply with 49 CFR, Part 18.36 (i), subsections (3), (4), (5), (6), (8), (9), (12), and (13).

J. By executing this PROGRAM SUPPLEMENT, ADMINISTERING AGENCY agrees to comply with all reporting requirements in accordance with the Active Transportation Program guidelines, as adopted or amended.

ADOPTION OF A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONADO, CALIFORNIA, DECLARING ITS INTENTION TO WITHDRAW FROM THE SAN DIEGO COUNTY CITIES JOINT POWERS AGREEMENT FOR RISK MANAGEMENT SERVICES AND RELATED INSURANCE COVERAGES CREATING THE SAN DIEGO POOLED INSURANCE PROGRAM AUTHORITY FOR MUNICIPAL ENTITIES (SANDPIPA)

ISSUE: Whether the City Council should adopt the Resolution of Intent to withdraw from SANDPIPA in conjunction with the dissolution of SANDPIPA.

RECOMMENDATION: Adopt the “Resolution of the City Council of the City of Coronado, California, Declaring Its Intention to Withdraw from the San Diego County Cities Joint Powers Agreement for Risk Management Services and Related Insurance Coverages Creating the San Diego Pooled Insurance Program Authority for Municipal Entities (SANDPIPA).”

FISCAL IMPACT: Based on the final quote by California State Association of Counties-Excess Insurance Authority (CSAC-EIA), the City will save approximately 65% on the net annual premium for excess liability insurance coverage beginning July 1, 2015 while maintaining similar coverages and services.

Name	Fiscal Year 15-16		
	Gross Premium	Dividend	Net Premium
SANDPIPA	\$544,664	(\$139,392)	\$405,272
CSAC-EIA	\$245,450	\$0	\$245,450
Cost Savings	\$299,204 (122%)	See Note.	\$159,822 (65%)

Note: CSAC-EIA does pay dividends. However, a city has to be a member of the JPA for three of the previous ten program years to qualify.

During FY 15-16, the City’s property insurance coverage will transition from SANDPIPA to CSAC-EIA. Staff will also be evaluating the current workers’ compensation excess liability coverages to determine if it would be a cost benefit to join CSAC-EIA versus remaining with the workers’ compensation excess liability JPA known as Local Agency Workers’ Compensation Excess Joint Powers Authority (LAWCX).

CITY COUNCIL AUTHORITY: Adoption of the Resolution of Intent is a legislative action. Legislative actions tend to express a public purpose and make provisions for the ways and means of accomplishing the purpose. Legislative actions involve the exercise of discretion governed by considerations of public welfare, in which case, the City Council is deemed to have “paramount authority” in such decisions.

PUBLIC NOTICE: None required.

BACKGROUND: The City of Coronado has been a member of SANDPIPA since its formation in 1986. SANDPIPA was established to enable its current 12 member municipalities to, among other things, secure excess liability and property insurance coverage at economical rates. Based on payroll, the membership ranges in size from Chula Vista, the largest, to Lemon Grove, the smallest.

On March 17, the City Council authorized the City Manager to pursue membership in the California State Association of Counties-Excess Insurance Authority (CSAC-EIA), either individually, effective July 1, 2015, or as part of SANDPIPA’s transition toward dissolution of the JPA.

On March 26, a Special SANDPIPA Board Meeting was held that was attended by the City Managers of all 12 member municipalities. At that meeting, the Board of Directors unanimously approved SANDPIPA transitioning toward dissolution by contracting with CSAC-EIA, effective July 1, 2015, and participating in its General Liability Insurance (GLI-1) Program. To confirm this action each City was requested to adopt the attached resolution of intent.

ANALYSIS: As discussed in the March 17 staff report to Council, during the past several months, a series of SANDPIPA Special Board Meetings have been held to determine the fate of the JPA. Based on the information presented at these meetings and the final cost benefit analysis presented to the SANDPIPA Board on March 26, the most cost effective solution was for SANDPIPA to begin an orderly process of dissolution. This process can best take place by SANDPIPA joining CSAC in order to purchase general liability insurance effective July 1, 2015 and begin the transition whereas SANDPIPA members can individually join CSAC-EIA beginning July 1, 2016 or pursue other options.

In order to ratify the dissolution process, the Board of Directors requested each member municipality to present a resolution to its City Council to: a) effectuate the dissolution process, beginning July 1, 2016; and b) protect the net equity of each member (via dividend payments) regardless if a member remains or withdraws from SANDPIPA after July 1, 2016. For those nine member municipalities (including Coronado) that previously submitted a Notice of Intent to Withdraw, they will rescind that Notice once the resolution has been approved by their respective City Councils.

During the upcoming months, the SANDPIPA Executive Committee will meet with the retiring Pool General Manager and consultant team to address other key administrative matters as part of the dissolution process. Coronado is a member of the Executive Committee.

ALTERNATIVE: The City Council could decide not to adopt the resolution.

Submitted by City Manager’s Office/Ritter/Torres

Attachments:

A – Resolution of Intent to Withdraw

CM	ACM	AS	CA	CC	CD	CE	F	G	L	P	PSE	R
BK	TR	NA	RRS	MLC	NA	NA						

ATTACHMENT A

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONADO,
CALIFORNIA, DECLARING ITS INTENTION TO WITHDRAW FROM THE
SAN DIEGO COUNTY CITIES JOINT POWERS AGREEMENT FOR RISK
MANAGEMENT SERVICES AND RELATED INSURANCE COVERAGES CREATING
THE SAN DIEGO POOLED INSURANCE PROGRAM AUTHORITY FOR
MUNICIPAL ENTITIES (SANDPIPA)**

Whereas, the City of Coronado (“City”) is a member of a joint powers authority entitled the “SAN DIEGO COUNTY CITIES JOINT POWERS AGREEMENT FOR RISK MANAGEMENT SERVICES AND RELATED INSURANCE COVERAGES CREATING THE SAN DIEGO POOLED INSURANCE PROGRAM AUTHORITY FOR MUNICIPAL ENTITIES (SANDPIPA)”; and

Whereas, the SANDPIPA Board, representing the member agencies, has determined that it is in the best interest of SANDPIPA members and in the public interest that SANDPIPA should be terminated, and its assets distributed to members per the Joint Powers Agreement.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Coronado as follows:

Section 1. The City hereby provides its written consent to the termination of SANDPIPA per Article 25 of the Joint Powers Agreement, effective July 1, 2016, with SANDPIPA to continue to exist for the purpose of disposing of all claims, distribution of assets, and all other functions necessary to wind up the affairs of the Authority.

Section 2. The City hereby agrees to an amendment of the Joint Powers Agreement, substituting “the Board of Directors” for “the Executive Committee” in Article 25.B of the Joint Powers Agreement, so that powers of the Authority for purposes of winding up and dissolving the business affairs of the Authority will be vested in the Board of Directors.

Section 3. The City hereby agrees to an amendment of the Joint Powers Agreement in Article 25.A adding “distribution of dividends,” after “disposing of all claims,” so that the Board of Directors is expressly authorized to continue to distribute dividends, in accordance with the “plan document” referenced in Article 26, during the period of winding up and dissolving the business affairs of the Authority. The following language is added to Article 25.A: “Withdrawn or cancelled members are entitled to participate in dividend distribution after accounting for their Board-determined share of administrative expenses.”

Section 4. The City Clerk is directed to communicate this Resolution to SANDPIPA.

Section 5. This resolution shall take effect immediately upon its adoption by the City Council, and the City Clerk shall certify to the vote adopting this resolution.

PASSED AND ADOPTED this 21st day of April 2015 by the following votes, to wit:

AYES;
NAYS;
ABSTAIN;
ABSENT:

Casey Tanaka, Mayor of the
City of Coronado, California

ATTEST

Mary L. Clifford
City Clerk

AUTHORIZATION FOR THE CITY MANAGER TO EXECUTE A NEW LEASE AGREEMENT BETWEEN THE CITY OF CORONADO AND NEW CINGULAR WIRELESS PCS, LLC, FOR THE CONTINUED USE OF THE CITY-OWNED TOWER FOR A CELL TOWER LOCATED ADJACENT TO THE MAIN FIRE STATION

RECOMMENDATION: Authorize the City Manager to execute the new Lease Agreement.

FISCAL IMPACT: The current monthly rent paid to the City is \$1,549. This will increase to \$3,000 per month or \$36,000 annually with an annual adjustment of three percent (3.0%) for each subsequent year of the term. This rate is within the prevailing market rate charged by other California municipalities. Attached is a table detailing the rent history for the current four cellular tower ground leases.

PUBLIC NOTICE: None required.

CITY COUNCIL AUTHORITY: Approval of a Lease Agreement is an administrative decision, which does not implicate any fundamental vested right. In such a decision a reviewing court will examine the administrative record to determine whether the City Council complied with any required procedures and whether the decision is supported by substantial evidence in the record.

BACKGROUND: On September 7, 1990, the City entered into a Lease Agreement with U.S. West Cellular of California, which was assigned to various entities and most recently to New Cingular Wireless PCS, LLC. This was the first lease agreement the City entered into with a cell service provider. Presently, the City has four such leases for cellular stations situated on City property. The other locations include the Coronado Cays Fire Station, Verneti Field (adjacent to Public Service Yard), and Coronado Municipal Golf Course.

This agreement allows for continued placement of cellular telephone antennae equipment on the existing self-supporting tower (owned by the City) located adjacent to the Main Fire Station. The current agreement is scheduled to terminate on September 30, 2015.

ANALYSIS: In 2011, as directed by the City, the New Cingular Wireless project team conducted a structural analysis to determine if the City-owned self-supporting steel tower could support additional antennas and related radio equipment. It was determined that neither the current nor modified structure could accommodate the additional load. Therefore, no alterations to the cell tower (that would create extra weight) will be allowed.

As with the other similar agreements, the term of this new lease agreement is for an initial 10-year period with a one-time automatic renewal for an additional 10 years. A copy of the new agreement is available in the City Clerk’s Office.

ALTERNATIVE: The City Council could decide not to authorize the new Lease Agreement and let the current Lease Agreement expire.

Submitted by City Manager’s Office/Ritter/Torres.

Attachment: Cell Tower Lease Agreements Table

CM	ACM	AS	CA	CC	CD	CE	F	G	L	P	PSE	R
BK	TR	NA	RRS	MLC	NA	NA						

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**CITY OF CORONADO
CELL TOWER LICENSE AGREEMENTS
(as of 12/16/14)**

Initial Year	Current Cell Provider	Location	Initial Annual Rent	Current Annual Rent (2014)	% of Rent Received	Annual Escalator	Total Rents Paid by End of Term	Term	Expiration Date	Leased Area
1990	AT&T-Cingular Wireless	Main (Village) Fire Station	\$7,200	\$18,593	100%	N/A	\$223,282	Initial 5-year with four 5-year extensions: 25 years total.	9/30/2015	City tower w/ enclosure
				See Note 1.					See Note 3.	
2002	Verizon Wireless	Coronado Cays Fire Station	\$27,600	\$40,295	100%	3.5%	\$727,458	Initial 10-year with one 10-year extension: 20 years total.	9/19/2022	Fire hose tower w/ enclosure & encroachment
2004	Verizon Wireless	Public Services Yard/Vernetti Field	\$30,000	\$43,038	100%	3.5%	\$825,665	Initial 10-year with one 10-year extension: 20 years total.	10/5/2024	Mono pole w/ enclosure
				See Note 2.						
2009	SBA Monarch Towers (Originally, T-Mobile USA)	Coronado Golf Course	\$30,000	\$35,631	50% Shared w/ Port.	3.5%	\$848,390	Initial 10-year with one 10-year extension: 20 years total.	2/1/2029	Driving range pole w/ enclosure. City storage facility built by T-Mobile.

Notes:

- 1 An adjustment to annual rents (every 5 years) was negotiated, effective 9/30/2005, for allowing AT&T to install additional antennas. Current annual rent remains in effect until termination of lease.
- 2 A \$250/mo increase was negotiated, effective 7/1/2008, for allowing VZW to install emergency generator in leased area.
- 3 The new lease agreement will include annual base rent of \$36,000 with 3% annual cost escalator throughout term of new lease.

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AUTHORIZATION FOR THE CITY MANAGER TO EXECUTE A \$20,000 INCREASE TO THE DELL MARKETING L.P. PURCHASE AGREEMENT TO COVER ADDITIONAL REPLACEMENT COMPUTER EQUIPMENT

ISSUE: Whether to increase the maximum amount of the purchase agreement with Dell Marketing for computer equipment from the existing \$100,000 maximum to \$120,000 in order to acquire replacement servers in FY 2014-15.

RECOMMENDATION: Authorize the City Manager to execute an additional purchase agreement with Dell Marketing L.P. through the Western State Contracting Alliance cooperative purchasing program in the amount of \$20,000.

FISCAL IMPACT: The City budgets each year to replace aging computer equipment throughout the City based upon scheduled equipment lifecycles. The proposed replacement equipment in this purchase order is within the budgeted amount approved for FY 2014-15.

CITY COUNCIL AUTHORITY: Awarding a 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.

PUBLIC NOTICE: No public notice is required.

BACKGROUND: In September 2014, the Council authorized the City Manager to execute purchase agreements with Dell in FY 2014-15 in the amount of \$100,000. The City utilizes one brand of computer (Dell) for consistency and ease of maintenance. The desktop unit prices (approximately \$800), server unit prices (variable, depending on required computing power), and warranties have been competitively bid through Western State Contracting Alliance. Western State Contracting Alliance is a leading cooperative purchasing organization that conducts competitive purchasing for government entities. Their role is to develop, solicit, evaluate, award, and manage cooperative purchasing contracts consistent with all state and local statutory requirements and processes. The City is a member of the Western State Contracting Alliance, which is open to all governmental entities within the western states area. The City’s purchasing policy provides for using purchasing cooperatives for purchases of goods and equipment. The policy also requires that purchase contracts in excess of \$30,000 require City Council approval.

ANALYSIS: So far this fiscal year, staff has replaced 40 desktop computers and has acquired backup servers and software, amounting to approximately \$62,000 in Dell purchase agreements. Staff requests to increase the authorization to a total of \$120,000 in order to include three additional computer servers that were originally planned for purchase in FY 2015-16. The purpose of the early order is to adequately stage a major system migration and to qualify for a substantial discount if the systems are purchased by the end of April.

ALTERNATIVE: The City Council could direct that staff find an alternative source of equipment supplier or alternative purchasing contract or delay the purchase until FY 2015-16 as originally planned.

Submitted by Administrative Services/Suelter and IT Manager/Lewton

CM	ACM	AS	CA	CC	CD	CE	F	G	L	P	PSE	R
BK	TR	LS	JNC	MLC	NA	NA						

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AUTHORIZATION FOR THE CITY MANAGER TO EXECUTE A PURCHASE AGREEMENT WITH SNAP-ON INDUSTRIAL, IN AN AMOUNT NOT TO EXCEED \$78,100, FOR A SIX-POLE, ELECTRIC, HEAVY-DUTY TRUCK LIFT THROUGH A COOPERATIVE PURCHASING PROGRAM

RECOMMENDATION: Authorize the City Manager to execute the purchase agreement with Snap-On Industrial for a six-pole, electric, heavy-duty truck lift in an amount not to exceed \$78,100.

FISCAL IMPACT: The FY 2015 mid-year budget review authorized the purchase of a six-pole, electric, heavy-duty truck lift to be purchased from Fleet Maintenance Division fund 100314-9055. The total purchase price for this equipment is approximately \$78,100. There are sufficient available funds in the Fleet Maintenance Fund to support the purchase of this equipment.

CITY COUNCIL AUTHORITY: Awarding a 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.

PUBLIC NOTICE: None required.

BACKGROUND: The Fleet Maintenance Division cannot service or properly troubleshoot heavy equipment vehicles (e.g., fire apparatus or sewer and storm water vacuators/rodders) because it does not have a lift capable of supporting this equipment. These vehicles are often repaired at maintenance facilities outside the City of Coronado prior to proper evaluation by City mechanics because of the lack of an adequate lift. The only way staff has had to verify the repair in the past is to do so at the repair facility while on its lift. The proposed purchase of a six-pole, electric, heavy-duty truck lift is approximately \$78,100. This one-time cost will allow staff to troubleshoot, repair, maintain and verify repairs by others using this heavy equipment.

ANALYSIS: Coronado Municipal Code Section 8.04.060 requires the approval of the City Council for the purchase of goods, supplies and/or equipment above \$30,000. The Municipal Code also includes provisions for purchases of supplies and/or equipment to be accomplished through cooperative purchasing (CMC Section 8.04.070). Cooperative purchasing is a national- and state-approved tool used by government agencies to join with other jurisdictions to buy similar products. When purchasing cooperatively, a “lead agency” is the central purchaser for several jurisdictions. Because these contracts tend to be for purchases of large quantities, the lead agencies are able to negotiate for lower unit costs. Staff will be able to purchase the proposed truck lift cooperatively, at competitive pricing, from the California Department of General Services (DGS) Cooperative Purchasing Program contract #4-01-51-000-1D. (Attachment A)

ALTERNATIVE: The City Council could choose to not authorize the purchase of the equipment described above, and could recommend that staff use the Request for Bids (RFB) process instead.

Submitted by Public Services/ Maurer & Herrera

Attachments:

- A. Snap-On Quote #211261 dated 3/31/15
- B. Department of General Services, State of California, Multiple Award Schedule Contract Number 4-01-51-0001D and Snap-On Authorized Federal Supply Schedule Price List

N:\Staff Reports\Equipment Purchase 4.21.15

CM	ACM	AS	CA	CC	CD	CE	F	G	L	P	PSE	R
BK	TR	LS	JNC	MLC	NA	NA	NA	NA	NA	NA	CMM	NA

ATTACHMENT A:
Snap-On Industrial Quote #211261
Dated 3/31/15

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Preview

Submit To: Snap-on Industrial
 A Division of IDSC Holdings, LLC
 PO BOX 9004
 Crystal Lake, IL 60039-9004

 (877)740-1900

Number 211261 Date: 3/31/2015
 Type Quote
 Customer # 200054123
 Cust PO #
 Ship Via UPS FREIGHT
 Terms NET 45 DAYS
 Sales Rep
 Fax/Mobile N/A / (619)787-6558
 E-mail dennis.j.sprong@snapon.com

Delivery To: 200054123
 CORONADO, CITY OF
 101 B AVENUE
 CORONADO, CA 92118

 ATTN: Lift

Bill To: 300936542
 CORONADO, CITY OF
 EMAIL INVOICES TO
 pspayables@coronado.ca.us
 CRYSTAL LAKE, IL 60014

Item	Description	Qty	Unit Price	Total
MCLWRL184	WRLS MCL 4 - 12.5IN FORK 72K	1	40,861.10	40,861.10
MCLWRL152LFW	MCL2 LFORKSXBASEWBODY 30K B	1	23,255.40	23,255.40
MCLSMA2	WHEEL ADAP 1PR/COL 12.5IN FORK	4	167.42	669.68
MCLSMA2L	SMALL WHEEL ADAPTER	2	193.40	386.80
MCLAB1816	MCL STAND 18K LBS TALL	6	877.52	5,265.12
SOEFREIGHT	FREIGHT FOR SNAP-ON EQUIPMENT	1	1,850.00	1,850.00
Includes Freight/Installation and Training				

Tax and freight shown are estimates.
 Applicable tax and freight will be charged to the Customers account.

The sale of product is subject to Snap-on Industrial's standard terms and conditions of sale. Placement of an order is Customer's assent to these terms and conditions and Snap-on hereby objects to any additional and/or different terms which may be contained in any Customer forms or other documents. No such additional terms will be of any force or effect.

The sale of product is subject to Customer meeting Snap-on Industrial's credit approvals. Financing through Snap-on Credit LLC is available on most purchases. Ask your Sales Rep for more information.

Sub Total	\$72,288.10
Tax	\$5,783.04
Freight	\$0.00
Total	\$78,071.14

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ATTACHMENT B:

Department of General Services, State of California, Multiple Award Schedule Contract
Number 4-01-51-0001D and Snap-On Authorized Federal Supply Schedule Price List

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State of California
MULTIPLE AWARD SCHEDULE
IDSC Holdings LLC
(formerly IDSC Holdings, Inc., Snap-On Industries)

CONTRACT NUMBER:	4-01-51-0001D
SUPPLEMENT NO.:	3
CMAS CONTRACT TERM:	6/14/2011 through April 30, 2016
CONTRACT CATEGORY:	Non Information Technology Goods
APPLICABLE TERMS & CONDITIONS:	August 2010
MAXIMUM ORDER LIMIT:	\$100,000
FOR USE BY:	State & Local Government Agencies
BASE GSA SCHEDULE NO.:	GS-06F-0006L
BASE SCHEDULE HOLDER:	Snap-On

This contract provides for the purchase and warranty of tools and assorted tool accessories. (See page 2 for the specific brands, labor categories, and restrictions applicable to this contract.)

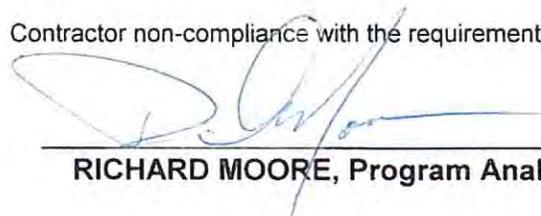
NOTICE: Products and/or services on this CMAS contract may be available on a Mandatory Statewide Contract (formerly Strategically Sourced Contract). If this is the case, the use of this CMAS contract is restricted unless the State agency has an approved exemption pursuant to MM 05-11, and as further explained in the Statewide Contract User Instructions. Information regarding Statewide Contracts can be obtained at the website: <http://www.documents.dgs.ca.gov/pd/contracts/contractindexlisting.htm>. This requirement is not applicable to local government entities.

The purpose of this supplement is to

1. Change the vendors name **from** IDSCHoldings, Inc. Snap-On Industries **to** IDSC Holdings LLC.
2. Renew this contract through 4/30/2016. In addition, this supplement replaces in its entirety IDSC Holdings LLC's existing California Multiple Award Schedule (CMAS) that expired on 4/30/2011. The most current Ordering Instructions and Special Provisions and CMAS Terms and Conditions dated August 2010, products and/or services and pricing are included herein. Please review these provisions carefully because they may have changed since issuance of your last contract.

Agency non-compliance with the requirements of this contract may result in the loss of delegated authority to use the CMAS program.

Contractor non-compliance with the requirements of this contract may result in contract termination.



Effective Date: **6/14/2011**

RICHARD MOORE, Program Analyst, California Multiple Award Schedules Unit



SNAP-ON AUTHORIZED FEDERAL SUPPLY SCHEDULE PRICE LIST

CONTRACT No.GS-06F-0006L; CONTRACT PERIOD: 02/01/2006 - 01/31/2016

Contractor: Snap-on Industrial, A Division of IDSC Holdings LLC ♦ 2801 80th Street ♦ Kenosha, WI 53141;
Phone No: (888) 418-5600 ♦ Fax: (888) 418-5900 ♦ Email: contractsales@snapon.com ♦ Web Site:
www.snapon.com Contracting Administrator: Andrea Ehler, Manager, Contract Administration ♦ Phone No:
(262) 656-5386 ♦ Fax: (262) 656-4890 ♦ Email: andrea.k.ehler@snapon.com
Business size: LARGE

- 1a) **Schedule Title:** Multiple Awards Schedule – FSC Group 51 – Part V – Hardware Store Products and Services; SIN 105-002
- 1b) **Lowest priced item on GSA contract :** 113258 Blind Rivet - \$.16
- 1c) **Hourly Rates:** N/A
- 2) **Maximum Order:** \$300,000.00
- 3) **Minimum Order:** \$10.00 for GSA Advantage® orders only, Snap-on direct orders \$1.00
- 4) **Geographic Coverage:** 48 Contiguous States and Washington DC (CONUS)
- 5) **Point(s) of Production:** Same as contractor
- 6) **Discount:** 20% – 48% BLG product 65%(Snap-on product price groups E,F,G,P,Q,U,V,X,Z are not on contract and will receive a 0% discount)
- 7) **Quantity Discounts:** Orders \$300,000 to \$499,999 receive additional 1% discount from NET price, orders \$500,000 or greater receive additional 2% discount from NET price
- 8) **Prompt Payment Terms:** none, Net 30 days per contract
- 9a&b) **Government Purchase Cards:** Government Purchase Card accepted at, below & above micro-purchase threshold
- 10) **Foreign Items:** Items listed in price list as NON-FSS, country information can be obtained by contacting contractor.
- 11a) **Time of Delivery after Receipt of Order (ARO):**
 - ♦ **CONUS:** 3-5 days for in stock items, maximum 60 days ARO, 90 Days ARO custom sets incl. 9000 series in catalog
 - ♦ **OCONUS to USA export location :** 3-5 days for in stock items, maximum 60 days ARO, 90 Days ARO custom sets incl. 9000 series in catalog, delivery from export location at discretion of export service chosen by customer
 - ♦ **CONUS & OCONUS:** Custom sets that include foam and/or etching will be delivered in 90-120 days after final approval of set design is given by the customer.
- 11b) **Expedited:** Contact contractor; cost will be passed on to the customer;
- 11c) **Overnight/2nd day delivery:** same as 11b.
- 11d) **Urgent Requirement:** Clause I-FSS-140-B of the contract applies. Agencies can contact contractor's representatives or Customer Service Center (see 13a) to discuss a faster delivery.
 - ♦ Snap-on Industrial will honor requests for delivery claims up to 6 months after shipment date; requests after this time may not be honored.
- 12) **F.O.B. Points:** Crystal Lake, IL
- 13a) **Ordering Address:** Snap-on Industrial, P.O. Box 9004, Crystal Lake, IL 60039
CONUS: Ph: (888) 418-5600 ♦ Fax: (888) 418-5900 ♦ **OCONUS:** Ph: 001 815-425-8392 ♦ Fax: 001-815-425-8391
- 13b) **Ordering procedure for supplies and services:** N/A
- 14) **Payment Address:** Snap-on Industrial ♦ 21755 Network Place ♦ Chicago, IL 60673-1217
EFT Information: JP Morgan Chase Bank, NA; ACH Routing #071000013; Checking Acct. # 1031723
- 15) **Warranty Provision:** Standard Commercial Warranty; All Snap-on and Blue Point brand tools carry a full warranty whose duration depends upon the nature of the tool. Torque wrenches and power tool warranty duration is supplied with the product.
- 16) **Export Packaging Charges:** N/A
- 17) **T& C's of Government Purchase Card acceptance above micro-threshold:** NONE
- 18) **T& C's of rental, maintenance & repair:** N/A
- 19) **T& C's of installation:** N/A
- 20) **T& C's of repair parts:** N/A
- 21) **List of Service and Distribution Points:** Crystal Lake, IL
- 22) **List of participating dealers:** N/A
- 23) **Preventative maintenance:** N/A
- 24a) **Special attributes (recycled content, energy efficient, environmental attributes):** N/A
- 24b) **EIT (Electronic and Information technology) section 508 compliant:** N/A

On-line Ordering Instructions: Online access to contract ordering information, terms and conditions, up-to-date pricing, and the option to create an electronic delivery order are available through GSA Advantage®, a menu-driven database system. The Internet address for GSA Advantage® is www.fss.gsa.gov, click on the FSS button.

AWARD OF CONTRACTS TO (1) PAL ENGINEERING, INC. IN THE AMOUNT OF \$577,752 FOR CONSTRUCTION OF THE STREET, CURB AND GUTTER FY 13/14 PROJECT AND (2) TO PSOMAS FOR PROFESSIONAL ENGINEERING CONSTRUCTION SUPPORT AND CONSTRUCTION INSPECTION SERVICES FOR A NOT-TO-EXCEED AMOUNT OF \$51,000

RECOMMENDATION: (1) Award a contract to PAL Engineering, Inc. in the amount of \$577,752 for construction of the Street, Curb and Gutter FY 13/14 project (Contract No. 15-CO-ES-545); and (2) award professional engineering contracts to Psomas for construction support and construction inspection services for a not-to-exceed amount of \$51,000.

FISCAL IMPACT: The City Council appropriated \$1,200,000 for this Street, Curb and Gutter Project in the Fiscal Years 12/13 and 13/14 Capital Improvement Budget, of which \$556,000 is TransNet funding. The balance of funding is General Fund. To date, approximately \$95,000 has been spent on the design, leaving \$1,105,000 for construction. Therefore, there are sufficient funds available to construct the project.

It is recommended that the project be funded as follows:

Estimated Costs	
Construction Contract Award (rounded)	\$580,000
Project Contingency (~15%)	\$87,000
Materials Testing	\$26,000
Inspection / Construction Support	\$51,000
Design	\$95,000
Total Estimated Costs	\$839,000

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 from the provisions of CEQA based on Article 19, Sections 15301 (existing facilities) and 15302 (replacement or reconstruction).

PUBLIC NOTICE: None required.

BACKGROUND: As part of the Capital Improvement Program, the City generally contracts for an annual street improvement project that typically includes repairs to the pavement, curbs, gutters, and cross gutters. The areas included in the project are identified through annual pavement inspections as well as visual inspections of the current roadway surfaces from Public Services and Engineering staff. The streets included in the FY 13/14 Street, Curb and Gutter Project are D Avenue (First Street to Tenth Street), Third Street (Pomona Avenue to Glorietta Boulevard), and the southwest portion of the intersection at Sixth Street and A Avenue.

ANALYSIS: Bids were publicly opened on March 31, 2015, with the following results:

BIDDER	BID
PAL Engineering, Inc.	\$577,752
SRM Contracting and Paving	\$680,425
Portillo Concrete, Inc.	\$684,321
Blue Pacific Engineering and Construction	\$698,835
Tri-Group Construction and Development, Inc.	\$782,921
NRG Building and Consulting	\$803,365
Crest Equipment, Inc.	\$815,866
Wier Construction Corporation	\$928,124

Staff reviewed the bid package, insurance, bonding and references for PAL Engineering, Inc. In accordance with the Standard Specifications for Public Works Construction, PAL Engineering, Inc. is the lowest responsible and responsive bidder. Public contracting laws require the City to award the contract to the lowest responsible and responsive bidder, in this case, PAL Engineering, Inc.

ALTERNATIVE: The Council may elect to reject all bids.

Submitted by Public Services & Engineering/Odiome

N:\All Departments\Staff Reports - Drafts\2015 Meetings\04-21 Meeting - SR Due Apr. 9\Contract Award - Street, Curb & Gutter.doc

CM	ACM	AS	CA	CC	CD	CE	F	G	L	P	PSE	R
BK	TR	LS	RRS	MLC	NA	EW	NA	NA	NA	NA	CMM	NA

PUBLIC HEARING: APPEAL OF THE DECISION OF THE HISTORIC RESOURCE COMMISSION THAT THE RESIDENCE LOCATED AT 475 A AVENUE MEETS THE CRITERIA TO BE DESIGNATED AS A HISTORIC RESOURCE IN ACCORDANCE WITH CHAPTER 84.20 OF THE MUNICIPAL CODE (NOI 2015-03 WILLIAM MANN)

ISSUE: Whether to affirm, modify, or overturn the decision of the Historic Resource Commission that the single-family residence addressed as 475 A Avenue meets the criteria to be designated a Historic Resource.

HISTORIC RESOURCE COMMISSION RECOMMENDATION: Adopt the attached resolution (Attachment A) and uphold the decision of the Historic Resource Commission (HRC) that the single-family residence addressed as 475 A Avenue meets the criteria to be designated a Historic Resource.

STAFF RECOMMENDATION: Consider the information presented in the appeal, and affirm, modify, or overturn the decision of the Historic Resource Commission that the single-family residence addressed as 475 A Avenue meets the criteria to be designated a Historic Resource.

FISCAL IMPACT: No impacts have been identified.

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

PUBLIC NOTICE: Notice of this public hearing was published in the *Coronado Eagle & Journal* on April 8, 2015, and notices were mailed to all property owners within a 300-foot radius of the subject property.

BACKGROUND: Ordinance No. 1961 was adopted by the City Council on July 6, 2004, establishing a discretionary demolition permit process for residential structures 75-years old or older. The ordinance requires a property owner who wishes to demolish, or partially demolish, a property that is 75 or more years old to file a Notice of Intent to Demolish permit application with the Community Development Department for a public hearing of the Historic Resource Commission (HRC) per Coronado Municipal Code (“CMC”) § 84.20.050(A). This public hearing process provides an opportunity for the Commission to evaluate whether a structure proposed for demolition or partial demolition meets the criteria for designation as a Historic Resource. If the home is designated as a historic resource, then it may not be altered, relocated or demolished without CEQA review and obtaining a historic alteration permit. CMC § 84.20.080.

On February 5, 2015, the property owner submitted a Notice of Intent to Demolish application for the proposed demolition of the single-family residence addressed as 475 A Avenue. On

March 4, 2015, the Historic Resource Commission considered the staff report, application, presentations by the applicant, and public comment at a noticed public hearing at which time the property was designated as a Historic Resource. The Historic Resource Commission designated the property under Criteria B, C, and D, as outlined in the adopted resolution (Attachment B). Additional material relevant to the Historic Resource Commission meeting includes the staff report and attachments (Attachment C); and HRC meeting minutes from March 4, 2015 (Attachment D).

On March 13, 2015, the property owner submitted an appeal hearing form to the City Clerk's office, appealing the decision of the Historic Resource Commission (Attachment F). The appeal outlines the reason why the decision of the Historic Resource Commission should be overturned by the City Council, which is addressed in the Analysis section of this report. Additional information from the appellant (Attachment G) was submitted on April 6, 2015.

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

The appellant states that the designation of the property was “not supported by required historical and/or evidentiary findings, nor was it supported by any property or relevant historic information contained in the record before the Commission at the time of hearing.”

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

At the close of the public hearing, the Historic Resource Commission determined that the property sufficiently met the criteria for designation under three designation criteria. The resolution memorializing the Commission's determination is included as Attachment B. The Commission's findings, including an analysis of the Commission's findings of historical significance and the staff recommendation provided to the Commission, are as follows:

Commission Finding Criterion A – The Historic Resource Commission did not determine that the dwelling “exemplifies or reflects special elements of the City's military, cultural, social, economic, political, aesthetic, engineering, or architectural history.”

Commission Finding Criterion B – The Historic Resource Commission determined that the property is identified with a person significant in local history, Chevalier Edward Brooks Scovel, the original owner of the property who was recognized internationally as a world famous opera tenor, and was still active as a singer after his retirement from professional opera, while he resided at the subject property from 1915 to approximately 1930.

The dwelling and garage were constructed by Edward Brooks Scovel and his wife Mary Field Scovel. The Scovels were originally from Detroit and relocated to Coronado in 1915, first living at the Hotel del Coronado and then at Palm Cottage 1700 in Tent City prior to building their house at 475 A Avenue. Edward Brooks Scovel traveled throughout Europe and the United States during the late 1800s and early 1900s, and is noted in the *Coronado Journal* as “Europe’s most famous Tenor and opera singer.” According to an article published in *The Theater* in 1891, he was granted the title of Chevalier which was “bestowed on him by crowned heads.” He was known as Chevalier Scovel throughout the rest of his life, including during his time in Coronado. According to articles in the *Coronado Journal*, Chevalier and Mary Scovel settled in Coronado after the Chevalier had retired from professional opera life. Mary Scovel passed in 1930, and shortly after the Chevalier relocated to Italy to be with his daughter, where he remained until his own passing in 1946.

The Coronado Designation Criteria Guidelines state that a property eligible under Criterion B is generally associated with an individual’s productive life, reflecting the period which the individual gained historical significance, rather than an individual’s formative years or retirement. Therefore, while Chevalier Scovel may be considered historically significant as a world famous Tenor, staff recommended that the property does not appear to be historically significant for that association as it was his home after his retirement from professional opera.

During the course of their discussion, the Commission noted that based on articles published in local Coronado newspapers during Scovel’s residency at the subject property, he continued to perform at local events and charity functions, and so was still active as a singer after his retirement from professional opera; therefore, the property is significant for its association with Scovel as a historically significant individual.

Commission Finding Criterion C - The Historic Resource Commission determined that the dwelling possesses distinctive characteristics of the Craftsman architectural style, is valuable for the study of hillside construction dating from 1915, and has not been substantially altered.

Coronado’s adopted Designation Criteria Guidelines state that a resource must clearly exhibit enough distinctive characteristics to be truly representative of an architectural style, must be valuable for the study of a particular aspect of the construction (type, period, or method of construction), and must not be substantially altered from its historic condition.

Examination of the form, finish, and details of the dwelling indicate that the building exhibits features of the Spanish Eclectic style and Craftsman style; however, it is not a typical example of either the Spanish Eclectic or Craftsman styles as explained in detail below. If the Spanish Eclectic features were to be ignored, the home does not exhibit sufficient characteristics of the Craftsman style, and vice versa. Examples of the features of both styles are taken from McAlester and McAlester’s *A Field Guide to American Houses* is included as Attachment E.

It appears that the builder, S. D. Chapin, used some architectural details of the Spanish Eclectic style, and incorporated them into a dwelling that exhibits massing, plan orientation, and architectural elements more typical of the Craftsman style. For example, the dwelling exhibits a

low pitch side gable roofline, full width front porch, symmetrical façade arrangement, and wood double hung 15-over-1 lite wood windows, all typical of the Craftsman style, not the Spanish Eclectic style. However, rather than a fully covered full-width front porch which would be a character defining feature of the Craftsman Bungalow style, the house exhibits an open trellis in its place. Additionally the roof is red clay tile, rather than wood or composition shingle; and the exterior finish is stucco throughout, rather than wood shingle or horizontal siding, as would have been typical of the Craftsman style. Architectural detailing typical of the Craftsman Bungalow style such as patterned shingles or horizontal wood siding, wood detailing or brick work is not present.

However, there are not enough character defining features of the Spanish Eclectic style present to make the dwelling representative of that style either. While the dwelling does exhibit a red clay tile roof and stucco exterior finish, there is no other architectural detailing present that is characteristic of the Spanish Eclectic style. The façade is symmetrically arranged, rather than the asymmetrical façade elevation that is typical of the Spanish Eclectic style. The dwelling exhibits a low profile as viewed from the street, and is virtually stripped of ornamentation, rather than exhibiting arches, arcades, elaborated chimneys, decorative vents, or wrought iron detailing that is commonly seen on Spanish Eclectic style homes.

Based on examination of the dwelling, it appears that the dwelling is a hybrid of two styles, Craftsman Bungalow and Spanish Eclectic, both of which were quite popular in 1915, when the Craftsman style was at the peak of its popularity, and the Panama-California Exposition was being held in Balboa Park and was drawing national attention to the Spanish styles.

Because the dwelling incorporates character defining features of both the Spanish Eclectic and Craftsman styles, staff recommended that the dwelling is not truly distinctive of either style, and therefore does not appear to meet Criterion C.

The Historic Resource Commission discussed the style of the dwelling at length, and considered whether the dwelling was representative of the Spanish Eclectic style, the Craftsman style, or a hybrid of both styles. It was noted that, in the past, a dwelling that is not truly representative of one style, but rather is a hybrid of two styles, has not been found to be historically significant under Criterion C. The recent Notice of Intent to Demolish review of the property at 638 Adella Lane was noted by staff as a recent example. The Commission also discussed the site specific design of the house, as it was designed to accommodate the slope of the lot. After much discussion, the Commission ultimately determined that the subject property is representative of the Craftsman style and, therefore, the property is historically significant as an example of that style, is valuable for the study of hillside construction, and has not been substantially altered.

Commission Finding Criterion D - The Historic Resource Commission determined the subject property is representative of the notable work of the builder, S. D. Chapin, as an example of hillside construction.

The dwelling was constructed in 1915 by S. D. Chapin, a general contractor, who built many homes and structures in Coronado and San Diego during the early 1900s. The dwelling is virtually unmodified from its original design; however, staff recommended that, because the

dwelling is not representative of a singular architectural style, and when viewed in the context of the larger body of work by Chapin, the dwelling does not appear to be an example of his notable work, it is not significant under Criterion D.

The Historic Resource Commission discussed the site specific nature of the design of the dwelling, specifically that it was designed to accommodate the sloping lot, and determined that because of this design, the dwelling is representative of the notable work of the builder as an example of hillside construction.

Commission Finding Criterion E – The Historic Resource Commission did not determine that the subject property is “listed or formally determined eligible for the California Register, as set forth in Section 5024.1 of the California Public Resources Code.”

Submitted by Community Development/Olsen

Attachments:

- A. Draft City Council Resolution
- B. Historic Resource Commission Resolution 6-15
- C. Staff Report and attachments (including original NOI application) from 3/4/15
 Note: While this document is generally provided to the City Council by City Staff, in this case the appellant has provided the document in full as Exhibit 3 of the additional information submitted on 4/6/2015 (Attachment G). In the interest of efficiency and resource conservation, staff will not be providing a duplicate copy.
- D. HRC meeting minutes from 3/4/15
- E. Information on Craftsman and Spanish Eclectic styles
- F. Appeal dated 3/13/15
- G. Additional information provided from the appellant dated 4/6/2015
- H. Public hearing notice published 4/8/15

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CM	ACM	AS	CA	CC	CD	CE	F	G	L	P	PSE	R
BK	TR	NA	JNC	MLC	RAH	NA	NA	NA	NA	NA	NA	NA

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RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONADO TO UPHOLD THE HISTORIC RESOURCE COMMISSION'S DECISION THAT THE SINGLE FAMILY RESIDENCE ADDRESSED AS 475 A AVENUE AND LOCATED IN THE R-1B (SINGLE FAMILY RESIDENTIAL) ZONE MEETS THE CRITERIA TO BE DESIGNATED AS A CORONADO HISTORIC RESOURCE

WHEREAS, William Mann and Julie Mann, as successor trustees of the Ruby D. Mann Qualified Personal Residence Trust dated April 28, 1999, are the owners of the property addressed as 475 A Avenue; and

WHEREAS, on February 5, 2015, the property owner submitted a Notice of Intent to Demolish permit application in association with potential future demolition or partial demolition of the building on the property that is 75 or more years old, in accordance with Chapter 84.20 of the Coronado Municipal Code; and

WHEREAS, on March 4, 2015, the Historic Resource Commission of the City of Coronado held a public hearing on NOI 2015-03 and determined that the residence addressed as 475 A Avenue is historically significant, and adopted resolution HR 6-15 formalizing their findings that the property meets the criteria to be designated as a Coronado Historic Resource in accordance with Section 84.10.030 of the Municipal Code; and

WHEREAS, on March 13, 2015, the property owner submitted an appeal hearing form to the City Clerk's office appealing the Historic Resource Commission's decision to designate the residence at 475 A Avenue as a Historic Resource; and

WHEREAS, on April 21, 2015, the City Council of the City of Coronado conducted an appeal hearing in accordance with Chapter 1.12 of the Municipal Code to consider the appeal of the Historic Resource Commission's decision to designate the residence at 475 A Avenue as a Historic Resource; and

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

1. City Council staff report dated April 21, 2015;
2. Appeal dated March 13, 2015;
3. Oral testimony;
4. Additional written information, exhibits and photographs provided by the appellant.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Coronado as follows:

Section 1. The foregoing recitals are true and correct

Section 2. By a vote of _ in favor and _ opposed, the City Council of the City of Coronado hereby denies the appeal and upholds the decision of the Historic Resource Commission finding the dwelling, as described in the City Council staff report dated April 21, 2015, shall be designated as a Coronado Historic Resource because it is over 75 years old and meets the following adopted designation criteria:

- b) It is identified with a person significant in local, State, or national history, Chevalier Edward Brooks Scovel, the original owner of the property who was recognized internationally as a world famous opera tenor, and was still active as a singer after his retirement from professional opera, but while he resided at the subject property from 1915 to approximately 1930;
- c) It possesses distinctive characteristics of the Craftsman architectural style, is valuable for the study of hillside construction dating from 1915, and has not been substantially altered;
- d) It is representative of the notable work of the builder, S. D. Chapin, as an example of hillside construction.

Section 3. No alteration or demolition of the residence addressed as 475 A Avenue may occur without a historic resource alteration permit issued pursuant to Chapter 84.20 of the Coronado Municipal Code.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Coronado hereby upholds the historic designation of the property addressed as 475 A Avenue as a Coronado Historic Resource with all the benefits and restrictions of historic designation, as outlined in Chapter 84.10 and Chapter 84.20 of the Coronado Municipal Code, including compliance with the requirements of the California Environmental Quality Act.

NOTICE REGARDING JUDICIAL REVIEW: The City Council decision is final unless a petition for a writ of mandate is timely filed. The time within which judicial review of this decision must be sought is governed by the Code of Civil Procedure Section 1094.5, which has been made applicable in the City of Coronado by the Coronado Municipal Code, Section 1.12.080. Any petition or other papers seeking judicial review must be filed in the appropriate court not later than the ninetieth (90th) day following the date on which this decision becomes final. This decision is final upon the adoption of this resolution.

PASSED AND ADOPTED by the City Council of the City of Coronado, California, this 21st day of April 2015, by the following vote, to wit:

AYES:
NAYS:
ABSTAIN:
ABSENT:

Casey Tanaka, Mayor
City of Coronado

Attest:

Mary L. Clifford
City Clerk

RESOLUTION NO. HR 6-15
 A RESOLUTION OF THE HISTORIC RESOURCE COMMISSION OF THE CITY OF
 CORONADO DETERMINING THE BUILDING ADDRESSED AS 475 A AVENUE
 LOCATED IN THE R-1B (SINGLE FAMILY RESIDENTIAL) ZONE MEETS THE
 CRITERIA TO BE DESIGNATED AS A CORONADO HISTORIC RESOURCE

WHEREAS, William Mann and Julie Mann, as successor trustees of the Ruby D. Mann Qualified Personal Residence Trust dated April 28, 1999, are the owners of the property addressed as 475 A Avenue; and

WHEREAS, on February 5, 2015, the property owner submitted a Notice of Intent to Demolish permit application in association with potential future demolition or partial demolition of the building on the property that is 75 or more years old, in accordance with Chapter 84.20 of the Coronado Municipal Code; and

WHEREAS, on March 4, 2015 the Historic Resource Commission of the City of Coronado held a public hearing on NOI 2015-03 at which time all persons desiring to be heard were heard; and

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

1. Notice of Intent to Demolish Permit Application dated February 5, 2015;
2. Oral testimony;
3. Historic Resource Commission staff report dated March 4, 2015;
4. Additional written information and photographs provided by the applicant;

NOW, THEREFORE, BE IT RESOLVED that the Historic Resource Commission of the City of Coronado finds the property as described in the application submittal dated March 4, 2015, shall be designated as a Historic Resource because it meets three of the following criteria:

- a) It does not exemplify or reflect special elements of the City's military, cultural, social, economic, political, aesthetic, engineering, or architectural history;
- b) It is identified with a person significant in local, State, or national history, Chevalier Edward Brooks Scovel, the original owner of the property who was recognized internationally as a world famous opera tenor, and was still active as a singer after his retirement from professional opera, but while he resided at the subject property from 1915 to approximately 1930;
- c) It possesses distinctive characteristics of the Craftsman architectural style, is valuable for the study of hillside construction dating from 1915, and has not been substantially altered;

d) It is representative of the notable work of the builder, S. D. Chapin, as an example of hillside construction;

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

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Historic Resource Commission of the City of Coronado hereby determines the property addressed as 475 A Avenue meets the required criteria to be designated as a Coronado Historic Resource with all the benefits and restrictions of historic designation, as outlined in Chapter 84.10 and Chapter 84.20 of the Coronado Municipal Code, including compliance with the requirements of the California Environmental Quality Act.

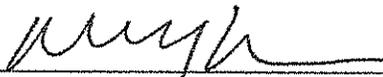
PASSED AND ADOPTED by the Historic Resource Commission of the City of Coronado, California, this 4th day of March, 2015, by the following vote, to wit:

AYES: Goot, Keith, Talbert, Wilson

NAYS: Gillingham

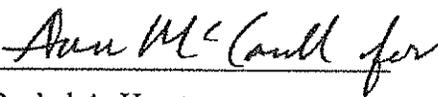
ABSENT:

ABSTAIN:



David Gillingham, Chair

Attest:



Rachel A. Hurst
Director of Community Development

Please see Exhibit 3 of Attachment G for the Staff Report and attachments considered by the Historic Resource Commission on 3/14/2015

While this document is generally provided to the City Council by City Staff, in this case the appellant has provided the document in full as Exhibit 3 of the additional information submitted on 4/6/2015 (Attachment G). In the interest of efficiency and resource conservation, staff will not be providing a duplicate copy.

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

The applicant, Kirsten Wiley, said she and her husband have owned the property since 2009. She said they followed HRC guidelines when they built an addition to their home. They are seeking a Mills Act agreement for the original portion of the dwelling.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

None.

COMMISSION ACTION

COMMISSIONER KEITH MADE A MOTION TO RECOMMEND TO CITY COUNCIL APPROVAL OF THE REQUEST FOR A HISTORIC PRESERVATION MILLS ACT AGREEMENT FOR THE HISTORICALLY DESIGNATED RESIDENCE ADDRESSED AS 320 SEVENTH STREET AND LOCATED IN THE R-1A(E) (SINGLE FAMILY RESIDENTIAL) ZONE, AS SUBMITTED, INCLUDING REGULAR MAINTENANCE AND PRESERVATION AND EXCLUDING THE NEW ADDITION TO THE DWELLING.

COMMISSIONER TALBERT SECONDED THE MOTION.

AYES:	Gillingham, Goot, Keith, Talbert, Wilson.
NAYS:	None.
ABSENT:	None.
ABSTAIN:	None.

The motion passed with a vote of 5-0.

NOI 2015-03 WILLIAM MANN – Request for a Notice of Intent to Demolish Permit for the building addressed as 475 A Avenue and located in the R-1B (Single Family Residential) Zone.

Chairperson Gillingham asked that members disclose any ex parte communications prior to considering the item.

Commissioners Talbert disclosed she has walked by and has been inside the home.

Commissioner Keith and Chairperson Gillingham disclosed they had been given a tour of the home by Scott Aurich.

Ms. Olsen introduced the staff report as outlined in the agenda. Ms. Olsen said the applicant's request for this review does not necessarily mean the structure will be demolished; however, the applicant has requested a Determination of Historic Significance in order to gain certainty regarding options for future preservation modification or demolition of the dwelling. Ms. Olsen said the decision of the HRC will become final 10 days after the adoption of the Resolution unless an appeal is filed with the City Clerk to the City Council.

Commissioner Talbert asked if there has been any precedent set for melding of two different architectural styles under architectural significance.

Ms. Olsen stated the designation criteria guidelines address how significance is determined for its architectural style. It states the resource must clearly exhibit enough distinctive characteristics to be truly representative of an architectural style. Ms. Olsen said she interprets this statement to mean one architectural style. She said she does not recall any situations where a property has been designated for having two architectural styles.

Commissioner Talbert said Source Point describes the property's architectural style as Western Ranch Revival style. She asked if this is a style that staff has ever considered.

Ms. Olsen said this is a style that she has not come across in any other locations. She added the Ranch style did not become popular until the 1940s.

Commissioner Talbert said Criterion B notes that properties associated with a significant individual who resided at the property during their formative years or retirement are not generally eligible under this criterion, "unless no properties from the person's productive life remain intact." She asked for clarification on this point related to Chevalier Scovel.

Ms. Olsen said Criterion B may apply to Mr. Scovel; however, she does not feel comfortable maintaining this is the only remaining property associated with Mr. Scovel because she does not have sufficient information to support this statement. Ms. Olsen said additional information from the applicant is needed to determine whether or not this is the last remaining property.

Vice Chair Wilson asked if there are other existing examples of this type of architectural blend as these two styles were popular during a certain period. He said studies relating to the blending of two architectural styles would be valuable to an architect or historian in determining whether the Western Ranch style is considered to be an architectural style.

Ms. Olsen said she is not aware of the Western Ranch architectural style and has not seen any scholarly research information. She added it is not uncommon for an architect to blend two architectural styles at the request of a homeowner. She noted a recent example on Adella Lane where the architectural blend was a Spanish Colonial massing and orientation with the details and architectural features being Colonial Revival. In this case, the HRC determined this structure to be not historic because it was not distinctive of either style.

Commission Goot said Chevalier Scovel's wife passed in the residence. When Mr. and Mrs. Scovel came to Coronado, this house was their only place of residence other than the Hotel del Coronado and Tent City. She said she considers this residence to be the only property where he resided.

Ms. Olsen said it appears Mr. and Ms. Scovel lived at Tent City and Hotel del Coronado, while this house was being built.

The applicant's representative, Scott Aurich, said the house has been on the market for over two years. Potential buyers complain that the house's design is archaic and it too dysfunctional to remodel even though the interior finishes are rather nice. He said the Planning Commission spent years revitalizing the RSIP to avoid these type of "square boxes" which have no relief and no architectural features that would be credited for any points. He said the house is 7000 plus feet on a lot that would be oversized for today's floor area ratio. Also, Mr. Aurich said that while Mr. Scovel was an opera singer, it doesn't necessarily make him a significantly historic person for the city, state, or nation, in addition to the fact that Mr. Scovel lived in this house after he retired. Mr. Aurich added that he does not feel this is a notable work of S.D. Chapin.

PUBLIC COMMENT

Celeste Kennedy said she lives at the corner of Fifth Avenue and A Street. She said she supports the request, although this is a beautiful home which she considers a gem.

Ann Breslauer said this house has a one-of-a-kind unique structure and is probably very difficult to sell. However, the house has been there for a long time and is complementary to the other two restorations that are on opposite corners. She said she cannot imagine a cookie-cutter developer getting a hold of the property and putting three insignificant structures on it. She said she feels we are losing Coronado inch by inch.

James Marljar said he lives at 500 A Avenue. He said the house has been on the market for at least three years. It has been well maintained but the reality is that it won't sell. It is a large non-functional home. He hopes that when the house is torn down and split, something will be built that is compatible with the current beach styles. He said he supports the application to demolish.

COMMISSION DISCUSSION

Commissioner Keith said Scott Aurich provided her with a tour of the house. She said that although the Commission has no purview about the interior of the home, the house has magnificent interior features. She said this house meets Criterion A because its unique blending of architectural styles reflects the architectural history of Coronado. It is one of two or three houses that was built to accommodate the hillside. She stated that while a house designed for a hill may not be significant in other communities, it is in Coronado where there is only one hill in town. Therefore, it is a significant part of the town's architectural history. She said this house meets Criterion B because Mr. Scovel was significant in Coronado history, and although he was retired when he lived in this house, he was still active as a singer performing at charity functions. She said she would not cite Criterion C because the architectural style is already mentioned under Criterion A. She said the house meets Criterion D because of the notable work of S.D. Chapin and its hillside construction.

Vice Chair Wilson agreed with the aforementioned comments.

Commissioner Talbert said it was interesting that Commissioner Keith would consider the unique architectural history under Criterion A; because of the hybrid nature of the two styles, it would not qualify under Criterion C. She said she would support Criterion A. She said she would also support Criterion B because Mr. Scovel was a significant person prior to acquiring the property. She said she would like to be convinced to support Criterion D, but she can support the other two criteria.

Commissioner Goot said the home is significant under Criterion A in that the home was uniquely built to accommodate the hillside. Ms. Goot said the house also meets Criterion B because Mr. Scovel had a prominence and significance in the opera world during that time.

Chairperson Gillingham said he does not find the property meets any criteria to be deemed historic. He said this home is an architectural "train wreck" although there are a number of nice features to the inside of the house.

Ms. Olsen noted for the Commission's consideration that "examples of architectural styles, types, or methods of construction" should be recognized under Criterion C. If Criterion A is used, facts and findings must be presented to support the designation under this criterion.

Commissioner Keith said she would have no issues supporting a designation under Criterion C rather than Criterion A. She believes it could meet both, and is a valuable for a study because of the topography of Coronado and the blending of the different architectural styles. She said it meets Criterion C. She said it also meets Criterion B because Scovel was recognized internationally and this was his primary residence. She said it is also a notable work of S.D. Chapin.

Deputy City Attorney Sjoblom clarified that Criterion C is multiple in that it must be verified that the property is distinctive of an architectural style and valuable of a style.

Ms. Olsen further clarified that under the criteria guidelines, Criterion C is a three-step process in that "...the resource must clearly exhibit enough distinctive characteristics to be truly representative of an architectural style" and "...the resource must be valuable for the study of a particular aspect of construction, type, period, or method of construction" and "...the resource must not be substantially altered from its historic condition."

Commissioner Keith suggested she could amend her motion, under Criterion C, by adding it is "a blend of architectural style of Spanish Eclectic style and the Craftsman style."

Deputy City Attorney Sjoblom stated that in the past the Commission has not found this type of architectural blend to meet this criterion.

Commissioner Keith said she could leave her motion as originally stated so that the architectural style is reflected under Criterion A.

Deputy City Attorney Sjoblom said Criterion A is challenging to meet because it must be identified why this architectural blend is historically significant.

Commissioner Keith responded it is historically significant because of its method of its construction.

Deputy City Attorney Sjoblom clarified that City Council does not allow method of construction to be a basis for meeting Criterion A.

Commissioner Keith said she would consider method of construction under Criterion C; however, she is being advised she is unable to speak to the distinct characteristics of the blended architectural styles under this criterion.

Deputy City Attorney Sjoblom said she is able to do so; however, in the past, the Commission has not found a blend of two styles meets the criterion, as one style is not specifically truly representative. He asked that the findings be clear as to why this time it does meet the criterion.

Chairperson Gillingham said he does not recall the HRC ever designating a structure where the two architectural styles were so sharply in contrast. He said he would vote against the request.

Commissioner Keith stated that under Criterion C, it does reflect distinctive characteristics of the Craftsman style at the front façade, with the front porch and pillars, and its methods of construction. She clarified that under Criterion C, it possesses distinctive characteristics of the Craftsman style.

Commissioner Goot asked if the criterion could be met by noting "the study of a residential construction" and not having to define the particular architectural style.

Ms. Olsen clarified that the first of the three-step process involves defining the particular architectural style.

Commissioner Keith confirmed that the motion should reflect it meets Criteria B, C, and D.

Ms. Olsen restated the motion.

Chairperson Gillingham confirmed the Second was still in favor.

COMMISSION ACTION

COMMISSIONER KEITH MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION MAKE A DETERMINATION THAT THE STRUCTURE ADDRESSED AS 475 A AVENUE (NOI 2015-03) DOES MEET THE CRITERIA TO BE DESIGNATED AN HISTORIC RESOURCE, WITH THE ADOPTION OF A RESOLUTION STATING THE FOLLOWING REASONS:

THE PROPERTY DOES MEET THE 75-YEAR AGE REQUIREMENT;

- A) IT DOES NOT EXEMPLIFY OR REFLECT SPECIAL ELEMENTS OF THE CITY'S MILITARY, CULTURAL, SOCIAL, ECONOMIC, POLITICAL, AESTHETIC, ENGINEERING, OR ARCHITECTURAL HISTORY;
- B) IT IS IDENTIFIED WITH A PERSON SIGNIFICANT IN LOCAL, STATE, OR NATIONAL HISTORY, CHEVALIER EDWARD BROOKS SCOVEL, THE ORIGINAL OWNER OF THE PROPERTY WHO WAS RECOGNIZED INTERNATIONALLY AS A WORLD FAMOUS OPERA TENOR, AND WAS STILL ACTIVE AS A SINGER AFTER HIS RETIREMENT FROM PROFESSIONAL OPERA, BUT WHILE HE RESIDED AT THE SUBJECT PROPERTY FROM 1915 TO APPROXIMATELY 1930;
- C) IT POSSESSES DISTINCTIVE CHARACTERISTICS OF THE CRAFTSMAN ARCHITECTURAL STYLE, IS VALUABLE FOR THE STUDY OF HILLSIDE CONSTRUCTION DATING FROM 1915, AND HAS NOT BEEN SUBSTANTIALLY ALTERED;
- D) IT IS REPRESENTATIVE OF THE NOTABLE WORK OF THE BUILDER, S. D. CHAPIN, AS AN EXAMPLE OF HILLSIDE CONSTRUCTION;
- E) IT HAS NOT BEEN LISTED OR FORMALLY DETERMINED ELIGIBLE FOR THE CALIFORNIA REGISTER AS SET FORTH IN SECTION 5024.1 OF THE CALIFORNIA PUBLIC RESOURCES CODE.

VICE CHAIR WILSON SECONDED THE MOTION.

Vice Chair Wilson added that there is a touch of the Spanish Eclectic style because of the roof tiles.

Commissioner Keith agreed and stated that staff would not allow the Commission to include that in the motion.

Ms. Olsen clarified that the Commission can state it is a hybrid of styles; however, it should also substantiate why it makes the property significant. She then responded to a comment from the audience that it was noted on the permit that the roof was replaced in kind in 1991.

Chairperson Gillingham said, under Criterion B, it is a qualitative decision on whether Scovel was a significant under local, state, or national history. He reiterated that he does not support this criterion. In addition, Mr. Gillingham said it will be difficult to defend that this house has a particular architectural style, and stated the house is like a Chevy and a Ford bolted together in that it is unique but not an architectural style.

Commissioner Keith said she feels that staff has tied her hands regarding architectural style.

Chairperson Gillingham called for the vote.

AYES: Goot, Keith, Talbert, Wilson.
NAYS: Gillingham.
ABSENT: None.
ABSTAIN: None.

The motion passed with a vote of 4-1.

There is a 10-day calendar appeal period.

NOI 2015-04 MARJORIE BROWN AND LESLIE BREMNER -- Request for a Notice of Intent to Demolish Permit for the building addressed as 238 B Avenue and located in the R-3 (Multiple Family Residential) Zone.

Chairperson Gillingham asked that members disclose any ex parte communications prior to considering the item.

All commissioners disclosed they had driven by the site.

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

The applicant's representative, Katie McGraw, Esquire, said she was present on behalf of the estate of Marjorie Brown and Leslie Bremner. She deferred to the staff and owner's findings in that the home does not have historic value under the criteria and should follow precedent from the previous findings, which is very telling in that it is similar to three previous properties that have been granted a demolition permit in the last 10 years.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

All Commissioners agreed with staff's recommendation that the property is not historic.

COMMISSION ACTION

COMMISSIONER TALBERT MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION MAKE A DETERMINATION THAT THE STRUCTURE ADDRESSED AS 238 B AVENUE (NOI 2015-04) DOES NOT MEET THE CRITERIA TO BE DESIGNATED AN HISTORIC RESOURCE, WITH THE ADOPTION OF A RESOLUTION STATING THE FOLLOWING REASONS:

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ECLECTIC HOUSES
Craftsman
1905-1930

IDENTIFYING FEATURES

Low-pitched, gabled roof (occasionally hipped) with wide, unenclosed eave overhang; roof rafters usually exposed; decorative (false) beams or braces commonly added under gables; porches, either full- or partial-width, with roof supported by tapered square columns; columns or pedestals frequently extend to ground level (without a break at level of porch floor).

PRINCIPAL SUBTYPES

Four principal subtypes can be distinguished:

FRONT-GABLED ROOF—About one-third of Craftsman houses are of this subtype. Porches, which may either be full- or partial-width, are almost evenly divided between those sheltered beneath the main roof and those with separate, extended roofs. Most examples of this subtype are one-story, but one-and-a-half- and two-story examples are not uncommon; dormers are found in only about 10 percent of this subtype.

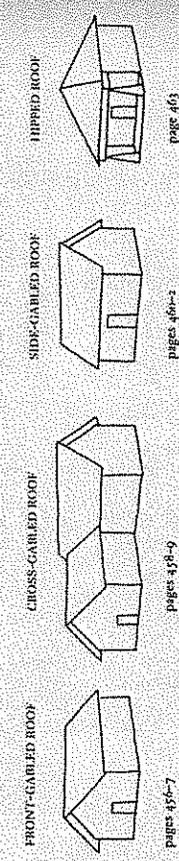
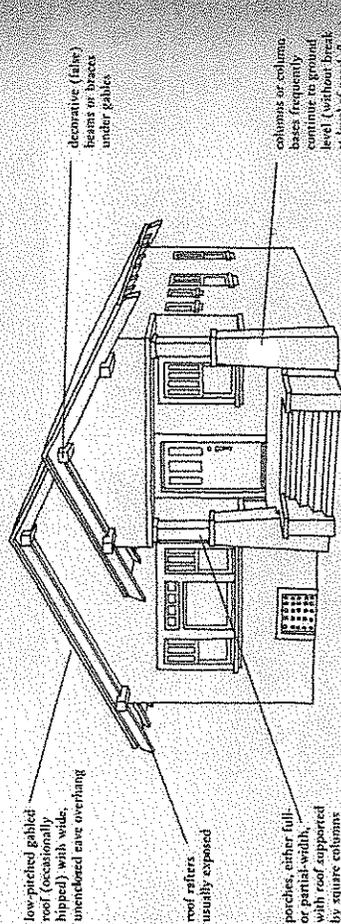
CROSS-GABLED ROOF—Cross-gabled examples make up about one-fourth of Craftsman houses. Of these, three-quarters are one-story examples; dormers occur on about 20 percent. Porches are varied, but by far the most common type is a partial-width, front-gabled porch, its roof forming the cross gable.

SIDE-GABLED ROOF—About one-third of Craftsman houses are of this subtype. Most are one-and-a-half stories high with centered shed or gable dormers. Porches are generally contained under the main roof, sometimes with a break in slope. Two-story examples commonly have added, full-width porches. This subtype is most common in the northeastern and midwestern states.

HIPPED ROOF—These make up less than 10 percent of Craftsman houses; they are almost equally divided between one- and two-story examples. This subtype is similar to some simple Prairie houses, which normally lack the exposed rafters and other typical Craftsman details.

VARIANTS AND DETAILS

PORCH ROOF SUPPORTS—Columns for supporting the porch roofs are a distinctive and variable detail. Typically short, square upper columns rest upon more massive piers, or upon a solid porch balustrade. These columns, piers, or balustrades frequently begin directly



at ground level and extend without break to a level well above the porch floor. Commonly the piers or columns have sloping (battered) sides. Materials used for piers, columns, and solid balustrades are varied. Stone, clapboard, shingle, brick, concrete block, or stucco are all common; they frequently occur in combination.

ROOF-WALL JUNCTIONS—Among the most distinctive features of the style are the junctions where the roof joins the wall, which are almost never boxed or enclosed. The roof has a wide eave overhang; along *horizontal* edges the actual rafter ends are exposed, or false rafter ends are added. These are sometimes cut into decorative shapes. Along the sloping, or rake, edges, three or more beams (usually false) extend through the wall to the roof edge. These are either plain or embellished by a triangular knee brace.

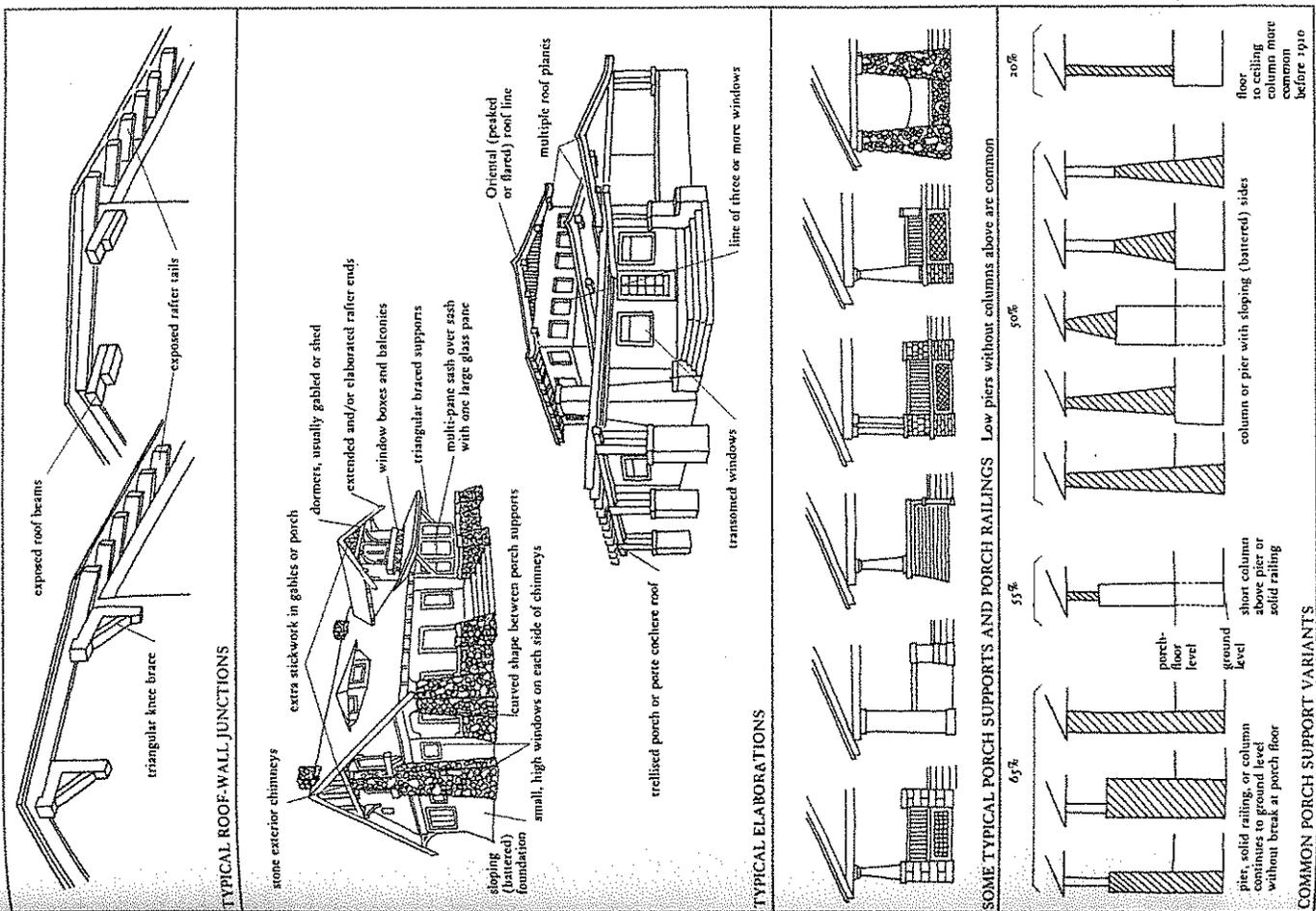
OTHER DETAILS—Craftsman doors and windows are similar to those used in vernacular Prairie houses (see page 442). Dormers are commonly gabled, with exposed rafter ends and braces such as are found at the main roof-wall junction. The most common wall cladding is wood clapboard; wood shingles rank second. Stone, brick, concrete block, and stucco are also used, most frequently in the northern and midwestern states. Secondary influences such as Tudor false half-imbbering, Swiss balustrades or Oriental roof forms are also sometimes seen.

OCCURRENCE

This was the dominant style for smaller houses built throughout the country during the period from about 1905 until the early 1920s. The Craftsman style originated in southern California and most landmark examples are concentrated there. Like vernacular examples of the contemporaneous Prairie style, it was quickly spread throughout the country by pattern books and popular magazines. The style rapidly faded from favor after the mid-1920s; few were built after 1930.

COMMENTS

Craftsman houses were inspired primarily by the work of two California brothers—Charles Sumner Greene and Henry Mather Greene—who practiced together in Pasadena from 1893 to 1914. About 1903 they began to design simple Craftsman-type bungalows; by 1909 they had designed and executed several exceptional landmark examples that have been called the “ultimate bungalows.” Several influences—the English Arts and Crafts movement, an interest in oriental wooden architecture, and their early training in the manual arts—appear to have led the Greens to design and build these intricately detailed buildings. These and similar residences were given extensive publicity in such magazines as the *Western Architect*, *The Architect*, *House Beautiful*, *Good Housekeeping*, *Architectural Record*, *Country Life in America*, and *Ladies’ Home Journal*, thus familiarizing the rest of the nation with the style. As a result, a flood of pattern books appeared, offering plans for Craftsman bungalows; some even offered completely pre-cut packages of lumber and detailing to be assembled by local labor. Through these vehicles, the one-story Craftsman house quickly became the most popular and fashionable smaller house in the country. High-style interpretations are rare except in California, where they have been called the Western Stick style. One-story vernacular examples are often called simply bungalows or the Bungalowoid style.



IDENTIFYING FEATURES

Low-pitched roof, usually with little or no eave overhang; red tile roof covering; typically with one or more prominent arches placed above door or principal window, or beneath porch roof; wall surface usually stucco; facade normally asymmetrical.

PRINCIPAL SUBTYPES

Five principal subtypes can be distinguished:

SIDE-GABLED ROOF—About 20 percent of Spanish Eclectic houses have side-gabled roofs. Many of these are multi-level with taller, side-gabled sections bounded by lower, side-gabled wings.

CROSS-GABLED ROOF—About 40 percent of Spanish Eclectic houses have cross-gabled roofs with one prominent, front-facing gable. These are usually L-plan houses; one-story and two-story forms are both common, as are examples with wings of differing heights.

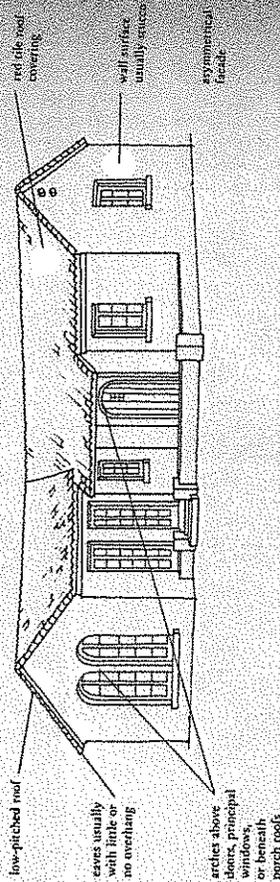
COMBINED HIPPED-AND-GABLED ROOFS—Some landmark examples have rambling, compound plans in which different units have separate roof forms of varying heights arranged in an irregular, informal pattern. Typically both hipped and gabled roofs are used in combination, a pattern which mimics the varied roof forms of Spanish villages.

HIPPED ROOF—About 10 percent of Spanish Eclectic houses have low-pitched hipped roofs. These are generally two-story forms with simple rectangular plans.

FLAT ROOF—About 10 percent of Spanish Eclectic houses have flat roofs with parapeted walls. These typically show combinations of one- and two-story units. Narrow, tile-covered shed roofs are typically added above entryways or projecting windows. This subtype, loosely based on flat-roofed Spanish prototypes, resembles the Pueblo Revival house.

VARIANTS AND DETAILS

The style uses decorative details borrowed from the entire history of Spanish architecture. These may be of Moorish, Byzantine, Gothic, or Renaissance inspiration, an unusually rich and varied series of decorative precedents. The typical roof tiles are of two basic types: Mission tiles, which are shaped like half-cylinders, and Spanish tiles, which have an S-curve shape. Both types occur in many variations depending on the size of the



SIDE-GABLED ROOF



pages 411-3

CROSS-GABLED ROOF



pages 414-5

COMBINED HIPPED-AND-GABLED ROOFS



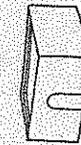
pages 416-7

HIPPED ROOF



page 418

FLAT ROOF



page 419

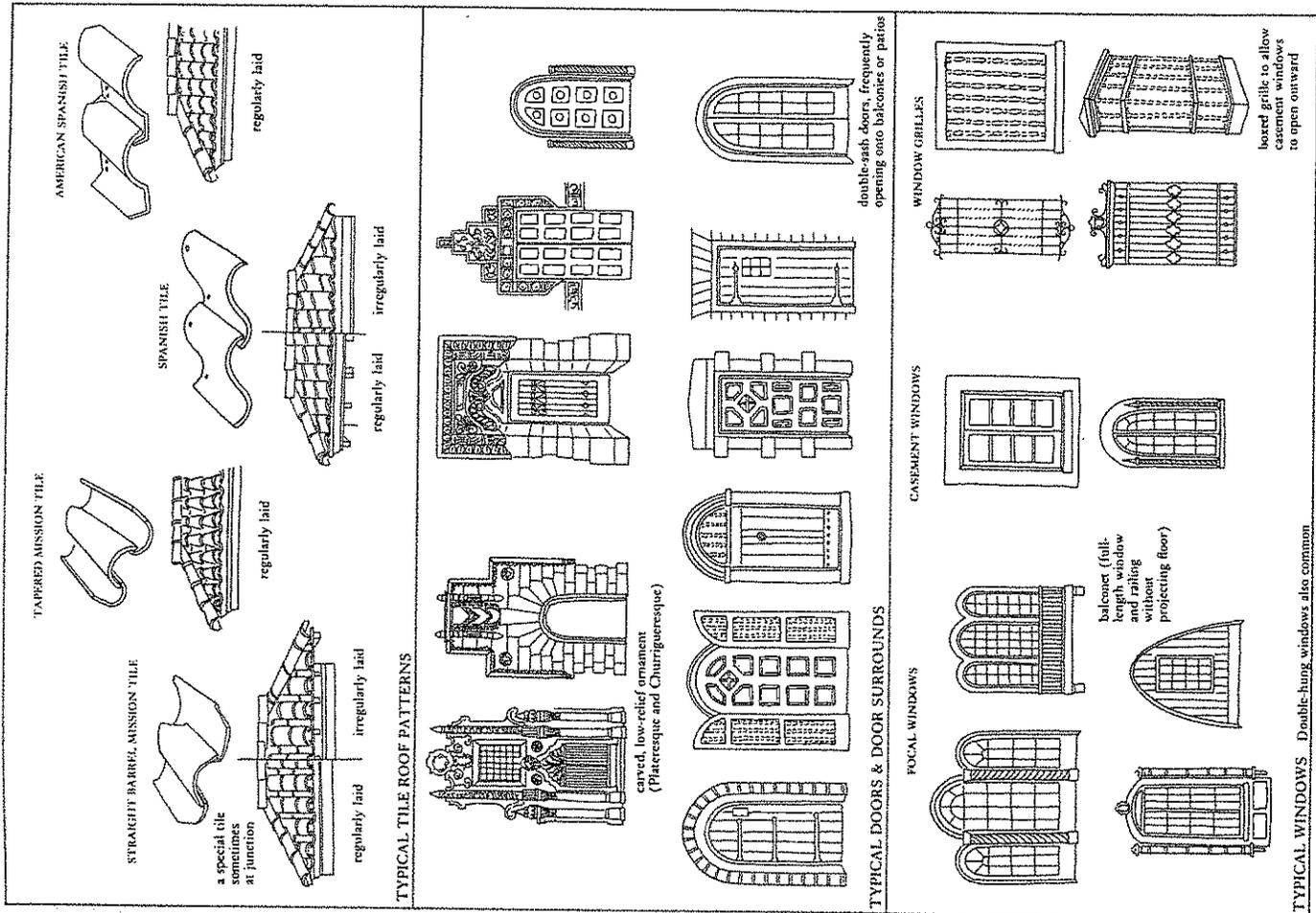
tiles and the patterns in which they are applied. Dramatically carved doors are typical of Spanish architecture; these are more common on high-style Spanish Eclectic houses but also occur on modest examples. Doors are usually emphasized by adjacent spiral columns, pilasters, carved stonework, or patterned tiles. Less elaborate entrance doors of heavy wood panels, sometimes arched above, are also common. Doors leading to exterior gardens, patios, and balconies are usually paired and glazed with multiple panes of rectangular glass. Many examples have at least one large focal window. These are commonly of triple-arched or parabolic shape and may be filled with stained glass of varying design. Decorative window grilles of wood or iron are common, as are similar balustrades on cantilevered balconies, which occur in a variety of shapes and sizes. Other typical details include tile-roofed (and otherwise decorated) chimney tops; brick or tile vents; fountains; arched walkways (usually leading to a rear garden); and round or square towers.

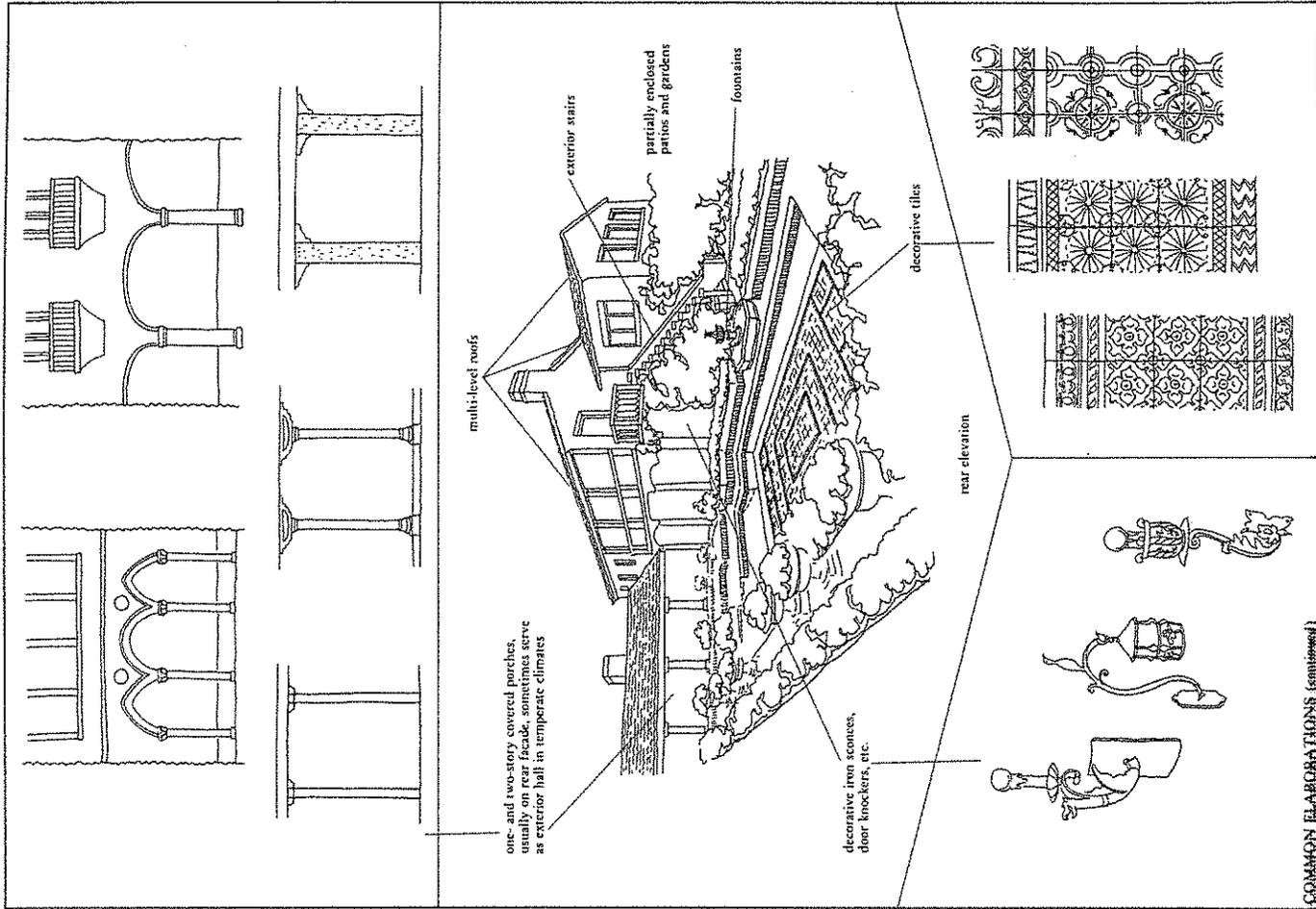
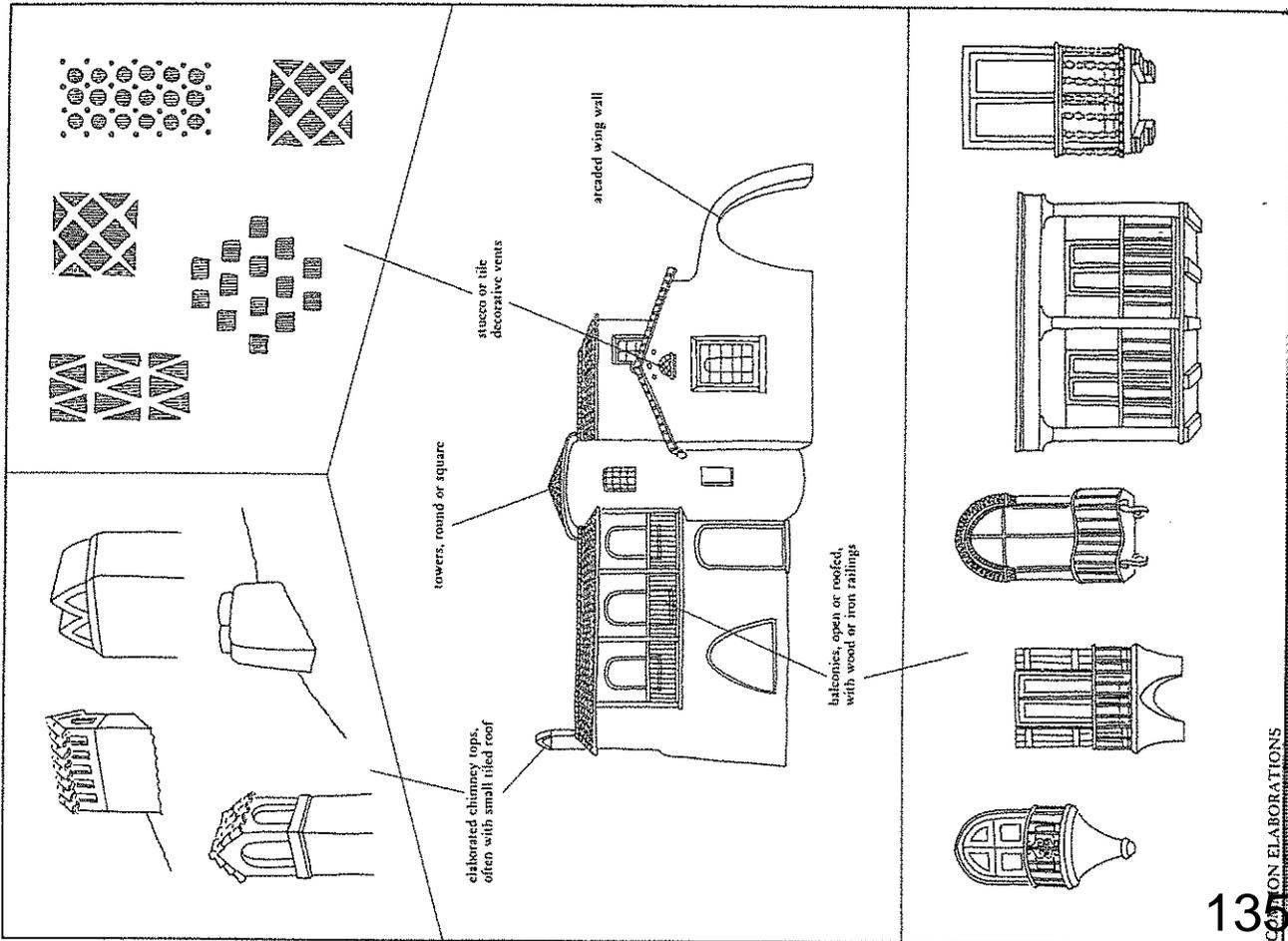
OCCURRENCE

Spanish Eclectic is most common in the southwestern states, particularly California, Arizona, and Texas, and in Florida, all regions where original Spanish Colonial building occurred and continued into the 19th century. Landmark houses in this style are rare outside of Florida and the Southwest but, as in the related Mission style which preceded it, scattered vernacular examples are found in suburban developments throughout the country. During the 1920s, many new communities in Florida and southern California were planned in the Spanish Eclectic style, and older towns (such as Santa Barbara, California) sought to affect a Spanish Colonial image.

COMMENTS

Domestic buildings of Spanish precedent built before about 1920 are generally free adaptations in the Mission style. It was not until the Panama-California Exposition, held in San Diego in 1915, that precise imitation of more elaborate Spanish prototypes received wide attention. The exposition was designed by Bertram Grosvenor Goodhue, who had previously authored a detailed study of Spanish Colonial architecture. Goodhue wanted to go beyond the then prevalent Mission interpretations and emphasize the richness of Spanish precedents found throughout Latin America. Inspired by the wide publicity given the exposition, other fashionable architects soon began to look directly to Spain for source material. There they found a still longer and richer sequence of architectural traditions which became melded into a style that they continued to call the Spanish Colonial Revival. Because of its broad roots we prefer the more inclusive name Spanish Eclectic. The style reached its apex during the 1920s and early 1930s and passed rapidly from favor during the 1940s.





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Appellant's Interest in the Appealed Determination:

See attached statement

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

See attached statement

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

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

Appellant's Interest in the Appealed Determination:

The Appellant, Mr. William Mann, is the Successor Trustee of the Ruby D. Mann Qualified Personal Residence Trust, dated April 28, 1999, and an owner of the 475 A Avenue property ("Property"). The Property is currently being offered for sale. Therefore, Mr. Mann has a direct real property and pecuniary interest in the Property. Historic designation will result in a tremendous diminution in the value of the Property, and will cause Mr. Mann to suffer substantial financial and economic hardship. In addition, as an owner of Coronado property affected by erroneous historic designation, Mr. Mann has a direct interest in pursuing this Appeal before the City Council as a remedy for violations of the Coronado Municipal Code (Historic Resource Code, Chapter 84.10, *et. seq.*).

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

The Property was erroneously designated by the Coronado Historic Resource Commission (“HRC”) as a historic resource on March 4, 2015. The designation was involuntary in nature and occurred against the objections made by the appellant’s representative at the time of hearing. The Property was designated pursuant to Coronado Municipal Code (Historic Resource Code) Chapter 84.10.030, under Historic Resource Designation Criteria “B,” “C” and “D,” in that it allegedly:

“is identified with a person significant in local, State, or national history, Chevalier Edward Brooks Scovel, the original owner of the property who was recognized internationally as a world famous opera tenor, and was still active as a singer after his retirement from professional opera, but while he resided at the subject property from 1915 to approximately 1930” (Criterion B);

“possesses distinctive characteristics of the Craftsman architectural style, is valuable for the study of hillside construction dating from 1915, and has not been substantially altered” (Criterion C); and

“is representative of the notable work of the builder, S.D. Chapin, as an example of hillside construction” (Criterion D).

See attached Designation Resolution No. HR 6-15.

The designation of the Property occurred contrary to the findings contained in the HRC Staff Report, dated March 5, 2015, which recommended against designation on the basis that “the property does not meet the criteria to be designated as a Historic Resource in accordance with Chapters 84.10 and 84.20 of the Municipal Code....” Further, the designation was not supported by required historical and/or evidentiary findings, nor was it supported by any proper or relevant historic information contained in the record before the Commission at the time of hearing. In particular, the designation of the Property was not properly considered in accordance with the City of Coronado, *Historic Designation Criteria Guidelines* (adopted by the Coronado City Council on October 4, 2011, Resolution 8505). The designation was non-consensual and violated the property rights of the appellant, as well the purpose and intent of the Historic Resource Code.

Further written information in support of this appeal will be submitted by attorney Scott A. Moomjian, representing the Appellant, in advance of the City Council hearing in this matter.

RESOLUTION NO. HR 6-15
A RESOLUTION OF THE HISTORIC RESOURCE COMMISSION OF THE CITY OF
CORONADO DETERMINING THE BUILDING ADDRESSED AS 475 A AVENUE
LOCATED IN THE R-1B (SINGLE FAMILY RESIDENTIAL) ZONE MEETS THE
CRITERIA TO BE DESIGNATED AS A CORONADO HISTORIC RESOURCE

WHEREAS, William Mann and Julie Mann, as successor trustees of the Ruby D. Mann Qualified Personal Residence Trust dated April 28, 1999, are the owners of the property addressed as 475 A Avenue; and

WHEREAS, on February 5, 2015, the property owner submitted a Notice of Intent to Demolish permit application in association with potential future demolition or partial demolition of the building on the property that is 75 or more years old, in accordance with Chapter 84.20 of the Coronado Municipal Code; and

WHEREAS, on March 4, 2015 the Historic Resource Commission of the City of Coronado held a public hearing on NOI 2015-03 at which time all persons desiring to be heard were heard; and

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

1. Notice of Intent to Demolish Permit Application dated February 5, 2015;
2. Oral testimony;
3. Historic Resource Commission staff report dated March 4, 2015;
4. Additional written information and photographs provided by the applicant;

NOW, THEREFORE, BE IT RESOLVED that the Historic Resource Commission of the City of Coronado finds the property as described in the application submittal dated March 4, 2015, shall be designated as a Historic Resource because it meets three of the following criteria:

- a) It does not exemplify or reflect special elements of the City's military, cultural, social, economic, political, aesthetic, engineering, or architectural history;
- b) It is identified with a person significant in local, State, or national history, Chevalier Edward Brooks Scovel, the original owner of the property who was recognized internationally as a world famous opera tenor, and was still active as a singer after his retirement from professional opera, but while he resided at the subject property from 1915 to approximately 1930;
- c) It possesses distinctive characteristics of the Craftsman architectural style, is valuable for the study of hillside construction dating from 1915, and has not been substantially altered;

d) It is representative of the notable work of the builder, S. D. Chapin, as an example of hillside construction;

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

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Historic Resource Commission of the City of Coronado hereby determines the property addressed as 475 A Avenue meets the required criteria to be designated as a Coronado Historic Resource with all the benefits and restrictions of historic designation, as outlined in Chapter 84.10 and Chapter 84.20 of the Coronado Municipal Code, including compliance with the requirements of the California Environmental Quality Act.

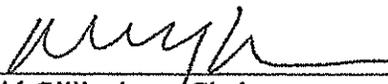
PASSED AND ADOPTED by the Historic Resource Commission of the City of Coronado, California, this 4th day of March, 2015, by the following vote, to wit:

AYES: Goot, Keith, Talbert, Wilson

NAYS: Gillingham

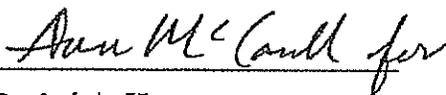
ABSENT:

ABSTAIN:



David Gillingham, Chair

Attest:



Rachel A. Hurst
Director of Community Development

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April 4, 2015

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

*Re: Appeal Of The March 4, 2015 Coronado Historic Resource Commission (HRC)
Designation For 475 Avenue, Coronado, California 92118, Assessor's Parcel Number
536-322-14-00.*

Dear Mayor Tanaka & Council Members:

I represent Mr. William R. Mann and Julie K. Mann ("The Manns"), the Successor Trustees of the Ruby D. Mann Qualified Personal Residence Trust ("Mann Trust"), dated April 28, 1999, owners of the above referenced property ("Property"). Mr. Mann is the Appellant in this matter and has appealed the historic designation of the Property to your honorable Council. The Property has been owned for approximately fifty-eight (58) years by the Mann family.

The Property is defined as Lot 24 in Block 117 of the Coronado Beach South Island subdivision, according to Map thereof No. 376, filed on November 12, 1886, Assessor's Parcel Number 536-322-14-00. The Property largely consists of a one-story over basement, "hybrid" Craftsman/Spanish Eclectic style single-family residence, identified as 475 A Avenue. The Property was designed by original owner, Mary Scovel as a retirement home for her and her husband, Edward, and built by contractor S.D. Chapin in 1916.

On March 4, 2015 pursuant to Coronado Municipal Code (CMC) Section 84.20.050(A), a "Notice of Intent to Demolish Permit Application" (NOI) was filed by Scott Aurich and Tomas Braniff, on behalf of Mr. and Mrs. Mann, with the City Community Development Planning Division for the purpose of evaluating the structure's potential historical significance."¹ Because the Property has been on the market for sale for years, the NOI was submitted in order to "gain

¹ Coronado Municipal Code (CMC) Sections 84.20.020(H) and 84.20.050(A).

certainty regarding options for future preservation, modification, or demolition of the dwelling.”²

On March 4, 2015, the Property was designated as a historic resource by the Coronado Historic Resource Commission (HRC) without the consent and against the wishes of the Manns and the Mann Trust. Pursuant to CMC Section 84.10.040(B)(5) and Section 1.12.020, the appeal of the historic designation was filed in a timely manner by Mr. Mann, through this office, and is hereby incorporated by reference (*See Exhibit 1*).

On behalf of the Manns and the Mann Trust, pursuant to CMC Section 1.12.040, please allow the material herein submitted, to constitute our appeal of the HRC designation of the Property.

BACKGROUND

As previously stated, the Property under appeal is identified as 475 A Avenue, Lot 24 in Block 117 of the Coronado Beach South Island subdivision, Assessor’s Parcel Number 536-322-14-00. In March 1986, the Property was included as part of the Coronado Historic Resource Inventory. At the time, the residence was identified as a “Western Ranch Revival” style home which was factually determined to have been built in “1915.” The architect listed on the survey form was “unknown” and the builder was found to have been S.D. Chapin (*See Exhibit 2*). Aside from the listing of Chapin as the builder, the other above information provided on the survey form is in error. Specifically, the “Western Ranch Revival” architectural style does not exist and the home was built in 1916. Further, historical research conducted as part of this appeal has revealed the owner and occupant, Mary Scovel, was the individual responsible for the design of the home (see discussion below).

Because the information in the Coronado Historic Resource Inventory is known to include factual errors, the use of it by the City is limited to informational purposes only and it has not been adopted for use as a survey instrument. In addition, the Coronado Property Review (CPR) List, completed in 2008, did not identify the property as potentially significant.³

On February 5, 2015, Mr. Braniff prepared and submitted a “Notice of Intent to Demolish Permit Application” with the City Community Development Planning Division. The application indicated that the Property did not qualify under any Historic Designation Criteria. Specifically, it was determined that the Property did not qualify under Criterion B, C or D (*See Exhibit 3*).

On March 4, 2015, the Property was considered for historic designation by the HRC. At the hearing, HRC Staff recommended that the Property *did not* qualify for designation under *any* HRC designation criteria. This fact notwithstanding, much of the Commission discussion focused upon (1) the whether the Property was most properly associated with retired, early

² Coronado Historic Resource Commission (HRC) Agenda Item NOI 2015-02, March 4, 2015, HRC Staff Report, p.1 (p.23).

³ HRC Staff Report, p.2 (p.24).

resident, Edward Brooks Scovel as a historically significant individual (Criterion B), and whether the Property, which possesses elements of *both* the Craftsman and Spanish Eclectic architectural styles, can be considered significant as a singular style and as an example of “hillside construction.” Very little discussion was undertaken as to whether the Property was deemed to be a “notable” example of the work of contractor S.D. Chapin. Ultimately, after some deliberation and input from the Coronado City Attorney regarding past precedent undertaken by the HRC, as well as interpretative standards under the City’s *Historic Designation Criteria Guidelines* (“Guidelines”), the Commission voted 4-1 in favor of designation under Criterion B, C, and D (*See Exhibits #4 & 5*).⁴ Of note is the fact that Chair David Gillingham, who voted against designation, indicated that the designation, particularly under Criterion C, was “gonna be pretty hard to defend,”⁵ characterized the Property as a “white elephant” and “an architectural train wreck.”⁶ The Board’s motion to designation is stated accordingly (*See Exhibit #6*):

(b) “is identified with a person significant in local, State, or national history, Chevalier Edward Brooks Scovel, the original owner of the property who was recognized internationally as a world famous opera tenor, and was still active as a singer after his retirement from professional opera, but while he resided at the subject property from 1915 to approximately 1930”;

(c) “possesses distinctive characteristics of the Craftsman architectural style, is valuable for the study of hillside construction dating from 1915, and has not been substantially altered”; and

(d) “is representative of the notable work of the builder, S.D. Chapin, as an example of hillside construction.”

It must be noted that it is not in dispute the Property is at least 75 years of age, as the building was constructed in 1916 and is today ninety-nine (99) years of age. However, what is disputed and forms the subject of this appeal is that the HRC erred in designating the Property under Criteria B, C and D.

I. THE HRC ERRED IN DESIGNATING THE PROPERTY UNDER CRITERION B (HISTORIC PERSON)

The HRC designated the Property, in part, on the basis of the determination that the Property qualified under Criterion C because,

“[i]t is identified with a person significant in local, State, or national history, Chevalier Edward Brooks Scovel, the original owner of the property who was

⁴ Historic Resource Commission Meeting Transcript, March 4, 2015, pp.1-21. City of Coronado, Historic Resource Commission Meeting Minutes, March 4, 2015, pp.2-8.

⁵ HRC Transcript, p.19, Lines 14-16.

⁶ HRC Transcript, p.14, Lines 3 & 6.

recognized internationally as a world famous opera tenor, and was still active as a singer after his retirement from professional opera, but while he resided at the subject property from 1915 to approximately 1930.”⁷

Additional historical research and analysis conducted after the designation of the Property indicates that the above determination regarding Scovel is incorrect and must be overturned based upon the nature of the historic record.

Edward Brooks Scovel was born in Detroit, Michigan on May 6, 1853. The son of a physician, Scovel appears to have pursued an interest in music beginning in 1875 at the age of twenty-two.⁸ In November 1876, he became engaged to Marcia Ouseley Roosevelt, the only daughter of the wealthy Judge James I. Roosevelt and Cornelia Roosevelt.⁹ James Roosevelt died in April 1875 and left his daughter a trust worth \$500,000 (today’s equivalent of \$10.8 million) in addition to an interest in real estate.¹⁰ Cornelia Roosevelt passed away one year later in February 1876. At the time of their engagement, Scovel was working as a shop-clerk in New York and singing as a tenor at St. Thomas’s Church.¹¹ The couple was married in 1877 and ultimately had two children—Frederick and Cornelia.¹²

From approximately 1877-1886, Scovel was fortunate to have the opportunity to study music and song in the United States and Europe (including the cities of Paris, London, and Italy). Over this period, he traveled extensively with his wife and spent “a fortune on teachers.” His first public appearance was at the Detroit Opera House. From most accounts, Scovel was a handsome individual with a “beautifully cultivated” voice who wore “magnificent costumes.” As an accomplished tenor, he sang leading roles in many opera performances, including “Lohengrin,” (of which he was the first to sing the part in France and the first to sing it in English),¹³ “Faust,” and “Carmen.” Many of his productions took place in Italy.¹⁴ In 1886, he joined the Carl Rosa Opera Company in England, and two years later, he returned to the United States where he assumed the position of leading tenor of the Boston Ideal Opera Company.¹⁵ Sometime during the late 1880s, Scovel obtained the title of “Chevalier” (a member of certain male orders of knighthood or merit). Accounts differ on how Scovel came to acquire the title

⁷ Historic Resource Commission, Resolution No. HR 6-15, p.1.

⁸ *The Theatre, A Monthly Review*, London, 1891.

⁹ *Daily Graphic (New York)*, November 18, 1876.

¹⁰ *New York Tribune*, May 24, 1894.

¹¹ *Boston Journal*, April 10, 1884; *Daily Graphic*, November 18, 1876.

¹² *The Theatre, A Monthly Review*; *Charleston News and Courier* (Charleston, South Carolina), March 26, 1906.

¹³ *El Patio*, May 20, 1921.

¹⁴ *Sun* (Baltimore, MD), February 8, 1883; *Evening Star* (Washington DC), June 2, 1883; *Times-Picayune* (New Orleans, LA), July 20, 1883; *San Francisco Bulletin*, July 26, 1883; *Weekly Detroit Free Press*, July 17, 1886; *Boston Herald*, December 2, 1888; *Cleveland Leader*, April 21, 1889; *San Diego Union*, November 21, 1915.

¹⁵ *The Theatre, Boston Herald*.

(one account indicates that it was a Queen of Italy,¹⁶ and another, it was a King of Italy).¹⁷ Subsequently, however, the title was bestowed to Scovel in Spain, France, and Portugal.¹⁸

In May 1889, while performing in Cleveland, Ohio, Scovel abruptly cancelled all of his performances and returned to the East Coast. The explanation given for his departure was that he had lost his voice, or as he called it, was afflicted with “total extinction of the voice.”¹⁹ This occurrence was a very important turning-point in Scovel’s career, since after this date, no more newspaper accounts about his performances, appearances, or related publicity appear to have been generated. In fact, it appears that Scovel essentially “retired” from public singing and performing altogether, thereby marking an approximate twelve (12) year career. At no time over the course of his career did Scovel ever visit or entertain in Coronado, California.

In March 1906, Scovel’s wife, Marcia, died in Menton, France.²⁰ According to her will, her estate passed to her husband and children. After the death of his wife, details regarding Scovel’s life are not known until it was announced in April 1914 that he was to marry Mrs. Mary Field. Mrs. Field was the widow of Rushton Holmes Field, the founder of Old Fields Point in Rhode Island and one of the earliest Western pioneers who, at one time, was the “biggest mining man in Colorado.”²¹ The couple, both wealthy in their own right, had only known each other a week before becoming engaged, and intended to “marry shortly and settle in an ivy-covered house” in Paris. Ultimately, they married at Folkstone, Kent country, England, on June 13, 1914.²² By 1917, it was stated that Mr. Scovel’s income was \$14,000 per year²³ (approximately \$259,000 today).

Rather than settling in Paris, Edward and Mary Scovel appear to have moved to Coronado soon after their wedding. Initially, the couple resided at the Hotel del Coronado and then at Palm Cottage 1700 in Tent City.²⁴ In June 1915, Scovel purchased the undeveloped property at 475 A Avenue from the Southern Title Guaranty Company²⁵ (*See Exhibit #7*). Construction of the residence soon commenced. Newspaper articles in September 1915 and December 1915 reference construction of the home for the couple,²⁶ which was completed in

¹⁶ *San Diego Union*, September 13, 1915.

¹⁷ *San Diego Union*, January 21, 1917.

¹⁸ *Ibid.*

¹⁹ *Daily Inter Ocean* (Chicago, IL), May 5, 1889; *Boston Herald*, May 5, 1889.

²⁰ *Charleston News and Courier*; *Duluth News-Tribune*, December 19, 1908.

²¹ *Denver Post*, April 5, 1914.

²² *San Diego Union*, January 21, 1917.

²³ *Ibid.*

²⁴ *San Diego Union*, June 9, 1915 and August 25, 1915.

²⁵ Deed Book 689, Page 100; Lot & Block Book Page.

²⁶ *San Diego Union*, September 13, 1915; *Seattle Daily Times*, December 5, 1915.

1916 at a cost of approximately \$2,800.²⁷ San Diego City Directories first list the couple as occupants in 1917.²⁸

While it is known, that the 475 A Avenue residence was built by contractor S.D. Chapin, a *San Diego Union* newspaper article makes it perfectly clear that it was Mary Scovel who independently planned, designed, and executed the construction of the home. According to an interview which Mrs. Scovel gave with the newspaper in January 1917 with the caption “**Wife Plans Home,**” she stated,

“I had lived abroad for a number of years before coming to Coronado, now in Paris and now in London. We came here soon after the outbreak of the war to remain in American the remainder of our lives. *When we decided on Coronado, I set about planning the home. I acted as my own architect. I purchased the material and I acted as superintendent of construction.*”²⁹ (See Exhibit 8).

Based upon Mrs. Scovel’s own statement, she served as the architect of the home and the individual in care of its construction. Moreover, newspaper articles of the period unequivocally establish that the home Mrs. Scovel had built was meant to serve as residence for the couple in their later years of retirement.³⁰

Edward and Mary Scovel lived at the 475 A Avenue residence from 1916 until Mary’s death in November 1930.³¹ Over this period, Edward Scovel is known to have performed only *twice* in public during his retirement, both times in 1931, when he sang in Coronado during Church services. Before the home was constructed, he performed in a San Diego charity carnival in 1915 and also “sung occasionally before groups of friends and music lovers” in private in 1921.³² During the early years of their Coronado residency, newspaper articles characterized Mrs. Scovel as a socially prominent lady and her husband as an eccentric celebrity “who never wears hats” and “at times” wears “a ring on his thumb.”³³

In 1917, three years after the couple married, Mary Scovel sued her husband for divorce, alleging infidelities and verbal abuse caused by drink.³⁴ The only contested asset between the couple was the 475 A Avenue residence. In January 1917, Mrs. Scovel was granted an

²⁷ Lot & Block Book Page.

²⁸ San Diego City Directories, 1914-1917. Note that between 1917-1931, the directories list the couple together for a period of ten years; Mr. Scovel independently in one year (1921); and Mrs. Scovel independently in two years (1926-1927).

²⁹ *San Diego Union*, January 21, 1917. Italics and bold added.

³⁰ *Coronado Journal*, November 12, 1930; *Coronado Strand*, March 5, 1921; *San Diego Union*, September 13, 1915; *San Diego Union*, January 21, 1917.

³¹ *San Diego Union*, November 12, 1930; *Evening Tribune*, November 12, 1930.

³² *San Diego Union*, November 8, 1915; *Coronado Strand*, March 5, 1921; *Coronado Journal*, February 25, 1931 & April 3, 1931.

³³ *San Diego Union*, January 21, 1917.

³⁴ *San Diego Union*, January 24, 1917.

interlocutory decree of divorce by default³⁵ and she was awarded the home. This fact is supported by a Grant Deed immediately executed by Edward Scovel giving his wife ownership of the Property (*See Exhibit 7*). Despite the fact that the couple had gone through divorce proceedings, the divorce was never finalized and the couple remained married and continued living together in the home until Mrs. Scovel's death in 1931. In effect, this arrangement resulted in the fact that Mr. Scovel only owned the property for one year (1916-1917).

Upon her passing, Mrs. Scovel left different interests in the Property to several individuals. Her estate provided an undivided one-quarter interest in the Property to Edward Scovel; an undivided one-quarter interest in the Property to his attorneys, Horton L. Titus and Frank J. Macomber (presumably to settle his legal fees resulting from the "divorce"); and an undivided one-half interest to her nephew, James A. Blair, Jr. (*See Exhibit 7*). Ultimately, all of the interests were consolidated in separate conveyances to Milton and Marguerite Clark in 1934. Several months after the death of his wife, Mr. Scovel journeyed to Italy to visit his daughter.³⁶ Thereafter, he returned to Coronado where he periodically lived in the home³⁷ until he departed for Italy again for good, in January 1934, and sold the home in March 1934. Scovel died in Italy in December 1945.

A. Limited owner and Property occupant Edward Scovel's achievements as a singer and stage performer did not affect the course of local, state, national, or international history, and as a result, he is not a historically significant figure

Based upon a detailed examination of the life and career of Edward Brooks Scovel, including a thorough review of historical documentation associated with him over the course of his existence, it is clear that none of Scovel's achievements or contributions in the field of music, or opera in particular, ever rose to a level of historical significance.

According to the HRC Guidelines, eligibility under "Criterion B for association with a significant person involves first, determination of the historic significance of the person. The person should be individually significant within the history of the City of Coronado, the State of California, or the United States. It is not sufficient for the individual to be a member of a profession, class, social, or ethnic group; it should be shown that the individual gained historic significance within his or her profession or group."³⁸ In the present case, it is known that Edward Scovel worked in the field of opera from approximately 1877-1889. In 1889, after a 12 year career, he was forced to retire due to a loss of voice. Scovel never performed in the City of Coronado over this period and moved to Coronado many years later in 1915. In fact, he lived in the home from 1916-1931 (a period of 15 years), approximately 27 years after his last professional public appearance. Scovel's activity in the field of opera or music never resulted in any achievement or contribution of a historic nature. Quite simply, while he was acknowledged

³⁵ *San Diego Union*, January 25, 1917.

³⁶ *Evening Tribune*, March 18, 1931.

³⁷ *San Diego Union*, January 28, 1934.

³⁸ HRC Guidelines, p.10.

to be a rather famous celebrity of the stage, his musical endeavors were never regarded as historically significant. No historical evidence was identified at all, particularly at the time the Property was designated by the HRC, that Scovel as a stage performer ever gained historic significance as a member of his profession. As a result, the historic designation of the Property must be overturned on this basis.

B. Edward Scovel lived at the Property in retirement, and as a result, the Property does not reflect any of his alleged historical achievements

According to the HRC Guidelines, “[s]econd, the length and nature of the association of the individual with the property under study must be ascertained and documented. Speculative associations are not acceptable. Properties eligible under Criterion B are generally associated with the individual’s *productive* life, reflecting the time period when he or she achieved significance, rather than the individual’s formative years or *retirement*....Properties that are associated with a significant individual’s formative years or retirement are generally not eligible under Criterion B, unless no properties from the person’s productive years remain intact.”³⁹ In the present case, it is known that Edward Scovel retired as a stage performer in 1889. It is further known, and undisputed, that he and his wife, Mary, moved to Coronado in 1915 in retirement. Edward Scovel’s move to Coronado occurred approximately 27 years after his last professional public appearance, and any of his alleged historic achievements in the field of opera never occurred in Coronado. Moreover, it is known that even in retirement, Scovel continued to perform. However, it occurred on an extremely limited basis. He is known have sung (not perform opera) only three times while in retirement—once for charity in San Diego in 1915 (before the home was built) and twice in Coronado Church after the death of his wife (1931). No historical evidence was identified which indicated that Scovel sang either publically or privately at the Property during his retirement in Coronado. In addition, Scovel only owned the Property for one year (between 1916-1917), before it was deeded to his wife as part of a legal settlement. In this sense, there is no nexus between Scovel’s alleged historic achievements and his occupancy of the Property in retirement. Finally, it must be pointed out that it is not known whether any properties remain intact from the period of Scovel’s “productive years” (i.e. 1887-1889). Properties located in Europe, New York, Boston, or Ohio may, in fact, exist but have not been identified. As a result, the historic designation of the Property must be overturned on this basis.

II. THE HRC ERRED IN DESIGNATING THE PROPERTY UNDER CRITERION C (ARCHITECTURE)

A. The Property does not possess distinctive characteristics of the Craftsman architectural style to merit designation

In order to qualify under Criterion C, a property must first “possess distinctive characteristics of an architectural style.” Clear interpretation of this standard indicates that it

³⁹ HRC Guidelines, pp.10-11. Italics added.

refers to characteristics of a single style, rather than multiple styles. Further, the characteristics must be “distinctive” or clear, and not muddled or vague. The HRC designated the Property under Criterion C, in part, by finding that the Property possesses distinctive characteristics of the Craftsman architectural style to merit designation. However, these characteristics were not identified or defined by the HRC.

At the time of designation, the HRB Staff Report, as well as testimony from Staff and the applicant, consistently pointed out that the Property was, *at best*, a mere “hybrid” of the Craftsman and Spanish Eclectic architectural styles, and “not a typical example of either the Spanish Eclectic or Craftsman styles.”⁴⁰ This correct categorization and conclusion is best understood when one considers the fact that the home was designed by owner/occupant Mary Sovel and was built by contractor S.D. Chapin in 1916. At the time it was constructed, the Craftsman style was in favor, and the Spanish Eclectic style was developing. In this regard, it is clear that Mrs. Sovel incorporated physical elements from *both* architectural styles, creating an amalgamation, or blend, of competing compositions, which in effect, reflected neither style in any meaningful or pure manner.

It is well-established that the Craftsman architectural style was a product of Southern California’s concept of sunshine, ease of living, and a desire to connect with a more natural environment. It was popular between 1905-1930. Partially a reaction to the machine age and excesses of Victorian architecture, the Craftsman style also reflected the 20th century trend away from live-in household help who could handle the heavy cleaning chores associated with Victorian architecture. The Craftsman style focused on a simpler environment which offered an ease of maintenance combined with a desire to incorporate natural elements into the design. The work of two brothers, Charles Sumner Greene and Henry Mather Greene, was built on the foundation of the Arts and Crafts movement begun by such luminaries as William Morris, Gustav Stickley, and Elbert Hubbard. The Greene brothers worked in Pasadena designing “ultimate bungalows” for wealthy clients. As their work migrated into popular magazines of the day, their designs filtered down to more modest clients and the simple, naturalistic style became very popular from 1905 through the late 1920s and early 1930s. Early “arts and crafts” styled homes, however, existed in the 1880s and 1890s.

The Craftsman style features long, horizontal lines combined with a use of natural materials such as cobble stones, clinker brick, wood shingles, and boulders. In many cases, the line between the natural landscape and the beginnings of the structure is blurred in the more elaborate examples of the style. The more modest, simpler homes use the same materials but combine them in a much more restrained fashion. The typical Craftsman residence usually includes a low-pitched, gabled roof with a wide, unenclosed eave overhang with multiple roof planes. Occasionally, one sees a hipped roof with this style. Roof rafters are generally exposed and decorative or false beams, as well as triangular knee braces, are often added under the gables. Many times the roof is supported by tapered square columns which often rest on solid piers of various types. Porches are common and can be full or partial-width across the main

⁴⁰ HRC Staff Report, p.26.

elevation. Many times the roof of the porch forms a cross-gable section with the main roof area. Columns for supporting the porch roofs are distinctive and many times include short, square upper columns that rest upon more massive piers, or upon a solid porch balustrade. Many times, the columns have sloping or battered sides. Large numbers of windows that vary in size and shape are used to continue the airy, natural feeling of the house. Foundations may be sloped and walls are clad with shingles, stucco, or shiplap siding. Brick and stone are used extensively on chimneys, foundations, and as decorative elements.

In its current appearance, the 475 A Avenue residence features only a few, limited physical characteristics which may be viewed as “Craftsman” in nature. These elements include its roof eave overhang; projecting beams underneath the roof eaves; wood double-hung windows; and front porch area. However, this latter element is composed of a large, wooden lattice (not a decidedly Craftsman element). The porch area is not created by means of a porch roof, supported by porch columns, and as such, the Property lacks a key, important, character-defining feature of the Craftsman style. Moreover, the building fails to possess several other typical elements which would denote a true, representative example of this style. For example, the structure lacks projecting decorative or false beams; triangular knee braces; exposed roof rafters; wood shingle roofing material; a low-pitched roof; a clapboard stone, brick, or shingle exterior; natural building materials; a decidedly flattened, or horizontal emphasis (particularly from the main elevation); a large number of windows that vary in size and shape; integrated landscaping (*See Exhibit #9*). As a result, the Property does not clearly possess the distinctive characteristics of the Craftsman architectural style to merit designation. The historic designation of the Property must be overturned on this basis.

B. The Property is not valuable for the study of “hillside construction”

Second, in order to qualify under Criterion C, a property must be “valuable for the study of a type, period, or method of construction.” The HRC designated the Property under Criterion C, in part, by finding that the Property is valuable for the study of “hillside construction.” An examination of the HRC hearing transcript, as well as the HRC Minutes, indicates that the new and unprecedented theory of “hillside construction” as a basis for valuable study to sustain designation, developed organically at the HRC meeting. No historical evidence was presented to the HRC in any manner having to deal with or address “hillside construction” of the Property.

The genesis of the “hillside construction” theory occurred during the HRC meeting, when one of the Commissioners stated that the Property is,

“one of maybe two or three houses that was built for the hill in town. We have one hill. And it comes up from Glorietta, and that’s it. This would not be unique in, in Palo Alto or Menlo Park. But in Coronado where we have one hill, and the house was built in such a way to conform to the hill, I think reflects the architectural history of this town.”⁴¹

⁴¹ HRC Transcript, p.12, Lines 12-17.

Subsequent examination of this theory indicates that the hill in reference generally extends in a south-north manner from Pomona Avenue up to A Avenue. Several streets cross the hill along 4th, 5th, 6th, 7th, Adella, Maria Place, 10th, and Glorietta, and several of these streets include homes that were built on the hill. Similar to designation of the Property under Criterion D (see below), no comparative analysis was undertaken to develop a residential context of “hillside construction” by which to fully evaluate the Property within that context. Further, no historical evidence was presented and no analysis or evaluation was undertaken in order to define precisely what physical characteristics or elements make up “hillside construction” and why such a construction technique is “valuable for study.” The theory of “hillside construction” is one of first impression advanced by the HRC in the designation process. Its application must be rejected on the basis of its vagueness and a lack of evidentiary support and the designation of the Property must be overturned.

C. The Property has not been substantially altered

Third, in order to qualify under Criterion C, a property must “not [have] been substantially altered.” Although there have been some modifications to the Property, including the repair/alteration of the trellis wood columns and removal of supporting structures along the main (west) elevation; the enclosure of the second floor balcony along the rear (east) elevation; and the construction of wood stairs along the enclosed rear balcony, the Property has not been substantially altered over the course of its existence.

**III. THE HRC ERRED IN DESIGNATING THE PROPERTY UNDER
CRITERION D (NOTABLE WORK OF A BUILDER)**

A. No historical evidence was presented which would support the finding that the Property is representative of the notable work of contractor S.D. Chapin

According to the HRC Guidelines, eligibility under “Criterion D” is appropriate when a property represents the notable work of a builder. Once a property is associated with the professional, “it must be demonstrated in the nomination that the resource is representative of the professional’s notable work.” Further, in “order to determine if a resource is a notable work, enough must be known about the body of work of the builder...to provide a context for the resource under study. For example, a notable work may be a resource that expresses a particular phase in a professional’s career, or a particular idea or theme in the craft.”⁴²

In the present case, it is known that the Property was designed by owner/occupant Mary Scovel and was built by contractor S.D. Chapin in 1916. In addition to her role as the architect of the home, Scovel also served as the “superintendent of construction.” In this capacity, she presumably supervised Chapin’s work and largely directed his construction activities. Therefore, in this sense, Scovel played a large role in the construction of the home (arguably as much as Chapin did).

⁴² HRC Guidelines, p.16.

In any event, biographical information on Chapin and his body of work were presented to the HRC at the time of hearing. Five (5) “notable” and designated examples of Chapin’s work were provided to the HRC, including those properties located at 1015 Alameda Boulevard (built in 1915); 824 E Avenue (built in 1908); 1111 G Avenue (built in 1914); 1117 G Avenue (built in 1915), and 541 Ocean (built in 1919). All of these buildings appear to display a number of interesting, artistic details and embody accepted styles of architecture. Other architectural examples of Chapin’s work which have not been designated were also presented to the HRC in order to provide a context for his overall body of work. In comparison with these examples, many of which have been considered to be “notable,” the Property clearly lacks any notable physical characteristics which can be deemed to express a particular phase in Chapin’s career, or a particular idea or them in his craft as a builder. No historical evidence was presented which would establish the Property as “notable” in terms of Chapin’s career, construction philosophy, or craftsmanship. As a result, the historic designation of the Property must be overturned on this basis.

Moreover, and more importantly, no historical evidence was provided to support the “hillside construction” theory (which was advanced at the HRC hearing) establishing that the Property is a “notable” example of Chapin’s work simply because it was constructed on a hill (as many other similarly-situated properties are). No comparative analysis was undertaken to develop a context of “hillside construction” homes by which to fully evaluate the Property within that context. Further, no historical evidence was presented and no analysis or evaluation was undertaken in order to define precisely what physical characteristics or elements make up “hillside construction” and why such a construction technique is “notable” as applied to Chapin’s career as a builder. As a result, the historic designation of the Property must be overturned on this basis.

IV. ADDITIONAL COUNCIL CONSIDERATION

As part of this historic designation appeal, it must be mentioned that one stated purpose and intent of Coronado’s Historic Resource Code, Section 84.10.010(F) is to “enhance property values and increase economic and financial benefits to the City and its residents and property owners through an active historic recognition and benefits program.” Another stated purpose and intent is to “identify as early as possible and resolve conflicts between the preservation of cultural resources and alternative land uses” (Section 84.10.010(G)). At the time that the original historic resource ordinance was approved by the City Council in 2004, it was considered and adopted as “emergency legislation” which was never intended to be permanent.⁴³ In fact, the historic designation process was originally envisioned to be voluntary in nature. This is supported by the HRC “Mission Statement” which was adopted in 2009, stating that the Commission “seeks to encourage community-wide interest and voluntary participation in preserving and enhancing the community’s village homes.”⁴⁴

⁴³ Ordinance 1961, City Council Minutes, July 6, 2004; Carrie Anne Downey, “Historic Preservation In Coronado,” www.coronadonewsca.com, March 28, 2013.

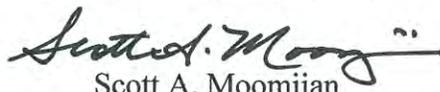
⁴⁴ City of Coronado, *Historic Preservation Program Guidebook*, p.3.

Over the past several years, the involuntary designation of properties by the HRC against the consent of property owners, through the Notice of Intent to Demolish Permit Application process, have served to frustrate and undermine the stated purpose and intent of Coronado's Historic Resource Code. This type of activity has resulted in a series of frequent appeals that have been brought before Council to determine examine the conduct of the HRC, and adjudge "de novo" the merits of appealed historic designations.

It has been consistently pointed out to Council that involuntary designations, including the present designation under appeal, as well as other similar actions which have occurred over the past several years, have served to reduce property values and decrease economic and financial benefits to the City, its residents, and property owners. Rather than *resolve* the conflict between historic preservation and alternative land uses and development options, the current process actually *fosters* community disharmony and creates an adversarial system. This conflict is intensified when the HRC engages in the involuntary designation of properties without proper historical evidence, fails to support its findings with proper information gathered from the historic record, and fails to follow its prescribed designation criteria guidelines. As a matter of important public policy, Coronado's historic review process must be revisited and potentially amended by the Council to address the impact and result of involuntary and/or improper historic designation.

Based upon all of the information presented as part of this historic designation appeal, which conclusively establishes that the HRC erred in designating the Property largely due to a lack of historical evidence in supporting its findings for designation under Criterion B, C and D, as well as a failure of the HRC to correctly utilize and apply the required *Historic Designation Criteria Guidelines*, we would urge you to overturn the HRCs' designation of the Property.

Respectfully Submitted,


Scott A. Moomjian
Attorney at Law

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EXHIBIT 1

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

Date Stamp
RECEIVED
MAR 13 2015
OFFICE OF CITY CLERK
CITY OF CORONADO
11:20 AM Mjeb

Appeal Hearing Form

Appellant: William R. Mann

Appellant's Rep.: Scott A. Moomjian

Mailing Address: 1966 Continental Lane
Escondido, CA 92029

Mailing Address: 5173 Waring Road, #145
San Diego, CA 92120

Phone #: 760-743-7302 Fax #: _____

Phone #: 619-230-1770 Fax #: 619-785-4410

Alt Phone #: 619-252-2924

Alt Phone #: 619-261-5587

Email: _____

Email: smoomjian@earthlink.net

Signature: William R. Mann

Signature: Scott A. Moomjian

This Appeal is relative to the action taken by the: Historic Resource Commission
Board, Commission, Committee, or Department

Date of Determination: 3/4/15
Mo/Day/Year

For the project known as:
NOI 2015-02 William Mann

Project Address:
475 A Avenue, Coronado, CA 92118

For City Use:

<input type="checkbox"/>	\$500 Appeal Fee Paid	Receipt No. _____	Acct: <u>108-5400</u>
<input type="checkbox"/>	Application Complete & Legible	Associated City Dept: _____	
<input type="checkbox"/>	Number of Copies of Materials Required	Associated Case No. _____	
Describe Supplemental Materials submitted: _____			

Appellant's Interest in the Appealed Determination:

The Appellant, Mr. William Mann, is the Successor Trustee of the Ruby D. Mann Qualified Personal Residence Trust, dated April 28, 1999, and an owner of the 475 A Avenue property ("Property"). The Property is currently being offered for sale. Therefore, Mr. Mann has a direct real property and pecuniary interest in the Property. Historic designation will result in a tremendous diminution in the value of the Property, and will cause Mr. Mann to suffer substantial financial and economic hardship. In addition, as an owner of Coronado property affected by erroneous historic designation, Mr. Mann has a direct interest in pursuing this Appeal before the City Council as a remedy for violations of the Coronado Municipal Code (Historic Resource Code, Chapter 84.10, *et. seq.*).

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

The Property was erroneously designated by the Coronado Historic Resource Commission (“HRC”) as a historic resource on March 4, 2015. The designation was involuntary in nature and occurred against the objections made by the appellant’s representative at the time of hearing. The Property was designated pursuant to Coronado Municipal Code (Historic Resource Code) Chapter 84.10.030, under Historic Resource Designation Criteria “B,” “C” and “D,” in that it allegedly:

“is identified with a person significant in local, State, or national history, Chevalier Edward Brooks Scovel, the original owner of the property who was recognized internationally as a world famous opera tenor, and was still active as a singer after his retirement from professional opera, but while he resided at the subject property from 1915 to approximately 1930” (Criterion B);

“possesses distinctive characteristics of the Craftsman architectural style, is valuable for the study of hillside construction dating from 1915, and has not been substantially altered” (Criterion C); and

“is representative of the notable work of the builder, S.D. Chapin, as an example of hillside construction” (Criterion D).

See attached Designation Resolution No. HR 6-15.

The designation of the Property occurred contrary to the findings contained in the HRC Staff Report, dated March 5, 2015, which recommended against designation on the basis that “the property does not meet the criteria to be designated as a Historic Resource in accordance with Chapters 84.10 and 84.20 of the Municipal Code....” Further, the designation was not supported by required historical and/or evidentiary findings, nor was it supported by any proper or relevant historic information contained in the record before the Commission at the time of hearing. In particular, the designation of the Property was not properly considered in accordance with the City of Coronado, *Historic Designation Criteria Guidelines* (adopted by the Coronado City Council on October 4, 2011, Resolution 8505). The designation was non-consensual and violated the property rights of the appellant, as well the purpose and intent of the Historic Resource Code.

Further written information in support of this appeal will be submitted by attorney Scott A. Moomjian, representing the Appellant, in advance of the City Council hearing in this matter.

RESOLUTION NO. HR 6-15

A RESOLUTION OF THE HISTORIC RESOURCE COMMISSION OF THE CITY OF CORONADO DETERMINING THE BUILDING ADDRESSED AS 475 A AVENUE LOCATED IN THE R-1B (SINGLE FAMILY RESIDENTIAL) ZONE MEETS THE CRITERIA TO BE DESIGNATED AS A CORONADO HISTORIC RESOURCE

WHEREAS, William Mann and Julie Mann, as successor trustees of the Ruby D. Mann Qualified Personal Residence Trust dated April 28, 1999, are the owners of the property addressed as 475 A Avenue; and

WHEREAS, on February 5, 2015, the property owner submitted a Notice of Intent to Demolish permit application in association with potential future demolition or partial demolition of the building on the property that is 75 or more years old, in accordance with Chapter 84.20 of the Coronado Municipal Code; and

WHEREAS, on March 4, 2015 the Historic Resource Commission of the City of Coronado held a public hearing on NOI 2015-03 at which time all persons desiring to be heard were heard; and

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

1. Notice of Intent to Demolish Permit Application dated February 5, 2015;
2. Oral testimony;
3. Historic Resource Commission staff report dated March 4, 2015;
4. Additional written information and photographs provided by the applicant;

NOW, THEREFORE, BE IT RESOLVED that the Historic Resource Commission of the City of Coronado finds the property as described in the application submittal dated March 4, 2015, shall be designated as a Historic Resource because it meets three of the following criteria:

- a) It does not exemplify or reflect special elements of the City's military, cultural, social, economic, political, aesthetic, engineering, or architectural history;
- b) It is identified with a person significant in local, State, or national history, Chevalier Edward Brooks Scovel, the original owner of the property who was recognized internationally as a world famous opera tenor, and was still active as a singer after his retirement from professional opera, but while he resided at the subject property from 1915 to approximately 1930;
- c) It possesses distinctive characteristics of the Craftsman architectural style, is valuable for the study of hillside construction dating from 1915, and has not been substantially altered;

d) It is representative of the notable work of the builder, S. D. Chapin, as an example of hillside construction;

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

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Historic Resource Commission of the City of Coronado hereby determines the property addressed as 475 A Avenue meets the required criteria to be designated as a Coronado Historic Resource with all the benefits and restrictions of historic designation, as outlined in Chapter 84.10 and Chapter 84.20 of the Coronado Municipal Code, including compliance with the requirements of the California Environmental Quality Act.

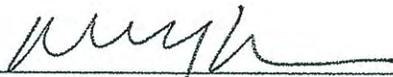
PASSED AND ADOPTED by the Historic Resource Commission of the City of Coronado, California, this 4th day of March, 2015, by the following vote, to wit:

AYES: Goot, Keith, Talbert, Wilson

NAYS: Gillingham

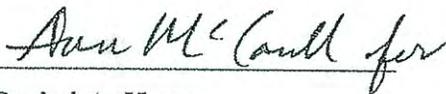
ABSENT:

ABSTAIN:



David Gillingham, Chair

Attest:



Rachel A. Hurst
Director of Community Development

EXHIBIT 2

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IDENTIFICATION

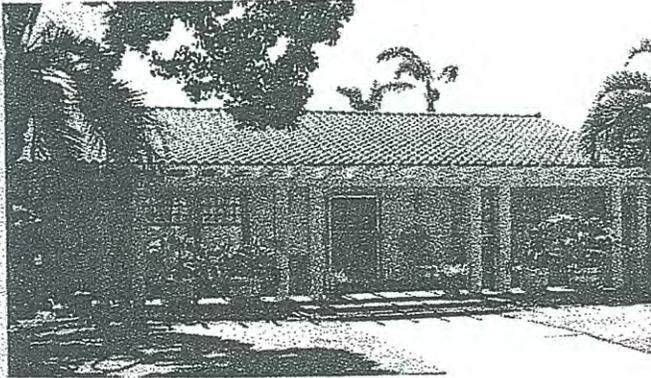
1. COMMON NAME: Ruby Mann House
2. HISTORIC NAME: E. B. Scovell House
3. ADDRESS: 475 A Avenue CITY: Coronado
ZIP: 92118 COUNTY: San Diego 4. PARCEL #: 536-322-14
5. PRESENT OWNER: Ruby D. Mann, Trustee
ADDRESS: 475 A Avenue CITY: Coronado
ZIP: 92118 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Western Ranch Revival
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Coronado Beach South Island, Block 117, Lot 24.

This is a rectangular stucco one story home with a tiled medium side gabled roof. There is an arbores porch running the length of the facade. The windows are double sashed with multi-paned upper sections.



8. CONST. DATE:
EST: FACT: 1915
9. ARCHITECT:
unknown
10. BUILDER:
S. D. Chapin
11. APPROX. PROP. SIZE (FT):
FRONT. 60 DEPTH. 190
OR APPROX. ACREAGE
12. DATE OF PHOTO: 1985

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

14. ALTERATIONS:

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

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

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

18. RELATED FEATURES:

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

In 1915 this twelve-room house and garage were built for \$9,000 for E. B. Scovell.

20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).

Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego Union, 2/8/12
County Assessors and Recorders Offices
City of Coronado Building Permits

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

LOCATIONAL SKETCH MAP

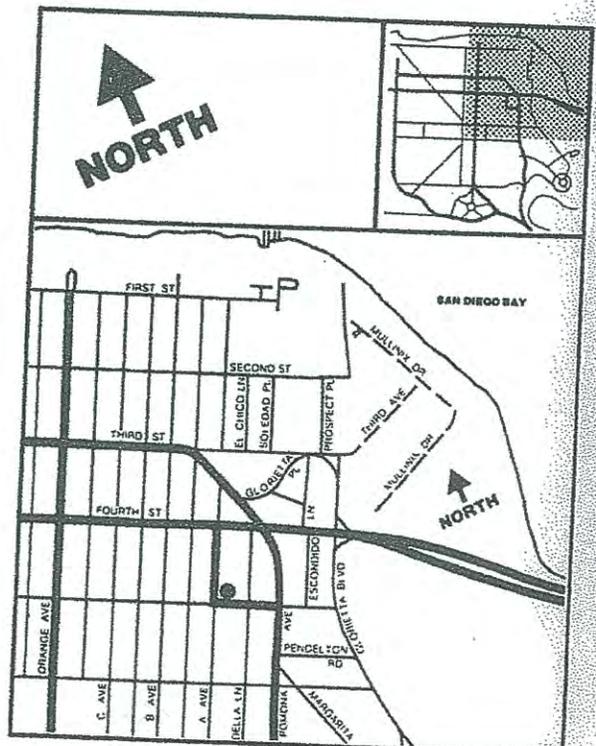


EXHIBIT 3

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CORONADO HISTORIC RESOURCE COMMISSION

**AGENDA ITEM
Public Hearing**

Regular Meeting

March 4, 2015

NOI 2015-02 WILLIAM MANN: REQUEST FOR A NOTICE OF INTENT TO DEMOLISH PERMIT FOR THE BUILDING ADDRESSED AS 475 A AVENUE AND LOCATED IN THE R-1B (SINGLE FAMILY RESIDENTIAL) ZONE

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

RECOMMENDATION: Determine that the property does not meet the criteria to be designated as a Historic Resource in accordance with Chapters 84.10 and 84.20 of the Municipal Code, by adopting the attached resolution (Attachment 1).

PUBLIC NOTICE: A public notice was published in the *Coronado Eagle & Journal* and mailed to all property owners within 300 feet of the boundaries of the project. No correspondence has been received.

BACKGROUND: In accordance with Chapter 84.20 of the Municipal Code, a "Notice of Intent to Demolish" Permit application is required to be filed with the City for the proposed demolition of a structure that is 75 years of age or older. The applicant's request for this review does not necessarily mean that the subject structure will be demolished; rather the applicant has requested this determination of historic significance in order to gain certainty regarding options for future preservation, modification, or demolition of the dwelling. A determination that the property meets two or more of the designation criteria will result in historic designation of the dwelling, and regulation of the property as a Historic Resource. A determination that the property does not meet two or more of the designation criteria will result in the property being determined to be non-historic, no further regulation under the historic resource code will be required, and the property owner may demolish, alter, or otherwise develop the property consistent with applicable zoning and building codes. The Notice of Intent (NOI) to Demolish Permit Application for the property is included as attachment 2.

ANALYSIS: The subject property is located at 475 A Avenue. The site contains a two story dwelling and detached garage. The building permit history for the property is as follows:

July 28, 1915	Dwelling and garage w/12 rooms, property owner E. B. Scovel, contractor S. D. Chapin
July 26, 1915	Sewer Connection permit, property owner E. B. Scovel
October 19, 1917	Addition, property owner Mary Field Scovel, contractor S. D. Chapin
November 16, 1920	Frame Fence, property owner Mary F. Scovel, contractor S. D. Chapin
April 20, 1934	Alter dwelling, property owner M. O. Clark, contractor Al Laing
December 30, 1971	Electrical work, property owner Mann

December 30, 1971	Plumbing work, property owner Mann
October 17, 1972	Plumbing/Furnace, property owner Ruby Mann
December 8, 1980	Heater replacement, property owner R. Mann
October 1, 1992	Solar hot water heater, property owner R. Mann
November 8, 1995	New FAU, property owner Ruby Mann
August 26, 1991	Re-roof clay tile (replacing same), property owner Ruby Mann
July 25, 2000	Re-roof garage, property owner Ruby Mann

The Historic Resource Inventory completed in the 1980's by Source Point gave the building a historical value rating of 2. A rating of 2 indicated the structure was built before 1942; was in excellent physical condition; is almost entirely unmodified from original exterior appearance; has substantial architectural significance; would qualify as a contributing structure to a potential historic district.

The Coronado Property Review (CPR) List completed in 2008 did not identify the property as potentially historically significant.

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

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

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

The application submitted by the property owner states that the property is not significant under Criterion A. Based on the information presented in the application and discovered through staff research, staff agrees that the property is not historically significant under this criterion.

No additional information was discovered in staff research or presented in the application related to Criterion A. In order to designate the dwelling under Criterion A, the Commission would need to determine that the dwelling possesses aesthetic, engineering or architectural properties surpassing others of its kind; or significant military, cultural, economic, or political associations such that it exemplifies or reflects special elements of the City’s history.

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

The application submitted by the property owner states that the property is not significant under Criterion B, staff agrees that the property is not historically significant under this criterion.

The dwelling and garage were constructed by Edward Brooks Scovel and his wife Mary Field Scovel. The Scovels were originally from Detroit and relocated to Coronado in 1915, first living at the Hotel del Coronado and then at Palm Cottage 1700 in Tent City prior to building their house at 475 A Avenue. Edward Brooks Scovel traveled throughout Europe and the United States during the late 1800s and early 1900s, and is noted in the Coronado Journal as "Europe's most famous Tenor and opera singer." According to an article published in The Theater in 1891, he was granted the title of Chevalier which was "bestowed on him by crowned heads." He was known as Chevalier Scovel throughout the rest of his life, including during his time in Coronado. According to articles in the Coronado Journal, Chevalier and Mary Scovel settled in Coronado after the Chevalier had retired from professional opera life. Mary Scovel passed in 1930, and shortly after the Chevalier relocated to Italy to be with his daughter, where he remained until his own passing in 1946.

The Coronado Designation Criteria Guidelines state that a property eligible under Criterion B is generally associated with an individual's productive life, reflecting the period which the individual gained historical significance, rather than an individual's formative years or retirement. Therefore, while the Chevalier Scovel may be considered historically significant as a world famous Tenor, the subject property does not appear to be historically significant for that association as it was his home after his retirement from professional opera.

Subsequent owners of the property include M. O. Clark and Ruby Mann. The property is currently owned by Julie and William Mann, trustees of the Ruby Mann trust.

No additional information was submitted in the application or discovered by staff related to historic significance under Criterion B. In order to be historically significant under Criterion B, the Commission would need to determine that the home is associated with a person or event who made historically significant contributions to local, state, or national history. Generally, the property that would be designated for its association with an important individual would be the existing property that is most closely identified and associated with the person's productive life, whether that is their home, office, laboratory, etc.

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

The application submitted by the property owner indicates that the subject building is of an undetermined style, and that it is not valuable for the study of a type, period, or method of construction, staff agrees that the property is not historically significant under this criterion.

Examination of the form, finish, and details of the dwelling indicate that the building exhibits features of the Spanish Eclectic style and Craftsman style. The Spanish Eclectic style grew in popularity after the Panama-California Exposition in 1915 and remained regionally popular through the 1930s. The style not only draws from Spanish Colonial architecture, but from other Mediterranean styles as well. Moorish and Byzantine details, such as towers, arches, decorative

tiles, and grilles, are commonly found in Spanish Eclectic buildings dating from the 1920s and 1930s, but are less frequently found in the Spanish Colonial architecture of the 18th and 19th centuries. Character defining features of the Spanish Eclectic style include: a low-pitched barrel tile roof, stucco exterior finish, an asymmetrical façade, wood windows, and details such as arches, arcades, decorative vents, elaborated chimneys, and outdoor living spaces such as balconies, porches, and courtyards.

The dwelling also exhibits some features of Craftsman Bungalow style, which was popular in the United States in the early 1900s. The Craftsman style was influenced by the work of Charles and Henry Greene, architects who practiced in Pasadena from 1893 to 1914. The Greene brothers were inspired by the English Arts and Crafts movement, as well as by oriental wooden architecture and an interest in the manual arts. The Greene's built high end Craftsman style homes, the popularity of which spurred the publication of pattern books for smaller Craftsman style bungalow homes. Local builders and architects throughout California and the west constructed their own interpretations of the style, which remained popular in California through the 1920s.

The subject dwelling is not a typical example of either the Spanish Eclectic or Craftsman styles. It appears that the builder, S. D. Chapin, used some architectural details of the Spanish Eclectic style, and incorporated them into a dwelling that exhibits massing, plan orientation, and architectural elements more typical of the Craftsman styles. For example, the dwelling exhibits a low pitch side gable roofline, full width front porch, symmetrical façade arrangement, and wood double hung 15-over-1 lite wood windows, all typical of the Craftsman style, not the Spanish Eclectic style. However, rather than a fully covered full-width front porch which would be a character defining feature of the Craftsman Bungalow style, the house exhibits an open trellis in its place; additionally, the roof is red clay tile rather than wood or composition shingle; and the exterior finish is stucco throughout, rather than wood shingle or horizontal siding, as would have been typical of the Craftsman style. Architectural detailing typical of the Craftsman Bungalow style such as patterned shingles or horizontal wood siding, wood detailing or brick work is not present.

However, there are not enough character defining features of the Spanish Eclectic style present to make the dwelling representative of that style either. While the dwelling does exhibit a red clay tile roof and stucco exterior finish, there is no other architectural detailing present that is characteristic of the Spanish Eclectic style. The façade is symmetrically arranged, rather than the asymmetrical façade elevation that is typical of the Spanish Eclectic style. The dwelling exhibits a low profile as viewed from the street, and is virtually stripped of ornamentation, rather than exhibiting arches, arcades, elaborated chimneys, decorative vents, or wrought iron detailing that is commonly seen on Spanish Eclectic style homes.

Based on examination of the dwelling, it is clear that the dwelling is a hybrid of two styles, Craftsman Bungalow and Spanish Eclectic, both of which were quite popular in 1915, when the Craftsman style was at the peak of its popularity, and the Panama-California Exposition was being held in Balboa Park and was drawing national attention to the Spanish styles.

Because the dwelling incorporates character defining features of both the Spanish Eclectic and Craftsman styles, the dwelling is not distinctive of either style, and therefore does not appear to meet Criterion C.

Examination of the Sanborn maps from 1921, 1949, and 1988 (Attachment 3) indicate that the footprint of the dwelling has not substantially changed it was constructed. The dwelling retains architectural integrity, is in excellent condition without major modifications. The permit history indicates that an addition was made to the dwelling in 1917 and an alteration in 1934, but it is not clear were these alterations were made. The red clay tile roof was replaced in 1991, the permit for this work indicates that the roof replacement was in kind.

While the dwelling does not possess distinctive characteristics of a singular architectural style, as it incorporates features from two different styles, the dwelling is valuable for the study of residential construction dating from 1915, and has not been substantially altered.

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

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

The application submitted by the property owner states that the property was built by S. D. Chapin but is not significant under Criterion D. Based on the information presented in the application and discovered through staff research, staff agrees that the property is not historically significant under this criterion.

The dwelling was constructed in 1915 by S. D. Chapin, a general contractor, who built many homes and structures in Coronado and San Diego during the early 1900's. The dwelling is virtually unmodified from its original design, however, it is not representative of a singular architectural style, and when viewed in the context of the larger body of work by Chapin, this dwelling does not appear to be an example of his notable work. Additional information about S. D. Chapin is included in Attachment 3.

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

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

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

CONCLUSION: Staff recommends that the property not be historically designated, as it does not appear to meet two or more of the historic designation criteria, as outlined in the criteria

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

A designated Historic Resource is entitled to all of the benefits and restrictions of historic designation as outlined in Chapter 84.10 and in Chapter 84.20 of the Municipal Code and must comply with the requirements of the California Environmental Quality Act. If the property is designated as a Historic Resource, this action is final unless appealed within 10 days of the Commission's action and overturned by the City Council. Any modifications to the Historic Resource would require consistency with the Secretary of the Interior's Standards, and approval by the Historic Resource Commission. The applicant must file a Historic Alteration Permit and undertake environmental review under the California Environmental Quality Act (CEQA) in order to proceed with the demolition of the property. Benefits of designation, including but not limited to zoning exceptions, parking exceptions, and Special Use Permits, are subject to approval at noticed public hearings and are not a guarantee of designation.

Please see the attached resolution, with the staff recommendation incorporated, for consideration. If the Commission wishes to make a determination other than the staff recommendation, the attached resolution should be modified accordingly. The application, photographs and miscellaneous documents submitted with the application are attached for additional information.

Attachments:

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

RESOLUTION NO. HR 6-15

A RESOLUTION OF THE HISTORIC RESOURCE COMMISSION OF THE CITY OF CORONADO DETERMINING THE BUILDING ADDRESSED AS 475 A AVENUE LOCATED IN THE R-1B (SINGLE FAMILY RESIDENTIAL) ZONE DOES NOT MEET THE CRITERIA TO BE DESIGNATED AS A CORONADO HISTORIC RESOURCE

WHEREAS, William Mann and Julie Mann, as successor trustees of the Ruby D. Mann Qualified Personal Residence Trust dated April 28, 1999, are the owners of the property addressed as 475 A Avenue; and

WHEREAS, on February 5, 2015, the property owner submitted a Notice of Intent to Demolish permit application in association with potential future demolition or partial demolition of the building on the property that is 75 or more years old, in accordance with Chapter 84.20 of the Coronado Municipal Code; and

WHEREAS, on March 4, 2015 the Historic Resource Commission of the City of Coronado held a public hearing on NOI 2015-03 at which time all persons desiring to be heard were heard; and

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

1. Notice of Intent to Demolish Permit Application dated February 5, 2015;
2. Oral testimony;
3. Historic Resource Commission staff report dated March 4, 2015;
4. Additional written information and photographs provided by the applicant;

NOW, THEREFORE, BE IT RESOLVED that the Historic Resource Commission of the City of Coronado finds the property as described in the application submittal dated March 4, 2015, shall not be designated as a Historic Resource because it does not meet any of the following criteria:

- a) It does not exemplify or reflect special elements of the City's military, cultural, social, economic, political, aesthetic, engineering, or architectural history;
- b) It is not identified with a person(s) or an event(s) significant in local, State, or national history, as the original owner of the property, Chevalier Edward Brooks Scovel, who was a world famous opera tenor, resided at the subject property after his retirement from professional opera;
- c) It does not possess distinctive characteristics of a singular architectural style, as it incorporates features from both the Craftsman Bungalow and Spanish Eclectic style, the dwelling is valuable for the study of residential construction dating from 1915, and has not been substantially altered;

d) It is not representative of the notable work of the builder, S. D. Chapin, in that the dwelling is not representative of a singular style, and when it is considered within the larger body of work by Chapin the subject dwelling does not appear to be representative of his notable work;

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

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Historic Resource Commission of the City of Coronado hereby determines the property addressed as 475 A Avenue does not meet the required criteria to be designated as a Coronado Historic Resource and therefore a demolition permit can be issued by the Building Division of the Community Development Department for the dwelling with the following condition:

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

PASSED AND ADOPTED by the Historic Resource Commission of the City of Coronado, California, this 4th day of March, 2015, by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

David Gillingham, Chair

Attest:

Rachel A. Hurst
Director of Community Development



CITY OF CORONADO

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

HANDOUT
800
Sept 2013

DETERMINATION OF HISTORIC SIGNIFICANCE

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

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

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

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

APPLICANT DATA:

Address of Property: 475 A Avenue Assessor Parcel No.: 536.322.14.00

Owner: William R. Mann Applicant: Thomas Braniff

Mailing Address: 1966 CONTINENTAL LN, ESCONADO 92026 Mailing Address: 311 First St

Phone #: (760) 743-7307 Phone #: 619 341 92 57

Email: _____ Email: tbraniff2@hotmail.com

Signature: William R. Mann Signature: [Signature]

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

CITY STAFF USE:
Case #: NOV 2015 - 03 Date Received 2/5/15 Date Application Complete 2/5/15 Hearing Date: 3/4/15

PROPERTY INFORMATION:

ARCHITECTURAL DETAILS

Architectural Style: Not Determined

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

Two story residence stucco construction fair condition wood windows tile roof (replaced in 1980's)

CONSTRUCTION DETAILS

Original Construction Date 1916

Original Architect Not Known Original Builder S-D Clippin

Prior location (if relocated): N/A Date of Relocation: N/A

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

Work done in 1964, 1969, 1973 per Residential Building record but work not described in report

Owner states roof replaced sometime in 1980's ??

OWNERSHIP/OCCUPANCY DETAILS

Original Owner Edward Brooks Seavel Original Occupant Not Sure

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

Melton O Clark - No additional info

James A Blair - No additional info

Ray O Mann and Ruby D Mann - No additional info

Ruby Mann estate

CRITERIA EVALUATION:

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

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

is not a special element of any of the above
N/A

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

None of the owners appear to be significant in local, state or national history. N/A. Scovel was an opera singer but no significance in history was found on the internet.

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

N/A
The style is undetermined and has been re-roofed. Other modifications have been made but not described in Residential Building records.

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

S.D. Chapin, who built homes designed by Reginald Mead at 1015 Alameda and 1111 G designed by William Templeton Johnson... 475 A does not appear to be one of his "Notable works"

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

N/A

ACKNOWLEDGEMENTS:

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

Signature of owner/applicant *William R. Mann*

Will you be submitting a Mills Act application following designation? Y N
Do you intend to apply for a Historic Alteration Permit in the future? Y N

February 20, 2015

City of Coronado
1825 Strand Way
Coronado, CA 92118

RE: 475 A Avenue

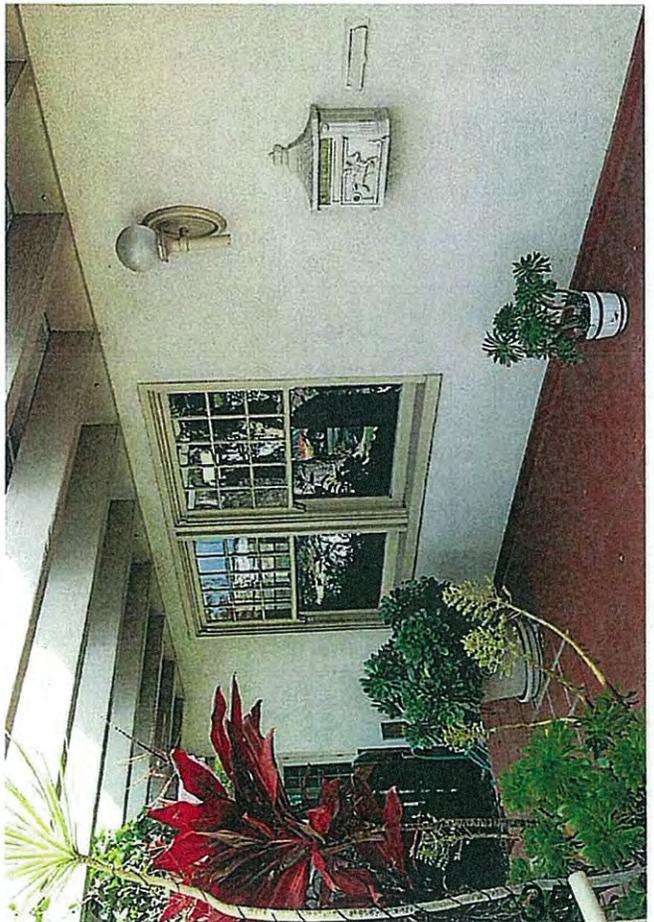
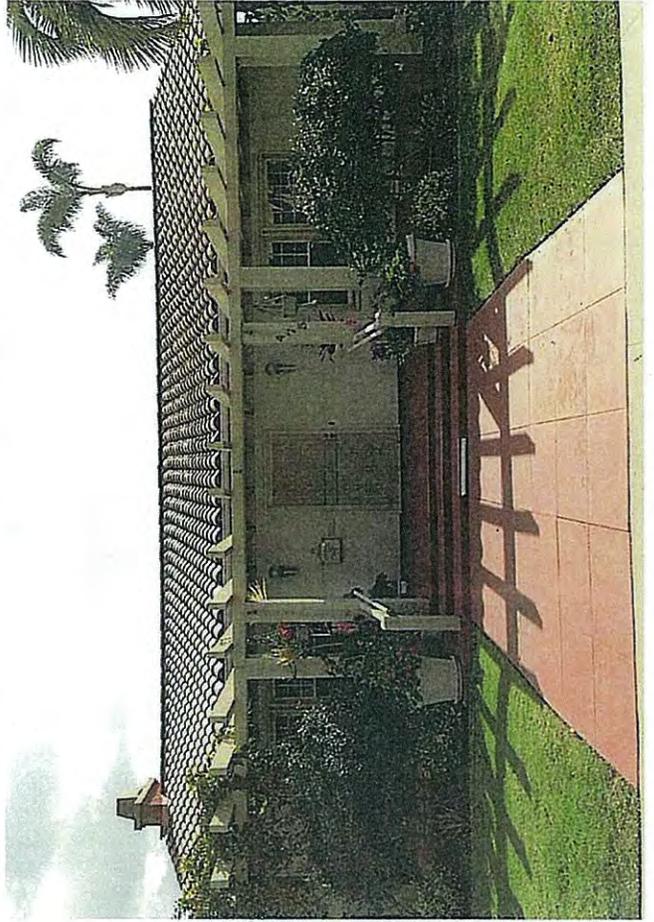
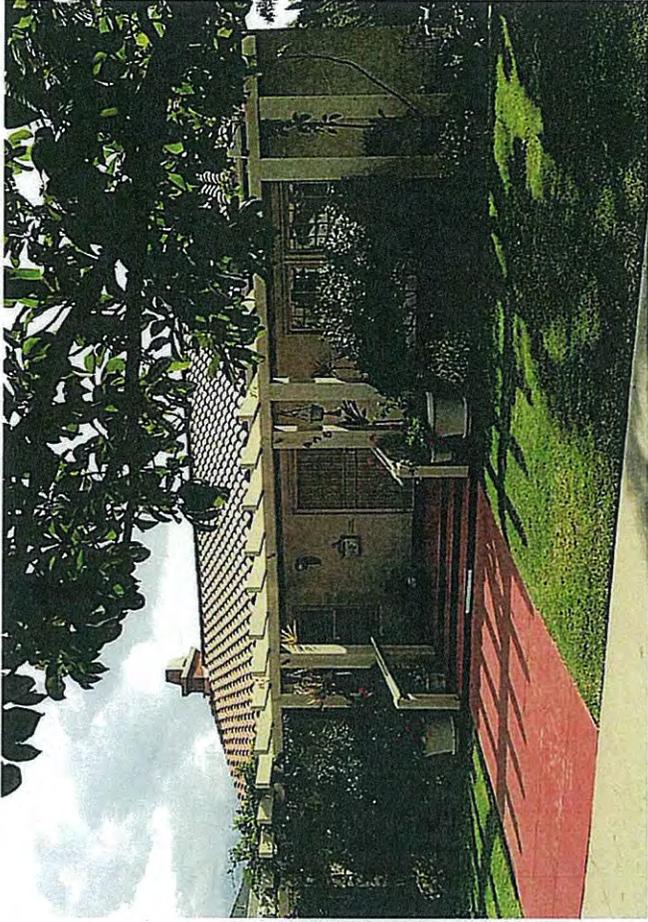
To: City of Coronado Historical Resource Commission

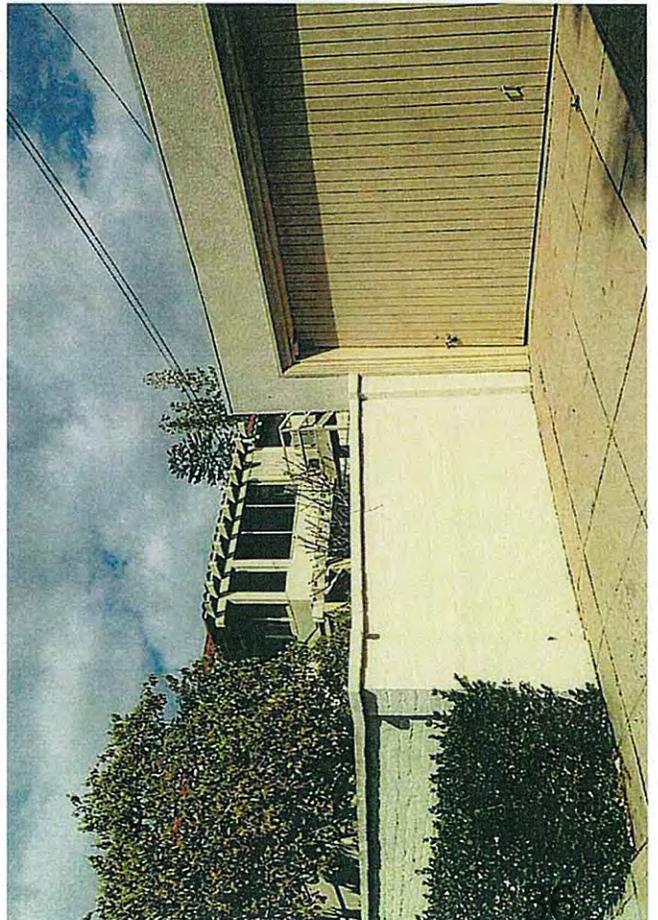
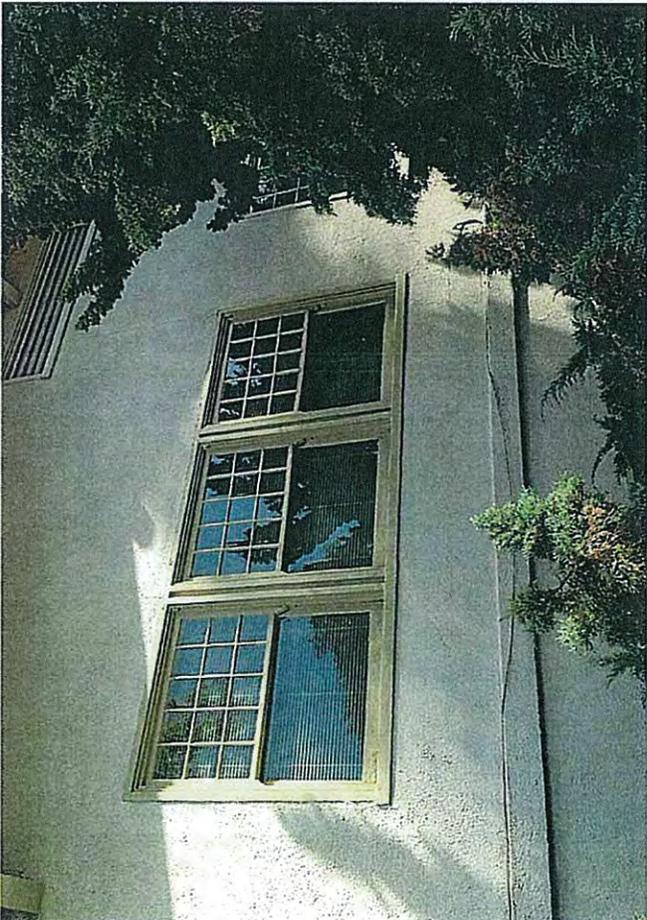
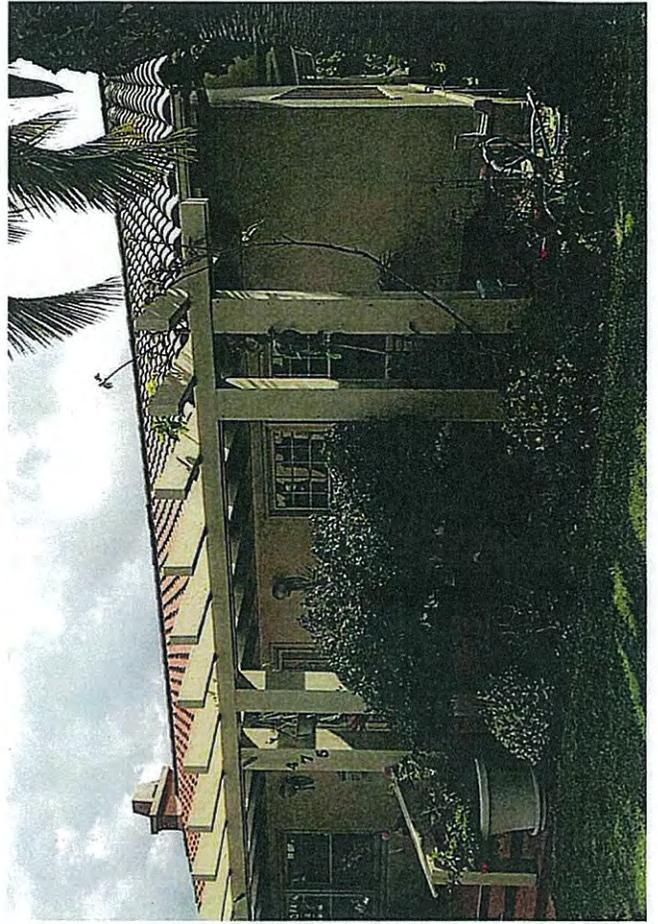
We, William and Julie Mann, as Trustees to the Ruby D. Mann Qualified Personal Residence Trust, give authorization for Scott Aurich and Tomas Braniff to represent us at the City of Coronado HRC meeting for the review of a notice of intent to demolish the property at 475 A Avenue.

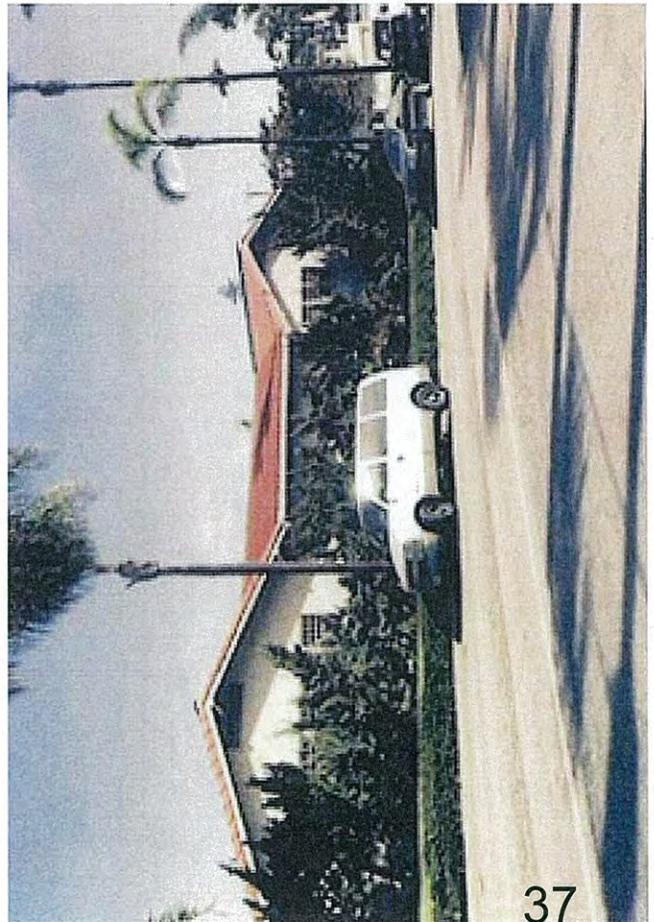
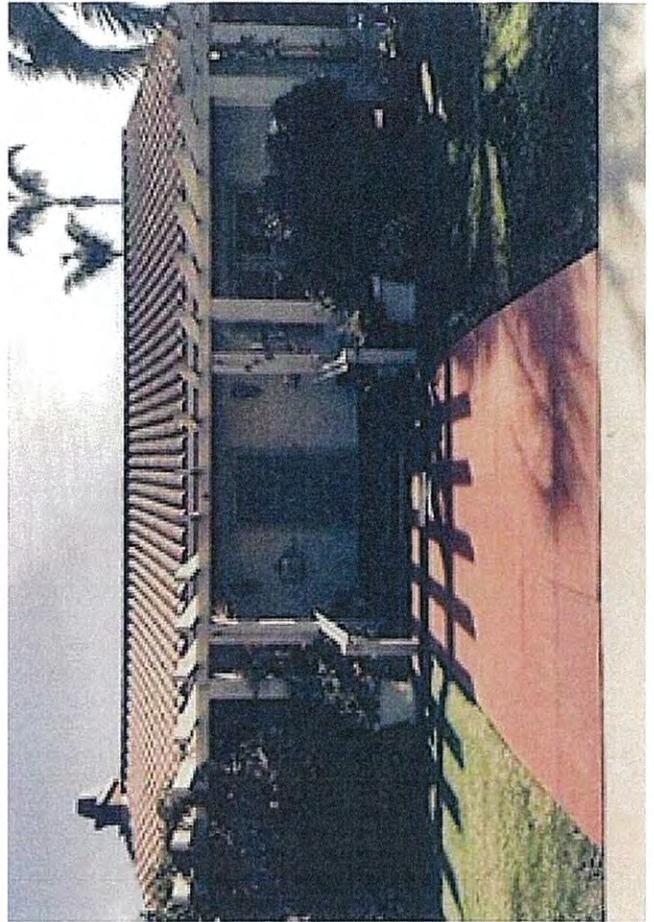
Thank you,

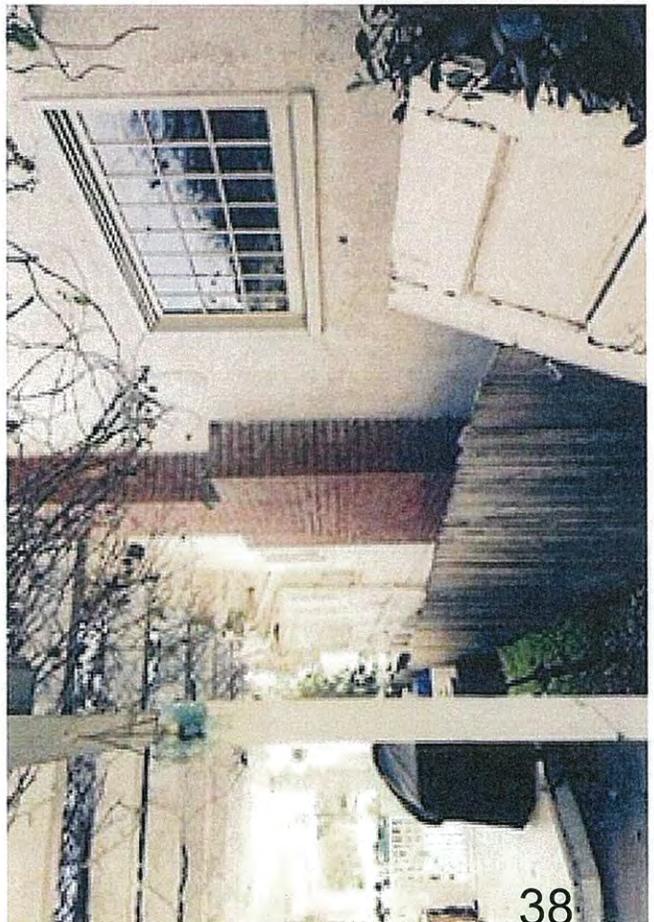
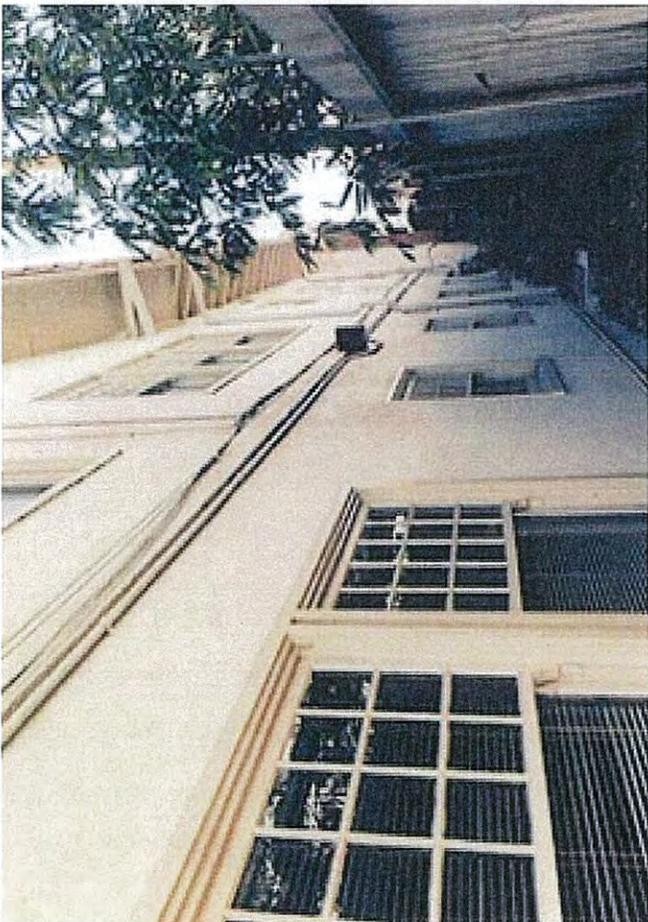
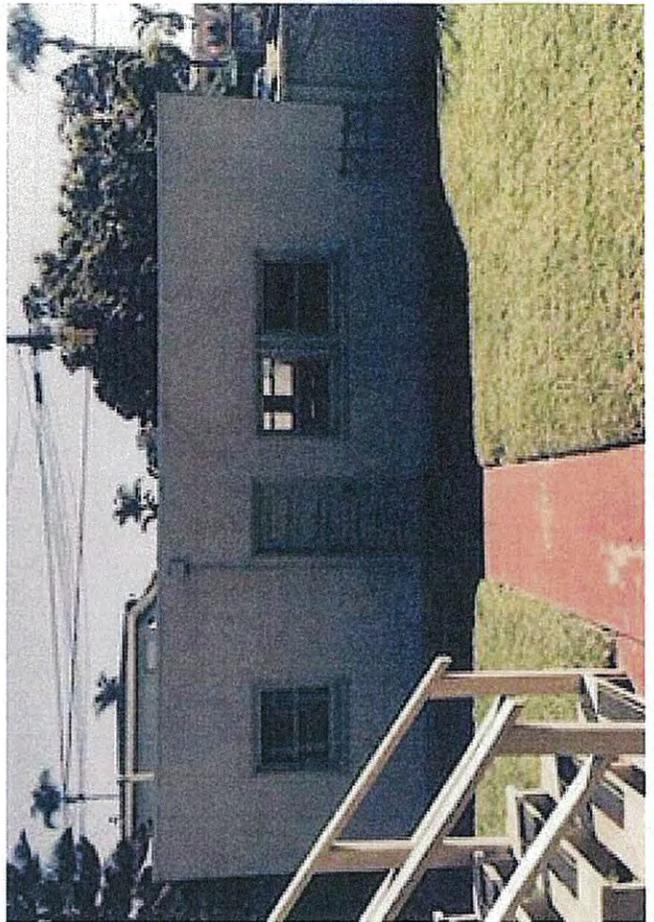
William R. Mann William R. Mann Date: 2-21-15

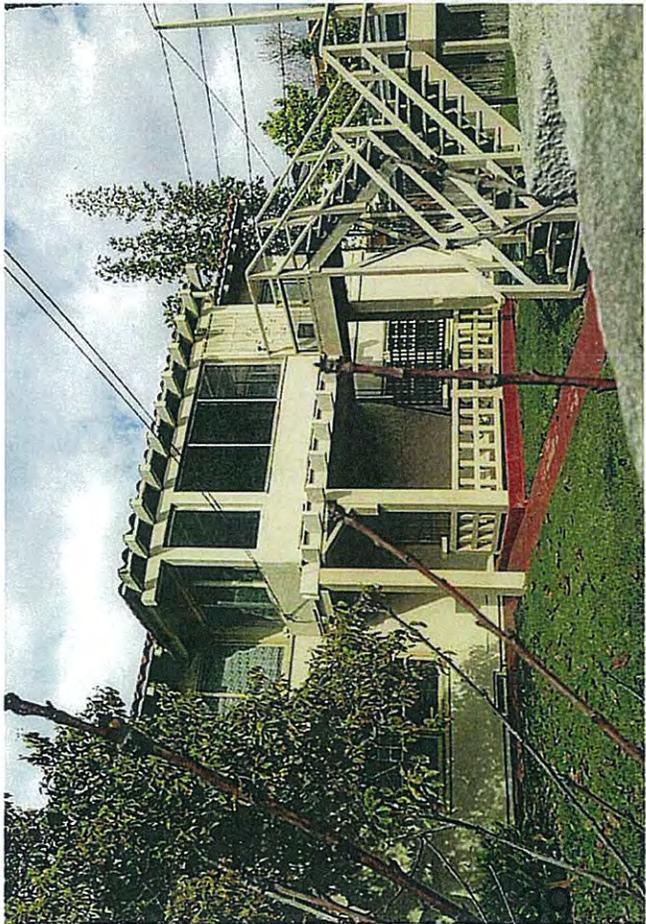
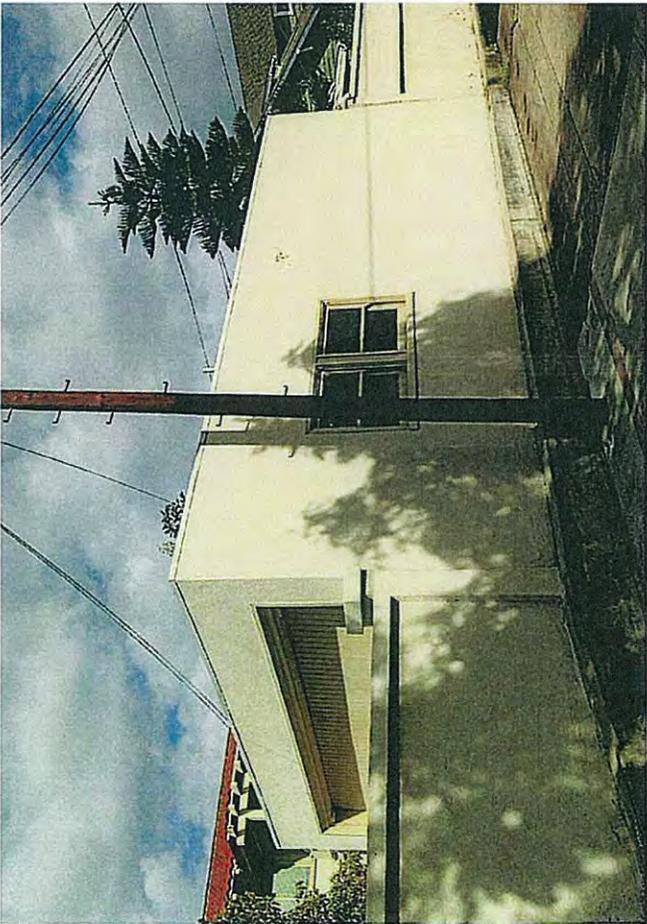
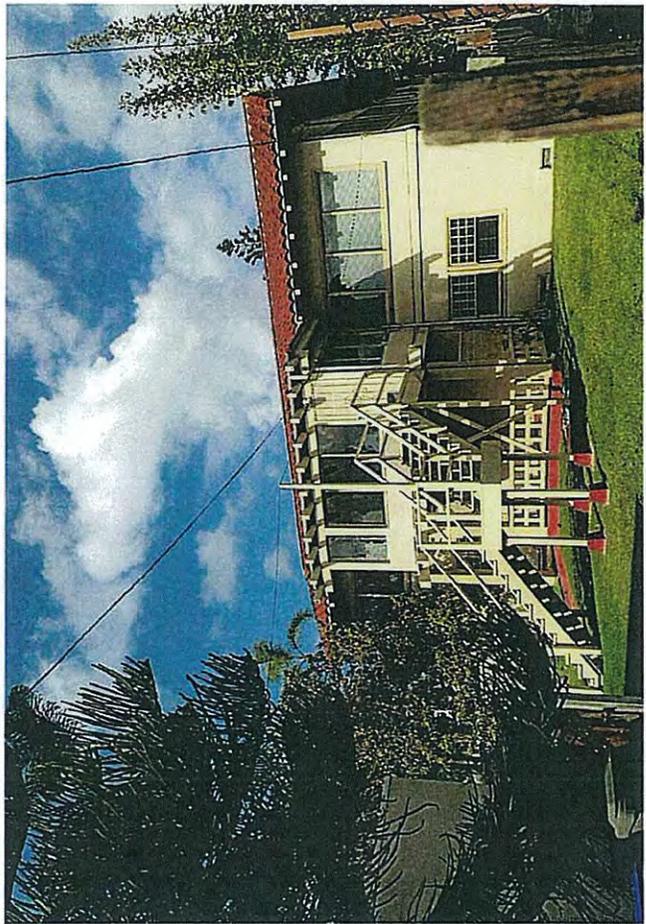
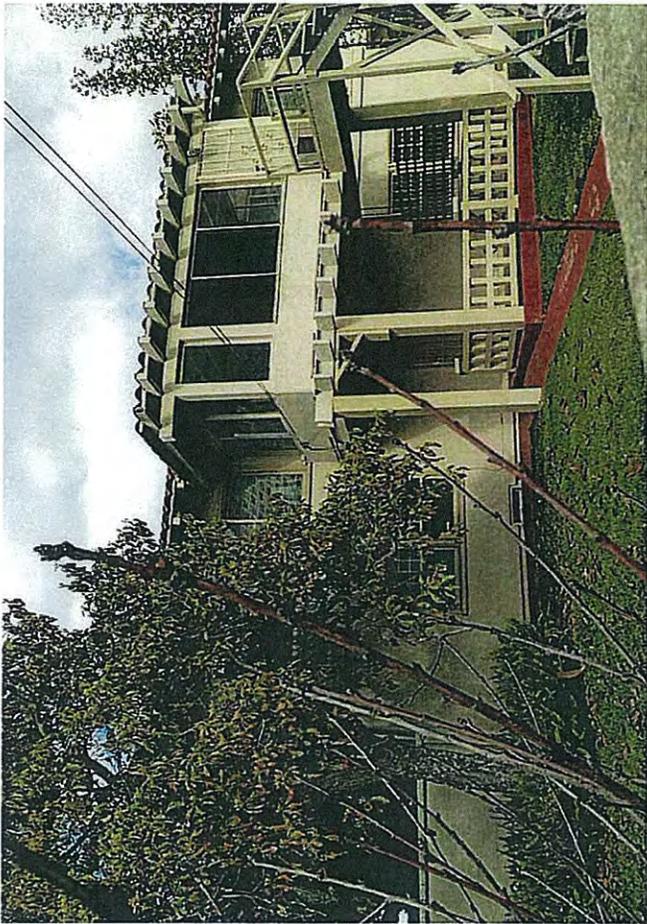
Julie Mann DocuSigned by:
Julie Mann
48FBF7C2E14645A... Date: 2/20/2015

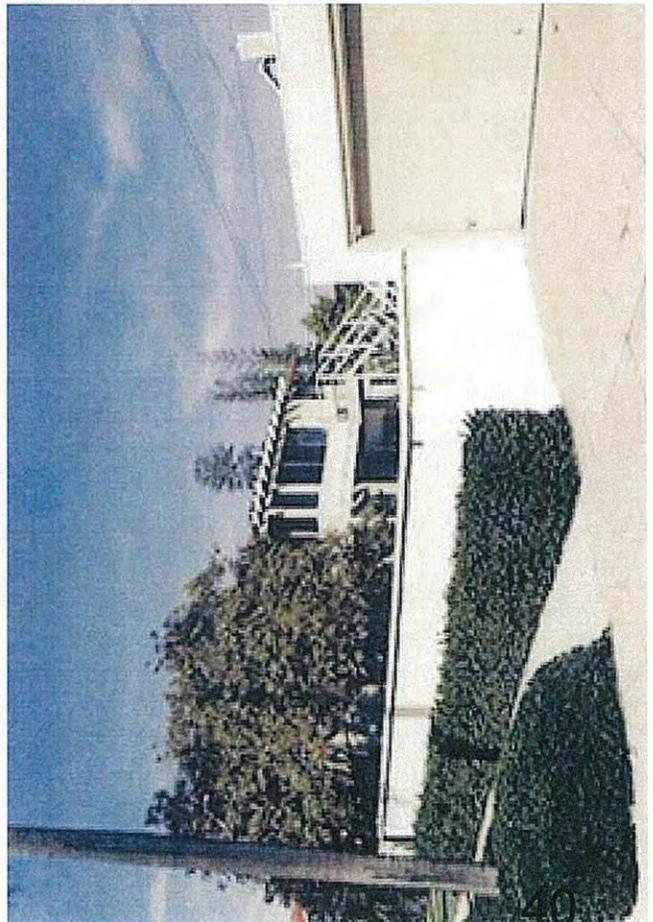
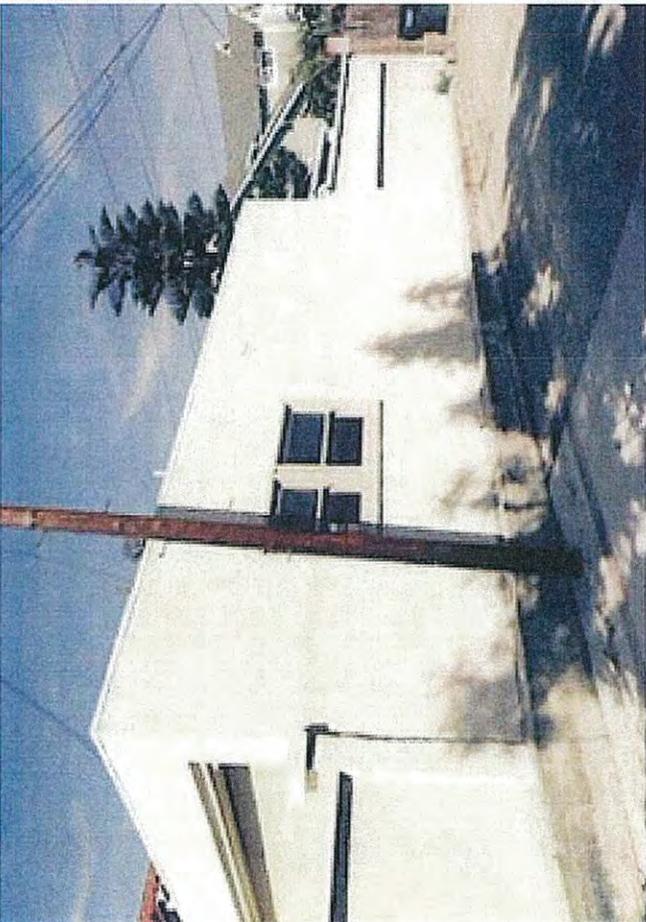
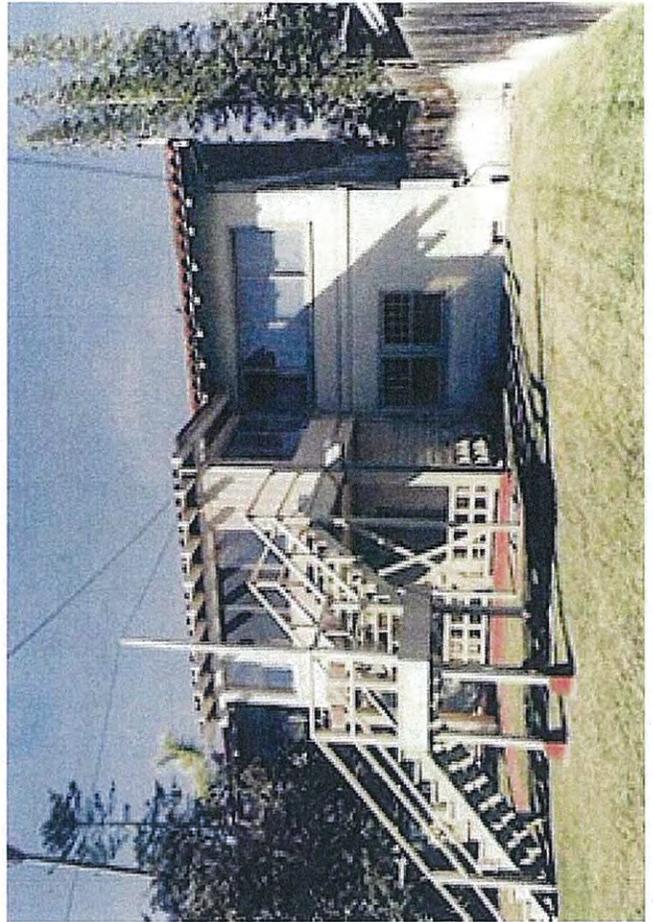
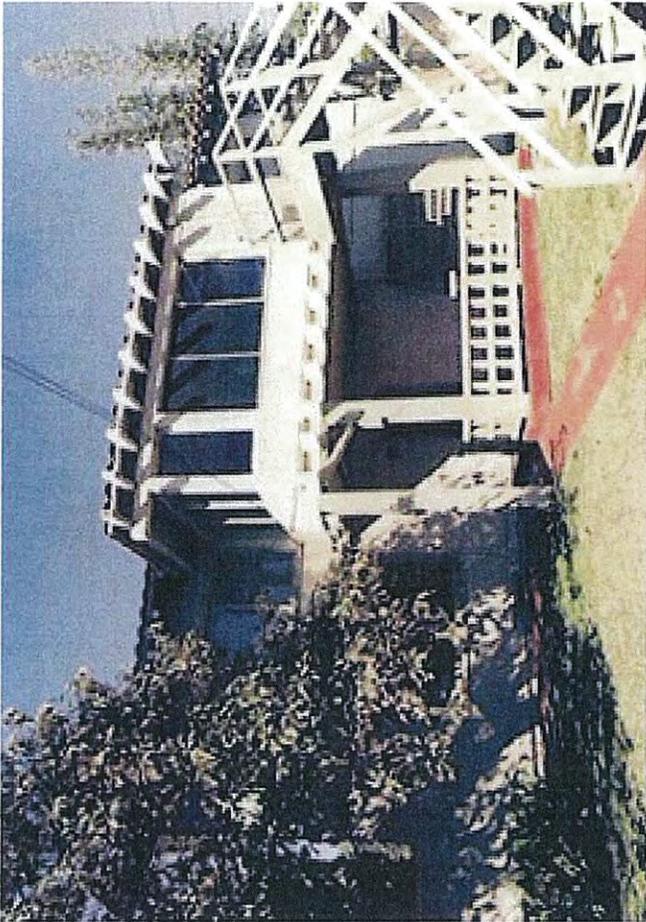


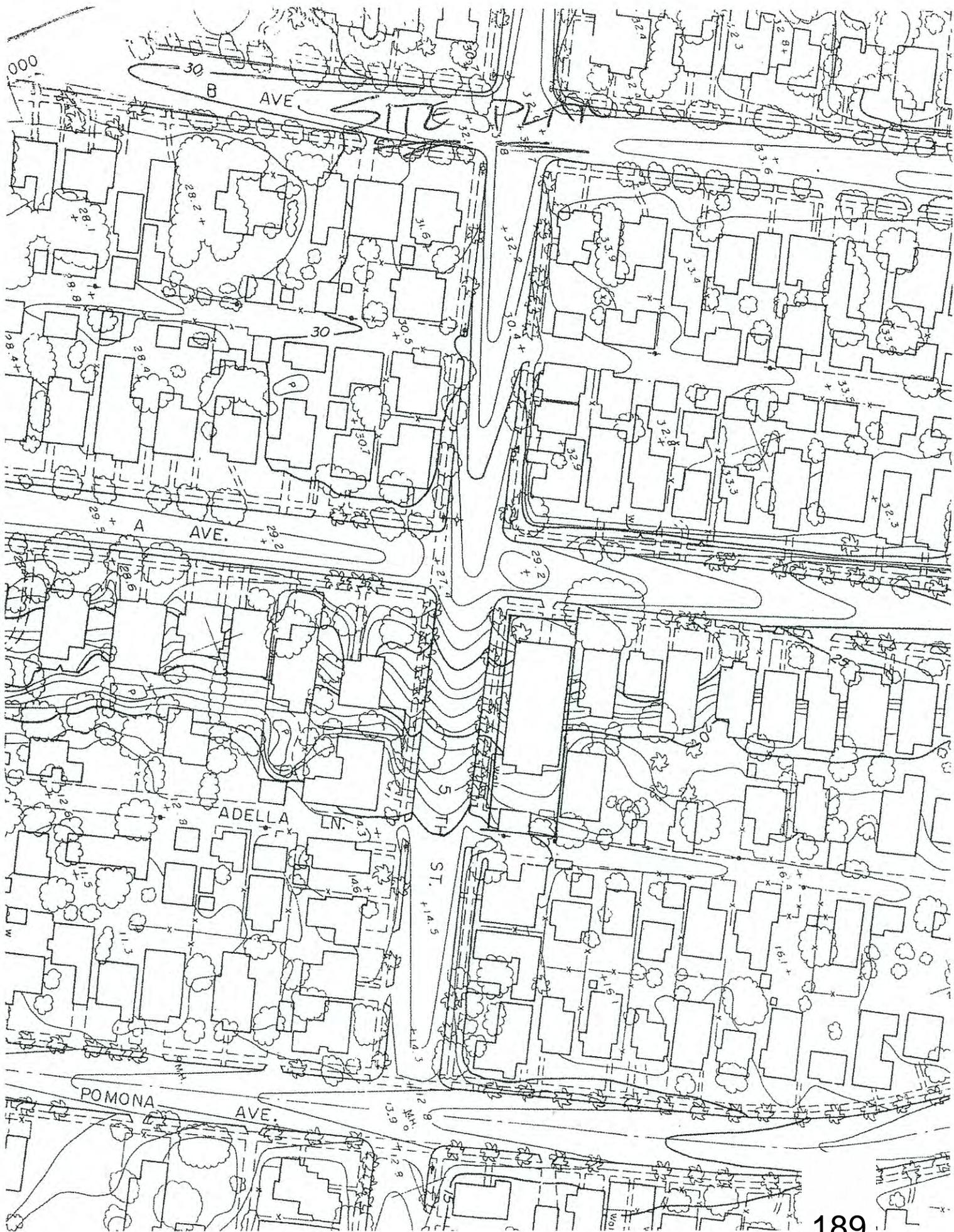












DESCRIPTION OF BUILDING

CLASS & SHAPE	CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF		LIGHTING		AIR CONDITION		ROOMS		FLOORS		ROOM AND FINISH DETAIL						
				Stucco on	Siding	Flat	Pitch	X Wiring	K.T.	B.X.	Cable	Conduit	Forced	Cooling	Rooms	B	1	2	Floors	Material
D.7.0 ÷ 0	Light Sub-Standard	Frame	Stucco on	Flat	Gable	X Heating	Forced	Cooling	Living	Bed	3	1	2	Material	Grade	TRIM	Interior	Finish	Walls	Ceilings
ARCHITECTURE	X Standard	Sheathing	Siding	Hip	Shed	X Gravity	Humid.	Humid.	All	All	X	X	X	Wood	G-E	R-wood.	Pl.	Ceilings		
1+3 Stories	Special	Concrete Block		Cut Up	Shingle	X Wall Unit	Zone Unit	Zone Unit	Bed	Bed	3	1	2	Plume	G	R-wood.	Pl.	Ceilings		
TYPE		B.B.	Shingle	Dormers	Shingle	X	Central	Central	Bed	Bed	3	1	2	Plume	G	R-wood.	Pl.	Ceilings		
Use	Design	Brick	Shake	Raft.	Gutters	X	PLUMBING	PLUMBING	Bed	Bed	3	1	2	Plume	G	R-wood.	Pl.	Ceilings		
X Single	X Concrete	Abobe	Shake	Gutters	Shingle	X	Pool	Pool	Bed	Bed	3	1	2	Plume	G	R-wood.	Pl.	Ceilings		
Double	Reinforced	1st	B.B.D.	T.&G.	Shingle	X	Water	Water	Bed	Bed	3	1	2	Plume	G	R-wood.	Pl.	Ceilings		
Duplex	Brick	2nd	Brick	Brick	Shake	X	Oil Burner	Oil Burner	Bed	Bed	3	1	2	Plume	G	R-wood.	Pl.	Ceilings		
Apartment	Wood	Sub-Floor	Stone	Windows	Shake	X	Water	Water	Bed	Bed	3	1	2	Plume	G	R-wood.	Pl.	Ceilings		
Flat-Court	Concrete Floor	Concrete Floor	Windows	X D.H.	Shingle	X	Water	Water	Bed	Bed	3	1	2	Plume	G	R-wood.	Pl.	Ceilings		
Hotel	Piers	Insulated Ceiling	Metal Sash	Caseament	Tile Trim	X	Water	Water	Bed	Bed	3	1	2	Plume	G	R-wood.	Pl.	Ceilings		
2 Units	Light Heavy	Insulated Walls	Screens	Caseament	Comp.	X	Water	Water	Bed	Bed	3	1	2	Plume	G	R-wood.	Pl.	Ceilings		
CONSTRUCTION RECORD	Permit	Amount	Date	EFFEC. YEAR	APPR. YEAR	NORMAL % GOOD	RATING (E,G,A,F,P)	RATING (E,G,A,F,P)	FINISH	FIXTURES	SPECIAL FEATURES	FINISH	FIXTURES	SPECIAL FEATURES	FINISH	FIXTURES	SPECIAL FEATURES	FINISH	FIXTURES	SPECIAL FEATURES
No.	For																			
1916				1916	1916	47	A	A	A	A	A	A	A	A	A	A	A	A	A	A

COMPUTATION

Appraiser & Date	Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
H. Howard				1969	1973															
720 Drexel King	4464	58.40	3749.22	10.50	46872	1390	62049													
255 Bond	2414	560	13578	7.80	18829	1020	24622													
Ac			200		200		220													
F.P.			600		600		660													
207 S.E.P.	96	2.50	336		336		336													
C.P.	380	1.00	380		380		380													
G	560	3.20	1792		1792		3136													
Mo. Inc.			480		480		480													
TOTAL			14804		69489		91883													
NORMAL % GOOD			47.00		55%		36													
R.C.L.N.D			25958		38219		33077													
A-11 9-98			A 3-54																	

GRANT DEED

I, EDWARD BROOKS SCOVEL a widower, for and in consideration of the sum of Ten Dollars, and other good and valuable considerations to me in hand paid, receipt whereof is hereby acknowledged, do by these presents, grant, bargain, sell, convey and confirm unto MILTON O. CLARK AND MARGUERITE B. CLARK, husband and wife, as joint tenants, with right of survivorship, an undivided-one-fourth (1/4) interest in and to all that certain lot, piece and parcel of land situate in the City of Coronado, South Island, San Diego County, California, and bounded and described as follows, to-wit:

Lot Twenty-four (24) in Block One Hundred Seventeen (117) of Coronado Beach, South Island, in the City of Coronado, County of San Diego, State of California, according to Map thereof 4576 filed in the office of the County Recorder of said San Diego County, November 12, 1886.

Correct

TOGETHER with all and singular the tenements, hereditaments and appurtenances therunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, SUBJECT to easements, reservations, restrictions, conditions of record, and to taxes and street assessments thereon.

MAR 24 1934
50 cents
\$2.00

TO HAVE AND TO HOLD all and singular the said premises, together with the appurtenances unto the said grantees and to the survivor of them forever.

IN WITNESS WHEREOF, the said EDWARD BROOKS SCOVEL, grantor, has executed and caused this deed to be executed by his attorney in fact therunto duly authorized, this 5th day of March, 1934.

EDWARD BROOKS SCOVEL
BY EDWARD BROOKS SCOVEL
CHARLES F. HERRSHOFF, attorney in fact.

State of California
County of San Diego

On this 5th day of March, 1934, before me GERALD C. THOMAS, a Notary Public in and for the County of San Diego, State of California, residing therein, duly commissioned and sworn, personally appeared CHARLES F. HERRSHOFF, known to me to be the person whose name is subscribed to the within instrument as the attorney in fact of EDWARD BROOKS SCOVEL, and acknowledged to me that he subscribed the name of EDWARD BROOKS SCOVEL thereto as principal and his own name as attorney in fact.

WITNESS my hand and seal the day and year in this certificate first above written.

GERALD C. THOMAS
Notary Public in and for said County and State.



RECORDED AT REQUEST OF SOUTHERN TITLE & TRUST CO MAR 24 1934 at 9 A. M.

\$1.00 - 15112 - 5

O. M. SWOPS COUNTY RECORDER
BY DEPUTY D. COLE

---000---

COMPARED
Blue Print

I, ALICE BERNICE NORDELL, for and in consideration of the sum of Ten & no/100 Dollars, DO HEREBY GRANT TO LEE PIERSON, ALL THAT REAL PROPERTY situated in City of San Diego, County of San Diego, State of California, bounded and described as follows:

My undivided half interest in Lots 25, 26, 27, 28 and 29, in Block 38, C. L. Carr's Subdivision; also, with household furniture located at 601 Twenty-sixth Street, City of San Diego, California.

McCurry

TO HAVE AND TO HOLD the above granted and described premises unto the said Grantee his heirs and assigns forever.

WITNESS our hands and seal this 20th day of November 1933.

ALICE BERNICE NORDELL (SSAL)

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

On this twentieth day of November 1933, before me H. A. ROSSMAN, a Notary Public in and for said County and State, personally appeared ALICE BERNICE NORDELL known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same.

WITNESS my hand and official seal the day and year in this certificate first above written.

H. A. ROSSMAN
Notary Public in and for said County and State.



PHOTOGRAPHED BY D. A. JOHNSON DEPUTY RECORDER

RECORDED AT REQUEST OF GRANTEE MAR 24 1934 5 min past 11 A. M.

\$1.00 - 15147 - 4

O. M. STROPE COUNTY RECORDER
BY DEPUTY N. WARFIELD

---000---

COMPARED
Minnie Shore
STROPE COUNTY RECORDER

ORIGINAL
Retained by Mortgagee

CHATEL MORTGAGE

Loan No. 774

This mortgage made this 23 day of March 1934, by EMMANUEL DAMIANOS of 935 Ninth Ave. City of San Diego, County of San Diego, State of California, by occupation Printer Mortgagee to Zinnel Auto Loan Co. of 1065 2nd Ave. San Diego, Calif. Mortgagee.

WITNESSETH: That mortgagee hereby mortgages to the said mortgagee all of that certain personal property located at 935 Ninth Ave. San Diego, California, and described as follows, to-wit:

- 1 Diamond Press & Motor -- made by Challenge Machine Co. #1241
 - 1 Pearl Machine with motor -- made by Golden #28
- All types for printing purposes and anything that goes with and is a part of above machines.

And all other goods, and all other appurtenances not individually or specifically listed above.

As security for the payment by mortgagee of a promissory note in the sum of One Hundred, twenty & no/100 Dollars (\$120.00) payable \$20.00 on the 23rd day of May 1934 and the sum of \$20.00 on the 20th day of each successive month for 5 months, and together with interest at the rate of twelve per cent (12%) per annum payable monthly on all deferred payments.

In the event of a default of any payment of principal or interest herein when due then the whole sum of principal shall become immediately due and payable at the option of the holder of this mortgage, and the holder of said mortgage shall be entitled to the immediate possession of the chattels hereinabove set out.

By reference an agreement executed by the above parties contemporaneously herewith is hereby incorporated herein.

I hereby state that I have read the foregoing mortgage and collateral agreement and that I understand clearly the provisions as set forth therein.

NOTE: It is against the law to remove mortgaged property without the consent of mortgagee

EMMANUEL DAMIANOS, MORTGAGEE

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)SS

On this 23 day of March A. D. 1934, before me MINNIE SHORE, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared EMMANUEL DAMIANOS of 935 Ninth Avenue San Diego, California, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

MINNIE SHORE
Notary Public in and for the said County and State.
My commission expires June 15, 1937



STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)SS

EMMANUEL DAMIANOS being the Mortgagee in said mortgage named; being duly sworn, deposes and says: That the aforesaid mortgage is made in good faith and without any design to hinder, delay or defraud any creditor or creditors.

Subscribed and sworn to before me this 23rd day of March 1934.

EMMANUEL DAMIANOS MORTGAGEE

MINNIE SHORE
Notary Public in and for the county of San Diego, State of California.
My commission expires June 15, 1937



PHOTOGRAPHED BY D. A. JOHNSON DEPUTY CLERK

PHOTOGRAPHED BY D. A. JOHNSON DEPUTY RECORDER

GRANT DEED

109901

JAMES A. BLAIR, JR., For and in consideration of Ten (\$10.00) Dollars, and other valuable consideration, Does hereby grant to SOUTHERN TITLE AND TRUST COMPANY, a corporation, of San Diego, California, an undivided one-half interest in and to ALL THAT REAL PROPERTY situated in the City of Coronado, County of San Diego, State of California, bounded and described as follows: Lot Twenty-four (24) in Block One Hundred seventeen (117) of Coronado Beach, South Island, in the City of Coronado, County of San Diego, State of California, according to Map thereof #376 filed in the office of the County Recorder of said San Diego County,

November 12, 1886; TOGETHER with all of the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, subject to taxes and street assessments of record,

TO HAVE AND TO HOLD the above granted and described premises unto the said Grantee, its successors and assigns forever,

WITNESSE my hand and seal this 21st day of August 1933. James A. Blair, Jr., (Seal) Warren P. Eaton. Michael A. Ring

State of New York } County of New York }

On this 21st day of August Nineteen Hundred and thirty-three before me, E.G.H. Towner, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared JAMES A. BLAIR, JR. known to me to be the person described in and whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

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

E.G.H. Towner, Notary Public in and for the County of State of E.G.H. TOWNER, Notary Public, Nassau County, N.Y. Cert. filed in Kings Co. No. 4, Reg. No. 5012. Cert. filed in N.Y. Co. No. 27, Reg. No. 5124. Commission expires March 20th, 1935.

E.G.H. Towner, Notary Public, Nassau County, N.Y.

State of New York } County of New York }

No. 95426 Series B

I, DANIEL E. FINN, Clerk of the County of New York, and also Clerk of the Supreme Court in and for said county, DO HEREBY CERTIFY, That said Court is a Court of Record, having by law a seal; that E.G.H. Towner whose name is subscribed to the annexed certificate or proof of acknowledgment of the annexed instrument was at the time of taking the same a NOTARY PUBLIC acting in and for said county, duly commissioned and sworn, and qualified to act as such; that he has filed in the Clerk's Office of the County of New York a certified copy of his appointment and qualification as Notary Public for the County of Nassau with his autograph signature; that as such Notary Public, he was duly authorized by the laws of the State of New York to protest notes; to take and certify depositions; to administer oaths and affirmations; to take affidavits and certify the acknowledgment and proof of deeds and other written instruments for lands, tenements and hereditaments, to be read in evidence or recorded in this state; and further, that I am well acquainted with the handwriting of such Notary Public and verily believe that his signature to such proof or acknowledgment is genuine.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said Court at the City of New York, in the County of New York, this 22 day of Aug. 1933. Daniel E. Finn Clerk.

New York SEAL

15111 Recorded at request of Southern Title & Trust Co. Mar 24 1934 at 9 A. M. Fee \$1.00 -6-

O. H. Swope, County Recorder. By Deputy D. Cole.

COMPARED J. F. Sullivan DEPUTY COUNTY RECORDER

00000000000000000000

55065P-LBP

STATE OF CALIFORNIA FEDERAL FARM LOAN AMORTIZATION DEED OF TRUST

Application #65271

This Deed of Trust, made the first day of October, 1933, Between SARAH MARTIN HARPER, also known as SARAH E. HARPER, a widow, and E. ALIK HARPER, also known as ELLI SKIN HARPER, and ETHEL E. HARPER, his wife, as Grantor, and WILLARD D. ELLIS, WALTER C. DEAN and CHAS. PARKER as Trustees, and THE FEDERAL LAND BANK OF BERKELEY, a corporation, organized and existing under the Federal Farm Loan Act approved July 17, 1918, with its principal place of business in the City of Berkeley, County of Alameda, State of California, as Beneficiary, WITNESSETH that the said Grantor hereby grants, conveys and confirms unto said Trustees, with power of sale, the following described real property, situated in the County of San Diego, State of California, to-wit: All of Lots "G" and "H" of the partition of the Rancho Cuyamaca in the County of

new mortgage filed with Trust Dept. San Diego, 1933

280

San Diego, State of California, according to the decree of partition of said Rancho made December 30, 1878 in and by the District Court of the 10th Judicial District of the State of California in and for the County of Santa Clara in that certain action wherein Edward P. Reed was Plaintiff and Robert Allison et al, were Defendants (a certified copy of which said decree is recorded in Book 43, page 209 of Deeds et seq in the office of the County Recorder of County of San Diego, State of California) and according to the map of said partition of said Rancho made by the Referee appointed in said action and accompanying the Referee's report filed therein, a copy of which map is attached to the certified copy of the Referee's report, recorded in the Recorder's office on January 24, 1917 in Book 719, page 441 of Deeds and copy of which map was filed for record January 10, 1917 in Recorder's office.

EXCEPTING from said Lot "C" those portions thereof conveyed by E. O. Houghton to San Diego Flume Company, a corporation, by deed dated April 16, 1889 and recorded May 25, 1889 in Book 149, page 395 of Deeds, County Records of said San Diego County which said portions are more particularly described in said deed as follows:

(1) Beginning at the Northeast corner of the land of party of the second part being the Northeast corner of Tract "K" as marked on partition map of Cayamaca Rancho in San Diego County, said corner being also a corner common to Tract "L" of said map, belonging to A.W. Waterman and Tract "C" belonging to first party, and lands of party of second part and distant 20.00 chains East from the Southwest corner of Section 74, Township 13 South, Range 4 East, San Bernardino Meridian; thence North 20.00 -- along boundary line between the lands of first party and lands of said Waterman to the Northwest corner of said lands of first party thence East 24.24 chains along North boundary of last named lands; thence South 15° 16' East 8.08 chains; thence South 24° 29' East 8.26 chains; thence South 12° 15' East 4.00 chains; thence South 23° 31' West 19.87 chains; thence South 12° 40' West 13.22 chains; thence South 10° 24' West 7.91 chains; thence South 41° 52' West 5.20 chains; thence South 7° 44' West 7.67 chains; thence South 74° 27' West 15.09 chains to intersection with the West boundary line of lands of first party; thence North 46.51 chains along said boundary line to beginning.

(2) Beginning at a point on North boundary of lands of first party (Tract "G" aforesaid) distant from the Northeast corner of said Tract, East 35.15 chains; thence East along said boundary line 5.15 chains; thence South 48° 30' West 3.23 chains; thence North 52° 15' West 2.73 chains to beginning.

The property conveyed herein contains 2622 acres, more or less.

Subject to existing rights of way of record.

TOGETHER with all the estate in law and in equity which the Grantor now has or may hereafter acquire in and to the herein granted premises with the appurtenances.

TOGETHER with ___ shares in ___ and

TOGETHER with all other rights of every kind and nature, however evidenced, to the use of water, ditches and canals for the irrigation of said premises to which the Grantor or said premises are now or may hereafter become entitled; all of said water stock and water rights being hereby made appurtenant to the above described premises, and said Trustees and Beneficiary, at their option, or at the option of either the Trustees or the Beneficiary, may recognize any subsequent owner of said premises as the owner of said water stock and water rights.

TO HAVE AND TO HOLD the same unto the Trustees and to their successors and assigns, upon the trusts, covenants and agreements herein expressed; to-wit:

As security for the payment of a certain promissory note, dated October 1, 1922 for the principal sum of \$2000.00, bearing interest from date at the rate of 5% per annum; said principal sum and said interest being payable in the manner following:

Interest payable on the first day of each April and October hereafter.

Principal payable in 20 installments of 240.00 each and a final installment of 470.00

The first installment of principal being payable April 1, 1924 and semiannually thereafter; all installments of principal and interest bearing interest at the rate of 3% per annum from the date of their respective maturities until paid; said note being executed by the Grantor herein to the Federal Land Bank of Berkeley, and payable at the office of said Bank in the City of Berkeley, California.

And as security for the repayment of any and all sums of money which the Beneficiary and/or the Trustees, may hereafter loan to the Grantor or advance for his account, and as security for the payment of all other moneys that may become due from the grantors to

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the said Trustee and/ or the Beneficiary, pursuant to the terms and provisions of this Deed of Trust.

The Grantor covenants and agrees:

(1) That he does hereby assign and transfer as additional security to the Beneficiary all damages, royalties and revenue of every kind, nature and description whatsoever that said Grantor may be entitled to receive from any person, company or corporation owing or having or hereafter acquiring a right to the oil, gas or mineral rights and preservation of the premises above described, and said Grantor hereby agrees to account and pay to the Beneficiary all of said damages, royalties and revenue when collected, to be applied on the indebtedness hereby secured.

(2) That, during the existence of this Deed of Trust, he will farm, cultivate and irrigate said premises in a proper and husbandmanlike manner; that he will keep all buildings, fences, ditches, canals, wells and other improvements on said premises in good repair; that in the event of failure to perform any or all of these requirements, or any requirement provided elsewhere in this Deed of Trust, then the Beneficiary is hereby empowered to enter upon and to take possession of said premises, and perform said requirements at the cost and expense of said Grantor, which cost and expense with interest at 8% per annum from the date incurred, shall be deemed a part of the debt secured by this Deed of Trust and a lien on said premises, and shall be repayable to the Beneficiary forthwith, without notice or demand, but that the right of entry herein provided for is not exclusive of any other remedy.

(3) That any pump, pumping plant, and/or pumping equipment now installed on said property, or hereinafter to be installed thereon, is hereby declared to be part of the real property described in this Deed of Trust and subject thereto, and if said pump, pumping plant and/or pumping equipment is held under a conditional sales contract, or title retaining note, the Beneficiary is hereby given the option of discharging any unpaid balance of said contract or note, and any sum or sums so paid shall be immediately repayable without demand and shall be considered as advances under the terms of this Deed of Trust and shall be secured thereby and shall bear interest at the rate of 8% per annum until repaid.

(4) That the Beneficiary, or its duly authorized agents, shall at all times have the right to enter upon and inspect said premises.

(5) That the Grantor will at all times keep the insurable buildings which now are or that may hereafter be placed upon the said premises insured against loss or damage by fire in an amount not less than the full insurable value of said buildings in some insurance company or companies approved by the Beneficiary, and the policy or policies for such insurance shall be payable, in case of loss, to the Beneficiary, and shall be delivered to it, as further security; and in default thereof, the Beneficiary may procure such insurance, and in the event that the Grantor procures any insurance and fails to have the policy or policies for such insurance made payable, in case of loss, to the Beneficiary, or fails to deliver such policy or policies to the Beneficiary, then and in each or either event such policy or policies shall be and become payable, in case of loss, to the Beneficiary; and in event of collection upon any fire insurance policy the whole or any part of any amount so collected may be used to pay for the repair or reconstruction of the buildings damaged or destroyed, or applied on the indebtedness hereby secured, at the option of the Beneficiary.

(6) That the Grantor will pay, as soon as payable, all State, County and other taxes and all judgments and/or liens, all special or other assessments of every kind whatsoever, all charges for water and all assessments of any canal or water company or association levied or assessed or to be levied or assessed against said premises, or against the above described shares or rights in any such company or association; and the Beneficiary may at its option pay any or all of said sums after they become due and either before or after they become delinquent, and any sum or sums so paid, with interest from the time of such payment at 8% per annum shall be a part of the indebtedness hereby secured and shall be repayable forthwith without notice or demand.

(7) That the Grantor will expend the whole and every portion of said loan for the purposes specified in the federal farm loan Act as amended, and as specifically stated in the original application therefor, unless the Beneficiary shall have given its consent in writing to a modification thereof, said original application being hereby referred to and made a part hereof for all purposes.

(9) That if the land herein described, or any part thereof, be included in any irrigation, reclamation, drainage, conservation, road, or other district, now or subsequently organized, or should any district, now or subsequently organized, increase its bonded indebtedness so that in the opinion of the Beneficiary the value of the security, because of the land or any part thereof being included in any district, has depreciated to such an extent that the unpaid balance of the note or notes herein described is more than 10% of the then value of the land, plus 20% of the then value of the insurable buildings, or should such depreciation result from insufficient water supply, inadequate drainage, improper irrigation, or from any other cause, the Beneficiary being the sole judge of such depreciation, then the Beneficiary may call upon the Grantor either to reduce the unpaid balance of the loan to 10% of such value of the land plus 20% of such value of such improvements, or give such additional security satisfactory to the Beneficiary, as shall with such valuation of the land and 20% of such improvements, provide security in double the amount of the unpaid balance of the loan, and in the event the Grantor shall fail or refuse to meet such requirements for sixty days after written notice so to do has been mailed to him by the Beneficiary, at the address last given by the Grantor to the Beneficiary, the Beneficiary may at its option and without further notice to or demand on the Grantor, declare the note or notes hereby secured, due and payable, and may proceed to have the property above described, sold in accordance with the terms of this Deed of Trust; provided, however, that the requirements as to notice in this paragraph shall not affect, waive or change any other provision in this Deed of Trust.

(3) That he will forever warrant and defend the title to said premises, and the water rights thereto, to the said Trustees and Beneficiary and their successors and assigns against all claims and demands of all persons whatsoever.

(10) That this Deed of Trust, and note or notes secured hereby, are executed and delivered in accordance with the said Federal Farm Loan Act as amended, and are subject to all the terms, conditions and provisions thereof, which Act is hereby referred to and made a part hereof for all purposes.

(11) That in case the property hereinbefore described is sold or transferred by the Grantor, his heirs or assigns, or by operation of law, the National Farm Loan Association guaranteeing the payment of this loan may transfer on its books to the new owner the capital stock in said Association held by said Association as collateral security in connection with its incorsement of this loan whether said stock was or was not transferred to said new owner, said stock, while outstanding, being hereby declared to be appurtenant to said property.

(12) That upon payment of all sums secured hereby, these trusts shall cease and said Trustees, their successors or assigns, when requested so to do by the Beneficiary, shall reconvey, but without warranty, the estate held by the Trustee hereunder to the person or persons legally entitled thereto, who may, in said reconveyance be described in general terms as the person or persons legally entitled to said estate; such reconveyance shall be at the cost and expense of such persons. The recitals therein by the Trustees of any matters or facts affecting such reconveyance shall be conclusive proof against all persons of the truthfulness of said recitals. The Trustees may at any time, at request of the Beneficiary, reconvey any portion of said premises without affecting the personal liability of any person for the payment of any of said indebtedness, and in such case this trust shall continue in full force as to the property not reconveyed.

(13) That should default be made in the performance of any obligation for which this Deed of Trust is security, then the whole indebtedness hereby secured shall without notice to the Grantor, and at the option of the Beneficiary or its assigns, become due and payable forthwith and the Trustee at the request of the Beneficiary may exercise the power of sale herein granted in accordance with the law in force at the date of said sale, and if there be no statute applicable to the exercise of such power of sale, then the sale shall be made in the manner required by law for sale of real property upon execution. In making any sale under the powers herein contained the Trustee may sell said property, including water stock and water rights, as a whole in one lot or parcel.

(14) That if default be made in the payment of any of the installments as provided

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PHOTOGRAPHED BY D. A. JOHNSON DEPUTY RECORDER

in said note or notes, the Beneficiary or its assigns may require the Trustees to sell the property herein conveyed in satisfaction of such defaulted payment without declaring the whole debt due, such sale to be made upon the same terms and conditions provided for in the event said Beneficiary declares the whole debt due, save and except that where the sale is made because of the default of one or more of the installments such sale shall be made subject to the unmatured part of the note or notes, secured by this Deed of Trust, and as to such unmatured part this Deed of Trust shall remain in full force and effect, just as though no sale had been made under the provisions of this paragraph; and no sale under the powers conferred in this paragraph shall exhaust the right of sale under the powers conferred in the preceding paragraphs relating to the maturity of the entire debt nor shall any sale as provided in this paragraph exhaust the power of sale to enforce the payment of any subsequently maturing installment, the payment of which may be defaulted.

(15) The Trustees may from time to time postpone any sale to such time as they may elect by proclamation made at the time and place previously appointed for such sale, or by publication in a newspaper in the county or counties wherein said real property is situate. The Trustees making any sale under the power of sale herein provided shall receive the proceeds thereof and apply the same, first to the expenses of sale and of these trusts, counsel fees of two per cent of the amount due from the Grantor at the time of said sale (provided, however, that a minimum charge of \$100.00 shall be paid) and cost of continuing title evidence to time of sale; next, any advances made under the terms of said Deed of Trust with interest, then, the amount, including interest, unpaid upon the note or notes described herein, unless the sale is made under the provisions of paragraph 14; then upon such unpaid installment or installments, and lastly, the surplus, if any, to said Grantor, his heirs or assigns.

(16) In any deed executed under these trusts, the recitals shall be conclusive against said Trustor, his heirs or assigns, and shall entitle the purchaser or purchasers to immediate possession of the property thereby conveyed; and a receipt for the purchase money, signed by the Beneficiary or the Trustees, shall discharge such purchaser or purchasers from all obligation to see to the proper application of said money.

(17) Said Beneficiary may at any time by resolution of its Board of Directors appoint a successor or successors to or discharge any Trustee named herein or acting hereunder, and appoint a new Trustee in the place thereof; a copy of such resolution, certified by an officer of said Beneficiary and recorded in the office of the County Recorder of the County or Counties where said land is situated, shall be conclusive proof of the proper substitution of such successor or successors or new Trustee, who shall have all the estate, powers and duties of said Trustee predecessor, without the necessity of a deed from the retiring to the new Trustee.

(18) The acceptance by the Beneficiary of any payment on the indebtedness hereby secured shall not operate as a waiver by the Beneficiary of any default by the Grantor made prior to such payment in any of the covenants or agreements to be made, kept and performed by the Grantor as herein provided.

(19) Any one of the Trustees named, appointed or existing hereunder, may at any time perform any act, exercise any power, execute any trust, and make any conveyance or reconveyance hereunder, with the same effect as if all said Trustees had so acted.

(20) All the provisions of this instrument shall apply to and bind the legal representatives, successors and assigns of the respective parties hereto; that the covenants and agreements of the Grantor herein shall be construed to be the joint and several covenants and agreements of all of the persons who sign this instrument. In the event that any act of or sale by the Trustees shall be by a Court of competent jurisdiction declared invalid, the power of sale herein granted shall not be exhausted by such invalid act or sale but may be exercised anew in accordance with the provisions of this Deed of Trust.

IN WITNESS WHEREOF, the Grantor has executed these presents the day and year first hereinabove written.

Sarah Martin Harper
 Sarah H. Harper
 E. Akim Harper
 Eli Akim Harper
 Ethel E. Harper

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103017-RSC/fnr

GRANT DEED

I, Ann B. Van Pelt, a married woman, also known as Ann Blackwell Van Pelt
 For and in consideration of Ten and no/100 DOLLARS,
 Do hereby, grant to Jennie E. Tanner,
 All that Real Property situated in the City of San Diego, County of San Diego, State
 of California, bounded and described as follows:
 Lots Thirteen and Fourteen in Block Twelve of Lexington Park, according to the
 Map thereof No. 1898, filed in the office of the Recorder of said San Diego
 County, June 15, 1917.

MAR 24 1934
 100 DOLLAR

Witness my hand this First day of March, 1934.
 Signed and Executed in Presence of (Mrs) Ann I. Van Pelt
 R. S. Crane.

STATE OF CALIFORNIA }
 County of San Diego } ss. On this First day of March, 1934, before me, the undersigned,
 a Notary Public in and for said County and State, residing therein, duly commissioned and
 sworn, personally appeared Ann B. Van Pelt also known as Ann Blackwell Van Pelt known to
 me to be the person described in and whose name is subscribed to the within instrument and
 acknowledged to me that she executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my Official Seal, at my
 office, in said County of San Diego, State of California, the day and year in this cer-
 tificate first above written.



O. Helene K. Stallard
 Notary Public in and for the County of San Diego,
 State of California.

Recorded at request of SOUTHERN TITLE & TRUST CO. MAR 24 1934 at 9 A. M.
 Fee \$1.00 O. M. SROPE, County Recorder
 15110 /4 By Deputy D. Cole.

(Escrow D-365)

(3) 103091

FRANK J. MACOMBER and ETHEL M. MACOMBER, husband and wife,
 For and in consideration of the sum of Ten Dollars (\$10.00), and other good and
 valuable consideration
 DO HEREBY GRANT TO MILTON C. CLARK and MARGUERITE B. CLARK, husband and wife, as
 joint tenants, An undivided one-eighth (1/8) interest in
 ALL THAT REAL PROPERTY situated in the City of Coronado, County of San Diego, State
 of California, bounded and described as follows:

Lot Twenty-four (24), in Block One Hundred and Seventeen (117), Coronado Beach,
 South Island, in the City of Coronado, County of San Diego, State of California,
 according to the Map thereof No. 376 filed in the office of the County Recorder
 of said San Diego County, November 12th, 1886.

MAR 24 1934
 10 DOLLAR

MAR 24 1934
 50 CENTS

WITNESS our hands and seals this End day of March, 1934.

Signed and Executed in Presence of Frank J. Macomber (SEAL)
 Ethel M. Macomber (SEAL)

STATE OF CALIFORNIA }
 County of San Diego } ss. On this End day of March, 1934, before me, Otilie M. Kelley,
 a Notary Public in and for said County and State, personally appeared Frank J. Macomber
 and Ethel M. Macomber known to me to be the persons whose names are subscribed to the fore-
 going instrument, and acknowledged to me that they executed the same.

WITNESS my hand and Official seal the day and year in this Certificate first above
 written.



Otilie M. Kelley
 Notary Public in and for said County and State.

Recorded at request of SOUTHERN TITLE & TRUST CO. MAR 24 1934 at 9 A. M.
 Fee \$1.00 O. M. SROPE, County Recorder
 15113 /4 By Deputy D. Cole.

GRANT DEED

(4) 102001

I, JOHN E. BOAL, a widower, for and in consideration of the sum of ten dollars (\$10.00)
 and other good and valuable considerations to me in hand paid, receipt whereof is hereby

PHOTOGRAPHED BY D. A. JOHNSON DEPUTY RECORDER

acknowledged, do by these presents, grant, bargain, sell, convey and confirm unto MILTON G. CLARK and MARGUERITE B. CLARK, husband and wife, as joint tenants, with right of survivorship, an undivided one-eighth (1/8) interest in and to all that certain lot, piece and parcel of land situate in the City of Coronado, South Island, San Diego County, California, and bounded and described as follows, to-wit:

Lot Twenty-four (24) in Block One Hundred Seventeen (117) of Coronado Beach, South Island, in the City of Coronado, County of San Diego, State of California, according to Map thereof #376 filed in the office of the County Recorder of said San Diego County, November 12, 1888.

DOCUMENTARY
MAR 24 1934
1 DOLLAR

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof,

SUBJECT to easements, reservations, restrictions, conditions of record, and to taxes and street assessments thereon.

TO HAVE AND TO HOLD all and singular the said premises, together with the appurtenances unto the said grantees and to the survivor of them forever.

IN WITNESS WHEREOF, the said JOHN E. BOAL, has executed this deed this 6th day of March, 1934.

John E. Boal

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss. On this 6 day of March, 1934, before me, Lila Williams, a Notary Public in and for said county and state, residing therein, duly commissioned and sworn, personally appeared JOHN E. BOAL, known to me to be the person whose name is subscribed to the within instrument, and he duly acknowledged to me that he executed the same.

WITNESS my hand and seal, the day and year first above written.



Lila Williams
Notary Public in and for said County and State.
Lila Williams
Notary Public in and for the County of San Diego,
State of California.
My Commission Expires Nov. 25, 1937.
O. H. SWOPE, County Recorder
By Deputy D. Cole.

Recorded at request of SOUTHERN TITLE & TRUST CO. MAR 24 1934 at 9 A. M.
Fee \$1.00
15114 /5

UNRECORDED
E. Hoopes
DEPUTY COUNTY RECORDER - OCU-----

102091-HAD-ft

SOUTHERN TITLE & TRUST COMPANY, a corporation, organized under the laws of the State of California and having its principal place of business in the City of San Diego, County of San Diego, State of California.

For and in consideration of TEN DOLLARS,

Does Hereby Grant to Milton G. Clark and Marguerite B. Clark, husband and wife, as joint tenants, an undivided half interest in and to

All that Real Property situated in City of Coronado, County of San Diego, State of California, bounded and described as follows:

Lot Twenty-four in Block One Hundred Seventeen (117) of Coronado Beach South Island, according to the Map thereof No. 376, filed in the office of the Recorder of said San Diego County, November 12, 1888.

TOGETHER with all of the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining,

SUBJECT to all encumbrances of record, if any.

In Witness Whereof, the Southern Title & Trust Company has caused this deed to be signed by its Vice-President and Asst. Secretary, and its corporate seal to be affixed thereto, this Twelfth day of March, 1934.

SOUTHERN TITLE & TRUST COMPANY

Southern Title & Trust Company
San Diego, Cal.
Incorporated
Jan. 3, 1908.

By Geo. Heyneman Vice-President
H. E. Crane, Asst. Secretary.

State of California)
County of San Diego) ss. On this 15th day of March, A. D. Nineteen Hundred and thirty-four before me, the undersigned, a Notary Public, in and for said County, residing therein, duly commissioned and sworn, personally appeared George Heyneman known to me to be the Vice-President, and H. E. Crane, known to me to be the Asst. Secretary of the Southern Title & Trust Company, the Corporation that executed the within instrument, and known to me to be the persons who executed the within instrument in behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the same.

PHOTOGRAPHED BY D. A. JOHNSON DEPUTY RECORDER

acknowledged, do by these presents, grant, bargain, sell, convey and confirm unto MILTON O. CLARK and MARGUERITE B. CLARK, husband and wife, as joint tenants, with right of survivorship, an undivided one-eighth (1/8) interest in and to all that certain lot, piece and parcel of land situated in the City of Coronado, South Island, San Diego County, California, and bounded and described as follows, to-wit:

Lot Twenty-four (24) in Block One Hundred Seventeen (117) of Coronado Beach, South Island, in the City of Coronado, County of San Diego, State of California, according to Map thereof #376 filed in the office of the County Recorder of said San Diego County, November 12, 1886.

DOCUMENTARY
MAR 24 1934
1 DOLLAR

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof,

SUBJECT to easements, reservations, restrictions, conditions of record, and to taxes and street assessments thereon.

TO HAVE AND TO HOLD all and singular the said premises, together with the appurtenances unto the said grantees and to the survivor of them forever.

IN WITNESS WHEREOF, the said JOHN E. FOAL, has executed this deed this 6th day of March, 1934.

John E. Foal

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

ss. On this 6 day of March, 1934, before me, Lila Williams, a Notary Public in and for said county and state, residing therein, duly commissioned and sworn, personally appeared JOHN E. FOAL, known to me to be the person whose name is subscribed to the within instrument, and he duly acknowledged to me that he executed the same.

WITNESS my hand and seal, the day and year first above written.



Lila Williams

Notary Public in and for said County and State.
Lila Williams
Notary Public in and for the County of San Diego,
State of California.

My Commission Expires Nov. 23, 1937.
O. M. SWOPE, County Recorder
By Deputy D. Cole.

Recorded at request of SOUTHERN TITLE & TRUST CO. MAR 24 1934 at 9 A. M.
Fee \$1.00
15114 /5

PREPARED
E. S. [Signature]
DEPUTY COUNTY RECORDER

102021-HAD-fb

SOUTHERN TITLE & TRUST COMPANY, a corporation, organized under the laws of the State of California and having its principal place of business in the City of San Diego, County of San Diego, State of California.

For and in consideration of TEN DOLLARS,

Does hereby grant to Milton O. Clark and Marguerite B. Clark, husband and wife, as joint tenants, an undivided half interest in and to

All that Real Property situated in City of Coronado, County of San Diego, State of California, bounded and described as follows:

Lot Twenty-four in Block One Hundred Seventeen (117) of Coronado Beach South Island, according to the Map thereof No. 376, filed in the office of the Recorder of said San Diego County, November 12, 1886.

TOGETHER with all of the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining,

SUBJECT to all encumbrances of record, if any.

In Witness Whereof, the Southern Title & Trust Company has caused this deed to be signed by its Vice-President and Asst. Secretary, and its corporate seal to be affixed thereto, this Twelfth day of March, 1934.

SOUTHERN TITLE & TRUST COMPANY

Southern Title & Trust Company
San Diego, Cal.
Incorporated
Jan. 3, 1908.

By Geo. Heyneman Vice-President
H. E. Crane, Asst. Secretary.

State of California
County of San Diego

ss. On this 15th day of March, A. D. Nineteen Hundred and thirty-four before me, the undersigned, a Notary Public, in and for said County, residing therein, duly commissioned and sworn, personally appeared George Heyneman known to me to be the Vice-President, and H. E. Crane, known to me to be the Asst. Secretary of the Southern Title & Trust Company, the Corporation that executed the within instrument, and known to me to be the persons who executed the within instrument in behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the same.

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In Witness Whereof, I have hereunto set my hand and affixed my Official Seal at my Office, in the City of San Diego, County of San Diego, State of California, the day and year in this Certificate first above written.



O. Helene K. Stallard
Notary Public in and for the County of San Diego,
State of California.

Recorded at request of SOUTHERN TITLE & TRUST CO. MAR 24 1934 at 2 A. M.
Fee \$1.00 /4
15115

COMPARED
E. Cooper
DEPUTY COUNTY RECORDER

O. M. SWOPE, County Recorder
By Deputy E. Cole.

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T-7696-108128-DWF

SOUTHERN TITLE & TRUST COMPANY as Trustee under the Decree of Distribution in the Estate of Wm. M. Randall, Deceased, a corporation, organized under the laws of the State of California and having its principal place of business in the City of San Diego, County of San Diego, State of California.

For and in consideration of TEN and 00/100 DOLLARS,

Does Hereby Grant to A. E. Jones and Linnette May Jones, husband and wife, as joint tenants All that Real Property situated in City of San Diego, County of San Diego, State of California, bounded and described as follows:

Lot Four in Block "B", Carmel Heights Extension, according to Map thereof No. 1897, filed in the office of the Recorder of said San Diego County, March 22, 1928.

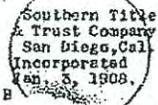
This conveyance is made subject to all restrictions, reservations, taxes, assessments, liens, rights of way and encumbrances of record, if any.

MAR 24 1934
1 DOLLARS

MAR 24 1934
1 DOLLAR

MAR 24 1934
50 CRTS

In Witness Whereof, the Southern Title & Trust Company has caused this deed to be signed by its Vice President and Asst Secretary, and its corporate seal to be affixed thereto, this 22nd day of March, 1934.



SOUTHERN TITLE & TRUST COMPANY as Trustee under the Decree of Distribution in the Estate of Wm. M. Randall, De'd.
By Geo. Heyneman Vice President
H. E. Crane. Asst. Secretary.

STATE OF CALIFORNIA
County of San Diego

ss. On this 22nd day of March, A. D. Nineteen Hundred and thirty-four before me, the undersigned, a Notary Public in and for said County, residing therein, duly commissioned and sworn, personally appeared Geo. Heyneman, known to me to be Vice President and H. E. Crane, known to me to be the Asst. Secretary of the Southern Title & Trust Company, the Corporation that executed the within instrument as Trustee under said Decree, and known to me to be the persons who executed the within instrument in behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my Official Seal at my Office, in the City of San Diego, County of San Diego, State of California, the day and year in this Certificate first above written.



O. Helene K. Stallard
Notary Public in and for the County of
San Diego, State of California.

Recorded at request of SOUTHERN TITLE & TRUST CO. MAR 24 1934 at 9 A. M.
Fee \$1.00 /4
15115

COMPARED
E. Cooper
DEPUTY COUNTY RECORDER

O. M. SWOPE, County Recorder
By Deputy D. Cole.

000-----

103127

We, A. E. Jones and Linnette May Jones, husband and wife

For and in consideration of the sum of Ten DOLLARS,

DO HEREBY GRANT TO J. W. Chriswell, a single man,

ALL THAT REAL PROPERTY situated in the city of San Diego, County of San Diego, State of California, bounded and described as follows:

Lot "B" in Block Two-hundred four (204) of Mission Beach in the city of San Diego, County of San Diego, State of California, according to Map thereof No. 1851, filed in the office of the County Recorder of said San Diego County December 14, 1914.

MAR 24 1934
1 DOLLAR

TO HAVE AND TO HOLD the above granted and described premises unto the said Grantee

PHOTOGRAPHED BY D. A. JOHNSON DEPUTY RECORDER

TO HAVE AND TO HOLD the above titled and described premises unto the said Grantee its successors and assigns forever.

WITNESS our hands and seals this 8th day of Nov., 1931.

Signed and Executed Henry J. Ration (Seal)
In Presence of Susan F. Ration (Seal)
STATE OF CALIFORNIA
County of Los Angeles

On this 8th day of Nov., A.D. 1931, before me, James R. Davis, a Notary Public in and for the County of Los Angeles, State of California, residing therein, duly commissioned and sworn, personally appeared Henry J. Ration and Susan F. Ration, personally known to me to be the persons whose names are subscribed to the within instrument, and duly acknowledged to me that they executed the same.

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



James R. Davis
Notary Public in and for the County of Los Angeles, State of California. My Commission Expires May 12, 1933.

Recorded at Request of Southern Title & Trust Co. Nov 16 1931 at 9 A.M.

G. M. STONE, County Recorder
By Deputy D. Cole

Fee \$1.00

59139

PHOTOGRAPHED BY S. WRIGHT JR. DEPUTY RECORDER

IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA
IN AND FOR THE COUNTY OF SAN DIEGO

No. 18,047.

In the Matter of the Estate of

MARY FIELD SCOVEL, also known as MARY F. SCOVEL, and M. F. SCOVEL, Deceased.

ORDER FOR PARTIAL AND RATABLE DISTRIBUTION ON PETITION OF EXECUTOR WHEN TIME TO FILE CLAIMS HAS EXPIRED.

Now comes LEROY A. WRIGHT, executor of the last will and testament of Mary Field Scovel, deceased, the petitioner herein, by Messrs. Wright & McKee and G. C. Thomas, his attorneys, and shows to the Court that his petition for partial distribution herein was filed on the 15th day of June, 1931 and that on the same day the clerk appointed Friday, the 3rd day of July, 1931 as the day for the hearing thereof and that notice has been duly given as required by law; said matter was thereupon transferred for hearing in Department 6 of the above entitled Court and was duly heard by this Court at such time, and no person appearing to contest the same and the firm of Titus & Macomber being represented by Frank Macomber who appeared personally in Court, the Court after hearing the evidence grants said petition as follows, to-wit:

The Court finds that Edward Brooks Scovel, the surviving husband of the said decedent, has for a valuable consideration and by written instrument duly assigned to

PHOTOGRAPHED BY S. WRIGHT, JR., DEPUTY RECORDER

Neece, Titus & Maomber, his attorneys, an undivided one-half interest in and to the real and personal property in the residence of the deceased at 475 A Avenue, Coronado, and that said attorneys are entitled to have an undivided one-fourth interest in and to said property distributed to them by virtue of such assignment.

The Court further finds that by virtue of the terms and provisions of the will of the said testatrix and the law the devisees of the real property and legatees entitled to receive the furniture and furnishings therein are entitled to receive said distribution in full and without diminution and that under the law an equitable conversion of said property is worked, but that said devisees and legatees are by the law required to pay the cost of maintenance and taxes upon the said property subsequent to the date of the death of the said testatrix and prior to distribution thereof.

The Court further finds that certain of the jewelry disposed of by the terms of the will of the said testatrix has never been found or received by the executor and that the only jewelry remaining for distribution in accordance with the terms of said will is that hereinafter described and distributed.

and all and singular the law and the premises having been duly considered by the Court,

IT IS ORDERED BY THE COURT that the giving of any bond by the said distributees before receiving their shares of said estate be dispensed with, and that the said Leroy A. Wright as the executor of the last will and testament of said deceased forthwith deliver to the distributees hereinafter named the whole of their shares of said estate, namely, the jewelry, cash or property set next opposite their respective names, to-wit:

NAME	SHARE
Mrs. John O'Connor	Two diamond slides for velvet neck-band
Frank O. Field	Sapphire and diamond ring, containing two diamonds and one sapphire.
Harriet Dennis	Diamond and pearl brooch.
Marcella Fabricotti	Sapphire bracelet.
Leroy A. Wright	Solitaire diamond ring.
John B. Dennis	Eight thousand nine hundred twelve and 24/100 dollars (\$8,912.24)
Jessie Brown	Four thousand five hundred forty-three and 12/100 dollars (\$4,543.12) and enameled watch and fob with coin.
Agnes Harkness, also known as Agnes Harkins	One thousand three hundred sixty-eight and 92/100 dollars (\$1,368.92)
George Brown	One thousand three hundred sixty-eight and 92/100 dollars (\$1,368.92)
Mrs. Alice Cleveland	Nine hundred twelve and 62/100 dollars (\$912.62)
Henry Ray Dennis	One thousand eight hundred twenty-five and 25/100 dollars (\$1,825.25)
Elizabeth Osborne	Four hundred fifty-six and 31/100 dollars (\$456.31)
William Rigby	One hundred eighty-two and 52/100 dollars (\$182.52)
Jamae A. Blair, Jr.	An undivided one-half interest in and to the real property hereinafter particularly described, and the furnishings and furniture therein as hereinafter particularly described.
Edward Brooks Scovel	An undivided one-fourth interest in and to the real property and the furnishings and furniture therein as hereinafter described.
Horton L. Titus and Frank J. Maomber	An undivided one-fourth interest in and to the real property hereinafter described and in and to the furniture and furnishings therein as hereinafter described.

REAL PROPERTY

Lot Twenty-Four (24) in Block One Hundred Seventeen (117) of Coronado Beach, South Island, in the City of Coronado, County of San Diego, State of California, according to map thereof #378 filed in the office of the County Recorder of said San Diego County November 12, 1886; improved with ten-room house and garage.

FURNITURE AND FURNISHINGS

MUSIC ROOM

8 overstuffed couches
 2 overstuffed chairs
 14 sofa pillows
 2 big arm chairs
 1 library table
 1 mahogany finish table
 5 small tables
 7 small rugs
 2 large flower vases
 1 large floor lamp
 4 table lamps
 14 china pillows
 20 vases different sizes
 3 candle stick holders
 5 large vases
 2 large plates
 6 pictures
 3 small rugs
 225 books
 5 pair fancy draperies
 11 pair fancy curtains

UPSTAIRS HALL

2 Chinese arm chairs
 1 library table (Chinese)
 2 Chinese vase stands
 1 table lamp
 2 candle stick holders
 2 large vases
 2 small vases
 1 long hall carpet
 1 small rug
 12 Chinese pictures

GUEST'S BEDROOM

1 bed complete
 1 dresser
 1 writing desk
 1 lamp stand
 1 table lamp
 1 wicker table
 1 wicker rocker
 1 wicker chair
 1 clock
 2 vases
 1 mirror
 1 blue rug
 14 pictures
 1 pair fancy draperies
 1 pair fancy curtains

GUEST BATHROOM

1 chair
 1 small rug

MADAM'S ROOM

1 bed complete
 1 dresser
 1 dressing table and chair
 1 writing table
 1 wicker rocker
 1 wicker arm chair
 1 white straight chair
 1 lamp stand
 1 table lamp
 1 sewing stand
 15 pictures
 1 large red rug
 1 small rug
 Personal effects
 1 pair draperies
 1 pair lace curtains

MADAM'S BATHROOM

1 small rug
 1 pair lace curtains

PHOTOGRAPHED BY S. WRIGHT, JR. DEPUTY RECORDER

170

CHEVALIER'S ROOM

1 table lamp
 1 wicker table
 1 spittoon
 1 large green rug
 6 pictures
 1 pair draperies
 3 pair lace curtains

BILLIARD ROOM

11 piece wicker set
 1 table lamp
 30 books
 3 sets book ends
 1 card table
 1 red couch
 1 spittoon
 6 sofa pillows
 2 small rugs
 2 big floor vases
 6 big plates
 10 ornamental china
 10 pictures
 2 pair draperies
 1 large Oriental rug

SUN PORCH

5 piece Chinese set porch
 Furniture
 1 old couch
 1 straw mat
 1 porch swing

DINING ROOM

1 serving table
 1 sideboard
 1 green rug
 3 pieces ornamental china
 4 silver candle holders
 2 pictures
 1 pair draperies

BUTLER'S PANTRY
CUPBOARD #1

13 goblets
 9 red wine glasses
 15 cherry dishes
 5 winegar bottles
 16 tumblers
 22 cocktail glasses
 48 wine glasses
 11 finger bowls
 24 piece gold rim set of glasses
 13 glass cups
 6 pickle dishes
 26 glass bowls

CUPBOARD #2

4 glass nickies
 4 vases
 27 piece gold rim and flower set
 6 ornamental plates
 4 piece green glassware set
 2 glass dishes
 2 small vases

CUPBOARD #3

1 beer pitcher
 5 mugs
 1 pitcher
 3 plates
 43 piece cocoa set
 2 piece carving set

CUPBOARD #4

24 piece tea set
 10 vases
 34 pair odd china

CUPBOARD #5

150 piece assorted china dishes

CUPBOARD #6

12 piece old silver

PHOTOGRAPHED BY S. WRIGHT, R. DEPUTY RECORDER

CUPBOARD #7

144 piece fancy china dishes
 2 big china mugs
 24 piece heavy chinaware

CUPBOARD #8

95 piece assorted chinaware

DOWNSTAIRS ROOM #1

1 bed complete
 1 dresser
 1 little table
 1 straight chair
 1 rocker
 1 old rug
 6 pictures

ROOM #2

1 3/4 bed complete
 1 dresser
 1 rocker
 1 straight chair
 1 center table
 1 old rug
 2 pictures

ROOM #3

1 3/4 bed complete
 1 dresser
 1 rocker
 1 straight chair
 2 pictures
 1 small rug

DOWNSTAIRS HALL

1 old long straw mat
 8 Chinese pictures

SERVANT'S DINING ROOM

1 table
 1 square table
 1 rocker
 2 straight chairs
 1 settee
 6 pictures
 1 rug

KITCHEN

1 A.B. Gas range
 1 pastry table
 1 square kitchen table
 1 straight chair
 1 small lot kitchen utensils
 7 mixing bowls
 3 bread boxes
 8 tumblers
 45 piece mixed chinaware
 1 waffle iron, old
 1 ice cream freezer, old

DOWNSTAIRS PORCH

1 porch swing
 1 old porch chair

PANTRY

1 ice box
 2 Thermo bottles
 2 water pitchers
 1 serving tray

IT IS FURTHER ORDERED, ADJUDGED AND DECREED BY THE COURT that said Leroy A. Knight as executor of the will of the said testatrix forthwith distribute and deliver to John B. Dennis of New York one hundred (100) shares of the stock of the Proposed Steel Car Company said stock being preferred stock and having a par value of one hundred dollars (\$100.00) per share and being evidenced by Certificate #P705, to hold in trust, nevertheless, for and during the term of the natural life of Edward Brooks Soovel, and to invest and reinvest the said capital invested in the said securities and to collect the income from the same from time to time as received and to distribute the net proceeds realized from said stock after the payment of all of the expenses incident to said trust, to EDWARD BROOKS SOOVEL, and upon the death of the said Edward Brooks Soovel to distribute the stock to James A. Blair, Jr., and thereupon said trust shall terminate.

Done in open Court this 18th day of November, 1931.

L. N. Turrentine,
Judge of the Superior Court.

The foregoing instrument is a full, true and correct copy of the original on file in this office. Attest Nov. 17 1931. J. B. MOLES, County Clerk and Clerk of the Superior Court, of the State of California, in and for the County of San Diego. By A. C. Keller Deputy.

Recorded at Request of Attorney Nov 17 1931 45 Min. past 2 P.M.

Fee \$3.90

C. M. GROPE, County Recorder
By Deputy J. L. Squire 58412

-----0000000000-----

97024-5-6-RAD-Lnr

KNOW ALL MEN BY THESE PRESENTS;

THAT A. Willard Dudley has made, constituted and appointed, and by these presents does hereby make, constitute and appoint Albert W. Dudley his true and lawful Attorney for him and in his name, place and stead and for his use and benefit, to ask, demand, sue for, recover, collect and receive all such sums of money, debts, dues, accounts, legacies, bequests, interests, dividends, annuities and demands whatsoever as are now or shall hereafter become due, owing, payable or belonging to him; and have, use and take all lawful ways and means in his name or otherwise, for the recovery thereof, by legal process, and to compromise and agree for the same, and grant acquittances or other sufficient discharges for the same, for him and in his name to make, seal and deliver; to bargain, contract, agree for, purchase, receive and take lands, tenements, hereditaments, and accept the seizing and possession of all lands, and all deeds, and other assurances in the law therefor; and to lease, let, demise, bargain, sell, remise, release, convey, mortgage and hypothecate lands, tenements and hereditaments, upon such terms and conditions, and under such covenants as he shall think fit. Also to bargain and agree for, buy, sell, mortgage, hypothecate, and in any and every way and manner deal in and with goods, wares, and merchandise, choses in action, and other property in possession or in action; and to make, do and transact all and every kind of business of what nature and kind soever; and, also, for him and in his name and as his act and deed to sign, seal, execute, deliver and acknowledge such deeds, covenants, indentures, agreements, mortgages, hypothecations, bottomries, charter parties, bills of lading, bills, bonds, notes, receipts, evidences of debts; releases and satisfaction of mortgage, judgment and other debts, and such other instruments in writing, of whatever kind or nature, as may be necessary or proper in the premises.

GIVING AND GRANTING unto his said Attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises, as fully to all intents and purposes as he might or could do if personally present hereby ratifying and confirming all that his said Attorney Albert W. Dudley shall lawfully do or cause to be done by virtue of these presents.

PHOTOGRAPHED BY S. WRIGHT JR. DEPUTY RECORDER

Quit-Claim Deed

THE FIRST NATIONAL TRUST AND SAVINGS BANK OF SAN DIEGO, a national banking corporation organized and existing under and by virtue of the laws of the United States of America, having its office and principal place of business in the City of San Diego, County of San Diego, State of California.

For and in consideration of the sum of One Dollar

DOES HEREBY QUIT—CLAIM to

- RAY O. MANN and RUBY D. MANN, husband and wife as joint tenants-

ALL THAT REAL PROPERTY situated in the City of Coronado County of San Diego, State of California, bounded and described as fol

Lot 24 in Block 117 of Coronado Beach South Side City of Coronado, County of San Diego, State of California is to the thereof No. 376, filed in the office of the Recorder of said San Diego County, November 12, 1886.



IN WITNESS WHEREOF said THE FIRST NATIONAL TRUST AND SAVINGS BANK OF SAN DIEGO has caused its corporate name and seal to be hereto affixed by its Vice President and Assistant Cashier, therunto duly authorized, this 17th day of April, 1957.

THE FIRST NATIONAL TRUST AND SAVINGS BANK OF SAN DIEGO

By *[Signature]* Vice President

By *[Signature]* Assistant Cashier.

STATE OF CALIFORNIA,
COUNTY OF SAN DIEGO } ss.

On this 17th day of April, 1957, before me,
ELIZABETH F. STONE, a Notary Public in and for said County and State,
personally appeared C. C. BLAKEMORE known to me to be the Vice President,
and R. A. CAMERON known to me to be the Assistant Cashier
of THE FIRST NATIONAL TRUST AND SAVINGS BANK OF SAN DIEGO, the corporation that
executed the foregoing instrument, and known to me to be the persons who executed the same on
behalf of said corporation and acknowledged to me that said corporation executed the same

WITNESS my hand and official seal

Elizabeth F. Stone
Notary Public in and for said County of San Diego, State of California

My Commission Expires February 1, 1961

62546

DOCUMENT No. 62546
RECORDED AT REQUEST OF
BIBBON TITLE INSURANCE & TRUST COMPANY
APR 29 1957
at 9:00 A.M.
BOOK 6555 PAGE 112
OFFICIAL RECORDS
County of San Diego, California
Fee \$ 28.00 Folio 2
ROGER M. HOWE, County Recorder
By *HZ* Deputy

State of California, }
County of Fresno. } ss.

On this 29th day of June, in the year one thousand nine hundred and fifteen before me, Beasis K. Larkins, a Notary Public in and for said county and state, residing therein, duly commissioned and sworn, personally appeared J. S. Carroll, known to me to be the person described in, whose name is subscribed to and who executed the within instrument, and he acknowledged that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in the County of Fresno, the day and year in this Certificate first above written.

Notary Public
Fresno County,
California.

Beasis K. Larkins,
Notary Public in and for said Fresno County,
State of California.

Recorded at Request of Ctee, Jul 8, 1915. At 25 min, past 2 o'clock, P.M.

Fee \$1.00.

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

13075

Notary Public By T. MILLER, Deputy Recorder

SOUTHERN TITLE GUARANTY COMPANY.

a corporation, organized under the laws of the State of California and having its principal place of business in the City of San Diego, County of San Diego, State of California, for and in consideration of Ten Dollars, Does Hereby Grant to E. B. Souvel All that Real Property situated in the City of Coronado, County of San Diego, State of California, bounded and described as follows:

Lot Twenty-four in Block One Hundred Seventeen of Coronado Beach, South Island, according to the Map thereof No. 376, filed in the office of the Recorder of said San Diego County, November 12, 1885. S. T. G. Co. Jul 7 1915. San Diego. B. T. G. Co. Jul 7 1915. San Diego. S. T. G. Co. Jul 7 1915. San Diego.

TO HAVE AND TO HOLD the above granted and described premises unto the said Grantee, his heirs and assigns forever. Subject to taxes.

IN WITNESS WHEREOF, the Southern Title Guaranty Company has caused this deed to be signed by its Vice President and Asst. Secretary, and its corporate seal to be attached thereto, this 29th day of June, 1915.

Southern Title Guaranty Company, San Diego, Cal., Incorporated Jan 3, 1908. R.O.I.

SOUTHERN TITLE GUARANTY COMPANY.
By W. B. Moore, Vice President,
H. E. Crane, Asst. Secretary.

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

On this 29th day of June, A.D. Nineteen Hundred and Fifteen, before me, E. E. Hubbell, a Notary Public in and for said County, residing therein, duly commissioned and sworn, personally appeared W. B. Moore, known to me to be Vice President and H. E. Crane, known to me to be the Asst Secretary of the Southern Title Guaranty Company, the Corporation that executed the within instrument, and known to me to be the persons who executed the within instrument in behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the same.

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



13080



E. F. Hubbell,
Notary Public in and for the County of San
Diego, State of California.

101

Recorded at Request of J. Brooks, Jul 5, 1915. At 45 min, past 2 o'clock, P.M.
John H. Ferry, County Recorder,
By W. Howard Ferry, Deputy.

13080 Fee \$.50.

W. H. Ferry
DEPUTY COUNTY RECORDER

-----000-----

For and in consideration of ten Dollars, Do hereby Grant to JOHN W. MORGAN and MARGIE MORGAN, husband and wife, as joint tenants and not as tenants in common, All that Real Property situated in the County of San Diego, State of California, bounded and described as follows:

Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) and the South Half (S. $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section one (1) Township Fourteen (14) South Range One (1) West San Bernardino Base and Meridian, containing 120 acres more or less, and the West Half (W. $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Twelve (12), Township Fourteen (14) South Range One (1) West San Bernardino Base and Meridian, containing 80 acres more or less.

Subject to one certain mortgage for \$5700.00 and accrued interest, in favor of Minnie A. Townsend, which said grantees hereby assume and agree to pay.

TO HAVE AND TO HOLD the above granted and described premises unto the said Grantees, as joint tenants, and to the survivor of them, and to the heirs and assigns of such survivor forever.

U.T. Co. of S. D. Apr. 24, 1915. 85	U.T. Co. of S. D. Apr. 24, 1915. 82	U.T. Co. of S. D. Apr. 24, 1915. 50
--	--	--

WITNESS our hands and seals this twenty-fourth day of February, 1915.

Signed and executed in presence of
S. A. Lewis. E. Marjorie Smith. (SEAL)
Morgan W. Smith. (SEAL)

State of California,)
County of San Diego.) ss.

On this twenty-seventh day of February, A.D. Nineteen Hundred and Fifteen, before me, R. H. McFadden, a Notary Public in and for said County, residing therein, duly commissioned and sworn, personally appeared Marjorie Smith and Morgan W. Smith, known to me to be the person described in and whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

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



R. H. McFadden,
Notary Public in and for the County of San
Diego, State of California.

Recorded at Request of Union Title Co. of San Diego (Loop) Jul 9, 1915. At 12 min.
past 9 o'clock, A.M.
John H. Ferry, County Recorder,
By W. C. Parsons, Deputy.

13103 Fee \$1.00.

-----000-----

RECORDED BY F. MILLET, Deputy Recorder



AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO:

Name McVay & Corrigan, A.P.C.
Street Address 12520 High Bluff Drive, Suite 150
City & State, Zip San Diego, CA 92130-2061
Title Order No. _____ Escrow No. _____

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CTC 1-103 (8-93)

Quit Claim Deed

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$ 0

_____ unincorporated area City of Coronado

Parcel No. 536-322-14

computed on full value of property conveyed, or

computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Ruby D. Mann Trustee under Declaration of Trust dated September 30, 1983
as may be amended from time to time.

hereby REMISE(S), RELEASE(S) AND FOREVER QUIT CLAIM(S) to

Ruby D. Mann

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

Lot 24 in block 117 of Coronado Beach South Island, in the City of Coronado, County of San Diego, State of California, according to the map thereof No. 376 filed in the Office of the Recorder of said San Diego County, November 12, 1836.

Dated: April 28, 1999

State of California
County of _____

Ruby D. Mann Trustee
Ruby D. Mann, Trustee

On April 28, 1999, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ruby D. Mann

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.
Signature Donna L. Breglio



(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE.
Name Ruby D. Mann Street Address 475 A. Avenue City & State Coronado, CA 92118
E:\Admin\Forms\QUITCLAIM.DEED.(blank).wpd

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO:

Name McVay & Corrigan, A.P.C.
Street
Address 12520 High Bluff Drive, Suite 150
City &
State, Zip San Diego, CA 92130-2061
Title Order No. _____ Escrow No. _____

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CTC 1-103 (8-93)

Quit Claim Deed

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TAX IS \$ 0

unincorp

City of Coronado

Parcel No. 536-322

computed on full v

erty conveyed, or

computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Ruby D. Mann

hereby REMISE(S), RELEASE(S) AND FOREVER QUIT CLAIM(S) to

Ruby D. Mann, Trustee of the Ruby D. Mann Qualified Personal Residence Trust u/e/d April 28, 1999

the following described real property in the

county of San Diego, state of California:

Lot 24 in block 117 of Coronado Beach South Island, in the City of Coronado, County of San Diego, State of California, according to the map thereof No. 376 filed in the Office of the Recorder of said San Diego County, November 12, 1886.

Dated: April 28, 1999

Ruby D. Mann
Ruby D. Mann

State of California
County of _____

On April 28, 1999, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Donna L. Breglio D.B.
Ruby D. Mann

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.
Signature: Donna L. Breglio



(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE
Name Ruby D. Mann Street Address 475 A. Avenue City & State Coronado, CA 92118
E:\Admin\Forms\QUITCLAIM\DEED.(blank).wpd

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO:

Name
McVay & Corrigan, A.P.C.
Address
12520 High Bluff Drive, Suite 150
San Diego, CA 92130-2061
City & State, Zip
Title Order No. _____ Escrow No. _____

DOL # 1999-0595649

AUG 30, 1999 11:07 AM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER

3319

FEES: 8.00
OC: NA



SPACE ABOVE THIS

CTC 1-103 (8-93)

Quit Claim Deed

THE UNDERSIGNED GRANTOR(S) DECLARE(S) This deed is to correct a previously DOCUMENTARY TRANSFER TAX IS \$ 0 recorded deed that was recorded 6/10/99.
 unincorporated area City of Coronado as Document Number 1999- Parcel No. 536-322-14 0405350
 computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale, and

*For
ACCA
10/2*

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Ruby D. Mann, Trustee of the Ruby D. Mann Qualified Personal Residence Trust
u/t/d April 28, 1999.

hereby REMISE(S), RELEASE(S) AND FOREVER QUIT CLAIM(S) to

Ruby D. Mann, Trustee of the Ruby D. Mann Qualified Personal Residence Trust
u/t/d June 29, 1999.

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

Lot 24 in block 117 of Coronado Beach South Island, in the City of Coronado, County
of San Diego, State of California, according to the map thereof No. 376 filed in the
Office of the Recorder of said San Diego County, November 12, 1886.

Dated: 6/29/99

State of California
County of San Diego

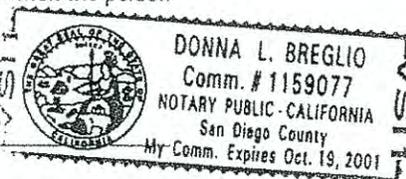
Ruby D. Mann
Ruby D. Mann, Trustee

On 6/29/30, 1999, before me, the
undersigned, a Notary Public in and for said County and State,
personally appeared Ruby D. Mann

personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person whose name is subscribed
to the within instrument and acknowledged to me that he executed
the same in his authorized capacity, and that by his signature on the
instrument the person, or the entity upon behalf of which the person
acted, executed the instrument.

WITNESS my hand and official seal

Signature *Donna L. Breglio*



(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED

Name Ruby D. Mann Street Address 475 A Ave. City & State Coronado 18

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO:

Name: McVay & Corrigan, A.P.C.
Address: 12520 High Bluff Drive, Suite 150
City & State, Zip: San Diego, CA 92130-2061
Title Order No. _____ Escrow No. _____

THE ORIGINAL OF THIS DOCUMENT
WAS RECORDED ON AUG 30, 1999
DOCUMENT NUMBER 1999-0595649
GREGORY J. SMITH, COUNTY RECORDER
SAN DIEGO COUNTY RECORDER'S OFFICE
TIME: 11:07 AM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CTC 1-103 (8-93)

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Ruby D. Mann, Trustee

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WITNESS my hand and official seal

Signature Donna L. Breglio



(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Name Ruby D. Mann Street Address 475 A Ave. City & State Coronado CA 92118

475 A Avenue Staff Research - List of Sources

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THE THEATRE.

27

4/4

A Monthly Review

OF THE

DRAMA, MUSIC, AND THE FINE ARTS.

EDITED BY

BERNARD CAPES AND CHARLES EGLINGTON.

NEW SERIES.

VOL. XVIII.—JULY TO DECEMBER, 1891.

London :

EGLINGTON & CO., 78 & 78A, GREAT QUEEN STREET, W.C.

1891.

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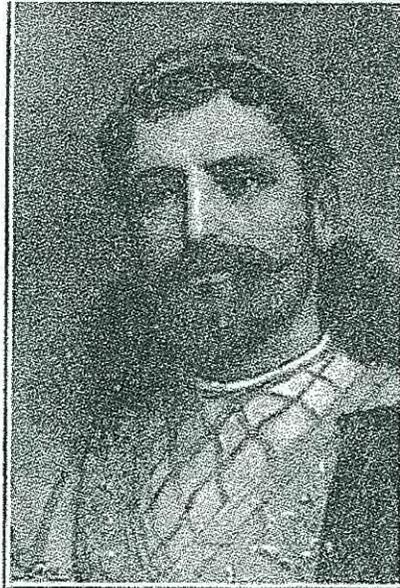
the dramatic career of Miss Marion Terry up to January last in our number of that month; since then she has won fresh laurels as Lady Harding, from her exquisitely tender and womanly representation of the character.

MR. JOHN MASON, the other subject of our photograph, was unknown to the generality of London playgoers until he appeared at the St. James's Theatre, when he at once established himself in public favour. Mr. John Mason first appeared on the stage at the Old Walnut Street Theatre, Philadelphia, in 1878, and is pleased to remember that he made his *début* at the oldest theatre in America. For many weeks he had little to do but to gain experience by watching the acting of others, or, as he puts it, "he practically carried a spear" till the late Lawrence Barrett came to the theatre to play a star engagement, and through that gentleman's recommendation Mr. Mason was engaged the following season as the "so-called singing and walking gentleman" of the Boston Museum. He remained there for five years and played every line of business known to the stage, with the exception of downright low comedy. Mr. Mason also sang a great deal in comic opera, and was the original "Colonel" in Gilbert and Sullivan's "Patience." At the end of the five years he was engaged as "leading man" there for three seasons. Mr. Mason's leanings are towards light comedy, though his latest successes in America were as Jack Dudley in "Hands Across the Sea," and as Harry O'Mailly in "The English Rose," which are, of course, strongly melodramatic parts. From his ability we think he may justly lay claim, as he does, to call himself a "general utility man," and, in our opinion, of the very first class. The press and public are universal in their praise of his performance of "Simcoo Strong" in "The Idler."

No. CCLXIX.—THE CHEVALIER SCOVEL.

EDWARD BROOKS SCOVEL, the handsome subject of our portrait, known to the artistic world as the Chevalier Scovel, is an American by birth, and was born at Detroit, in Michigan, on May 6th, 1853. His father was a physician, and a gifted musical amateur. The Chevalier Scovel was intended to follow the medical profession, but having been encouraged by Dr. Scovel to cultivate music, which he had studied under Nicolao, a celebrated Italian professor of New York, the future *tenore robusto* at the age of twenty-two, when his father died, turned his attention to music as a profession. He made his first public appearance as Fernando in "La Favorita," at the Detroit Opera House, and gained great success as a concert singer. A wealthy marriage in 1877 with Marcia Ouseley Roosevelt, a daughter of Judge Roosevelt, which has turned out a very happy one, enabled the Chevalier to follow up his musical education in Paris with Bolari for a year, and for six years in Milan, under Francesco Lamperti, and two years under Leone Giraldoni. To the latter *maestro* the Chevalier Scovel considers himself deeply indebted. After this long course of vocal education, the singer made his real *début* in "La Traviata" at Brescia, and from that time was an immense success, even with the critical Milanese audiences. His reputation was enhanced by his appearance as Faust, his resumption of his first character of Fernando, and by his magnificent rendering of Lohengrin. This brought him to the year 1886, when he came to England and joined the Carl Rosa Opera Company, and made his mark as Don José in "Carmen," but it was as Wagner's hero that he appeared with such success throughout the

provinces. The Chevalier Scovel returned to America to assume the position of principal tenor to the "Boston Ideal," and it was then that Mr. Horace Sedger was fortunate enough to engage him for the rôle of Chevalier de Bernheim in "La Cigale," to the success of which opera he has essentially contributed. During his various engagements the Chevalier has been associated in opera with Lillian Nordica, Terchier, Galletti, Marie Roze, Zolie de Lussan, and Emma Juch, all of whom have considered him a valuable support. The Chevalier Scovel looks back with pride and affectionate remembrance to the kindness he experienced at the hands of the great Mario, and to the valuable advice he received from him. Mario's opinion was—and one which he always forcibly impressed—that the voice reached its perfection at thirty-five, and that then the B flat would be reached, but that up to that time the singer must live a chaste and temperate life. The Chevalier relates to those who have the pleasure of his acquaintance many anecdotes of Mario, of his intense love for Signora Grisi, and his admiration and affection for the English nation. Of its public



THE CHEVALIER SCOVEL

*As the Chevalier Franz de Bernheim in "La Cigale."
From an original water-colour drawing by A. C. Conrade.*

Mario used to say "that once their favour was won, it was won for ever; an old favourite failing was forgiven for the sake of the past," and he recounted that at his farewell concert he sang without a voice, and only articulated "Spirito Gentile," but they remembered his past, and applauded for that past's sake—to use Mario's own words, "the love of the English public once won was like a woman's, won for ever." It was at Signor Mario's at Rome that the Chevalier Scovel used constantly to meet the Signor Rigoletto, a gentleman celebrated as an *avocat*, and also as a musician. It was he who used always to act as accompanist at the musical evenings, and it was to his experienced judgment and advice that the Chevalier considered himself much indebted. Any memoir of the Chevalier Scovel would be incomplete without mention being made of Giovanni, his *chef*, confidante, faithful friend and attached servant, who has been with his master for over nine years. It has been asked by some whence the Chevalier Scovel derives his title. It is his by the right of the several Orders which have been bestowed on him by crowned heads.



8-5-46
[Date] 92 AMERICAN FOREIGN SERVICE
REPORT OF THE DEATH OF AN AMERICAN CITIZEN

Consult Sections XIII-7 and XIII-8 and Notes of the Foreign Service Regulations

192
Copy to Social Security (1A)
and to Treasury (2A) Noted
FA: MRP 6/18/46

Genoa, Italy, May 28, 1946
[Place and date]

Name in full Edward Brooks SCOVEL Occupation None

Native or naturalized Native Last known address

in the United States ---

Date of death December 31 2:30 A.M. 1945 Age 95 years
(Month) (Day) (Hour) (Minute) (Year) (As nearly as can be ascertained)

Place of death Corso Italia, Hotel Savoia Bordighera (Imperia) Italy
(Number and street) or (Hospital or hotel) (City) (Country)

Cause of death Not known
(Include authority for statement)

Disposition of the remains Not known

Local law as to disintering remains May be disinterred after the lapse of one year. Permission must be obtained from the Municipality. Disinterment must be effected between October 1st and April 30th.

Disposition of the effects -

Person or official responsible for custody of effects and accounting therefor -

Informed by telegram:

NAME	ADDRESS	RELATIONSHIP	DATE SENT
-	-	-	-

Copy of this report sent to:

NAME	ADDRESS	RELATIONSHIP	DATE SENT
Countess Cornela Scovel Fabricotti	Via Planta, 3, Merano, Italy	Daughter	June 3, 1946.

Traveling or residing with relatives or friends as follows: None

NAME	ADDRESS	RELATIONSHIP

Other known relatives (not given above):

NAME	ADDRESS	RELATIONSHIP
Countess Cornelia Scovel Fabricotti	Via Planta 3, Merano, Italy	Daughter

This information and data concerning an inventory of the effects, accounts, etc., have been placed under File 330 in the correspondence of this office.

Remarks: Death Certificate issued by the Municipal authorities at Bordighera is on file at this office.

(Continue on reverse if necessary.)

Sofia Kearney
Sofia Kearney (Signature on all copies)
American Vice Consul of the United States of Am

[SEAL]
No fee prescribed.

(To be sent in duplicate to the Department of State; or to be forwarded in triplicate when decedent is an American-citizen seaman, a pe (state kind), a beneficiary of the Veterans Administration or of the Social Security, or an officer or employee of the United States Govern

365.113 SCOVEL, EDWARD BROOKS CS/RH 365.113 Scovel, Edward Brooks

4k B

CORONADO: THE ENCHANTED ISLAND
RAY BRANDES AND KATHERINE CARLIN

1907, CHA
Pg 126

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11
11

Bakery

from the country's leading soloists. Ironically the salaries ranged higher for his performers than had those of Ohlmeyers.

At the Hotel del Coronado the I. Magnin and Company leased several rooms at a cost of \$2,000 per year to be used as shops for the sale of ladies' wearing apparel. The exclusive dress shop attracted clients from all over southern California.

Visitors throughout the year returned to Coronado, some reserving the same room or suite at the Hotel del Coronado; others renting the same residences in town, bringing their own servants, or taking over the owner's servants and the family car along with the house.

General C. Reeve, returned to his winter home at 953 Adella (also called the Major Coleman Gray home) and he always encouraged other Minneapolis families to come to Coronado. The "Pillsbury's" stayed in Major Colin Ross' home. Other visitors included Howard Baker who stayed at his home at 519 Ocean Boulevard; the Dummer family who owned 1005 Adella; the E.S. Sherman's who wintered and ended up by building the home at 708 "A" Avenue, and the A.P. Stephens who built the original part of the Terry mansion at 711 "A" Avenue.

Among the winter visitors over a period of time were Mrs. Cyrus McCormick, whose husband had made a fortune in manufacturing farm implements; L. Frank Baum, who worked on six of his Oz books here; and three opera singers who owned homes in the city: Chevalier Scovel, Madame Ernestine Schumann Heink, and Miss Inga Orner. Other persons captured by the town included Charlie Chaplin's family and W.W. Driscoll, one of the wealthiest cattlemen of the country.



1911. Anderson's Bakery. Mr. Anderson on right, Bud and Clare in wagon. This building is in back of present day bakery.

Chevalier Scovel Going To Europe

The Chevalier Scovel, who has been residing for some years in Coronado, will leave this week for Europe to be with his daughter, Florence.

Sunday morning he sang Gounod's "There Is a Green Hill Far Away" for the offertory solo in Christ Episcopal church, Coronado, as his last public appearance here. Mr. Scovel has a beautiful tenor voice of exceptional quality and clearness. At one time he was Europe's most famous tenor and opera singer.

Coronado Journal, 4/3/1931

Madame Mary Scovel Is Called By Death

Following an illness of several years, Madame Mary Scovel, formerly prominent in Coronado social and civic affairs, died yesterday at her home, 475 A avenue, this city.

Chevalier Edward Scovel and his wife came to Coronado fifteen years ago and built the artistic residence at the northeast corner of A avenue and Fifth street. It was given the name "Bello Sguardo" (Beautiful View), and with its highly improved and attractive grounds has ever since been one of the outstanding show places of the city.

The Chevalier Scovel was for many years a noted grand opera singer both in Europe and the United States, and upon retiring from professional life about fifteen years ago he decided to establish his home in Coronado.

Funeral services for Madame Scovel were held this morning at 11 o'clock at the Scovel residence. The Rev. Charles E. Spalding officiating. Cremation will be private.

Besides her husband, Madame Scovel is survived by a brother-in-law, Senator James A. Blair, and a nephew, Col. James A. Blair, Jr., both of New York City.

Coronado Journal, 11/12/1930

Washington's Birthday Celebrated in This City

Last Sunday Christ Church was crowded to the limit with the members and friends of The Spanish War Veterans and Auxiliary, the Daughters of the American Revolution, the Boy Scouts, and members of the Army and Navy, who were celebrating the 199th Anniversary of Washington's Birthday. Hymns and chants were sung by the Christ Church choir assisted by Chevalier Scovel and Mrs. Springer of Chula Vista, who sang the Battle Hymn of the Republic with the congregation joining in the chorus. The Rev. H. C. Dunham read portions of scripture. Patriotic talks were given by General Beech, General Pendleton, and General Strong, each lasting only a few minutes, but all being most inspiring.

After the sermon preached by the rector, Miss Teresa Reutinger sang Kipling's "Recessional" with much expression. After the closing prayers the Choir marched out singing "Onward Christian Soldiers", and were followed by the different organizations headed by their various flags which made a very impressive ending to the service.

Coronado Journal, 2/25/1931



El Patio, 5/20/1921

On our front cover this week is a photograph of the Chevalier Scovel, taken when he was at his zenith in Europe as a lyric tenor. It shows him in the costume he wore as "Lohengrin," a part he has sung more often than any other singer in history. He was the first to sing the part in any language in France, and also the first to sing it in English. But the interesting thing about the picture is that it shows the famous costume of pure silver with gold trimmings. It was a gift to him from Liverpool admirers. The Chevalier was the first great artist to take a stand for grand opera in English. He had sung important roles in French, Italian and German, but all the time argued that English was just as good a language to sing in as any of them, a revolutionary thought at the time. Finally he refused to renew his contract with his manager unless he were given an opportunity to try "Lohengrin" in England in English. With much misgiving and to prove to the young singer that he was wrong, the manager agreed. So great was the Chevalier's success that for three years steadily, with but one month each year for a rest, the company which he headed sang in the principal cities in England, Scotland and Ireland. There were four performances of "Lohengrin" weekly, with the young Scovel singing the same part. In Liverpool he numbered among his friends some cotton brokers. They were extorting him on one occasion and the suggestion was made that they present him with a new costume. They secured from him his measurements and he was astounded some months later, when he sang in Liverpool again, by the presentation of the solid silver costume. It was the work of the finest silversmiths of Paris, and although used steadily for years never showed the slightest signs of wear. The Chevalier had it with him in Paris when the war broke out, and in the general confusion he could not get his luggage out of the city, so one of the missions he has assigned to himself on his present trip to Europe is the recovery of the silver suit, if it has not already disappeared. If he is successful, his Coronado friends will have an opportunity of seeing it.

CHEVALIER SCOVEL SINGS IN HONOLULU

The following article about one of Coronado's residents will prove interesting to musical folks in this section.

The article was printed in the Honolulu Pacific Commercial Advertiser of February 16. Chevalier and Mrs. Scovel are in Honolulu for an extended stay and will probably not return to Coronado until the early Summer:

Nordica Owes Her Prestige to Scovel, Operatic Tenor—Interesting Incident Related of Singer Appearing at Knudsen Tote Tomorrow Night.

If it had not been for Chevalier Scovel, the American tenor, who is now sojourning in Honolulu, Lillian Nordica, perhaps the most famous of American prima donnas, might never have been heard of.

The Chevalier, though still a young man, was already famous in the European musical world when Lillian Norton, a slender young American girl, came to Paris to sing at the Trocadero with Pat Gilmore's Band. The Trocadero was rather on the lines of a cabaret of today, and singing with a band was decidedly only the occupation of a mediocre singer.

But the Chevalier had heard from his sister in America, who told him that this young American girl had gone over to Paris with her mother to try for some opportunity to study abroad, and that to earn their bread and butter she had accepted this engagement. His sister asked him to hear the young soprano.

He heard her. He discerned the promise in her voice, and knew that it could make her famous if given the right training and opportunities.

So one night, when he was a guest in the box of Mrs. John Mackay, the leader of American society in Paris and its richest woman, he asked Mrs. Mackay to listen to this young Lillian Norton. They heard her sing "America" as a finale to the band concert, with her high notes ringing clear above all the instruments.

"What do you think of her?" the Chevalier asked Mrs. Mackay.

"Very good," she replied.
"Yes, it is a very good voice," said the Chevalier, "so good that I think it should have a chance to become great. My wife and I are going to help her to get a musical education, and I would like you, my dear Mrs. Mackay, to head the list."

"I will very gladly," Mrs. Mackay agreed, and later sent a substantial check which became the nucleus of the fund which the Chevalier and two or three friends raised among the American residents of Paris.

With this money Lillian Norton went to Italy, where she changed her name to Nordica, and spent several years in study. During the season she sang in opera in Rome, Venice, Pavia, and other Italian cities with the Chevalier, who helped to teach her the arts of singing and stage deportment which he knew so well, both instinctively and by training.

After several years of this she received an offer to sing in Russia and from that time on her musical career was a succession of triumphs which placed her among the great sopranos of the world.

Chevalier Scovel, after his English and European successes, and his triumphant appearances in America, retired from the operatic stage, but he has still sung occasionally before groups of friends and music lovers. He has been prevailed upon to give an hour of songs at the home of Mrs. Eric Knudsen on Thursday evening of this week and is daily rehearsing with Pearl Sutherland Ideler, who will play his accompaniment.

Tickets, \$2.00.

Coronado Strand, 3/5/1921

CHEVALIER SCOVEL SUED FOR DIVORCE

No. 256—Lis Pendens. Mary Field Scovel, plaintiff, vs. Edward B. Scovel, defendant. To obtain divorce and vest in plaintiff title to lot 24, block 17, Coronado Beach, South Island.

The above laconic announcement in the Transcript has started tongues to wagging, and conjectures to flowing. The Strand editor has even received anonymous letters, asking "why don't you give us some news and tell about the Scovel's divorce?" A policeman has been on guard in the Scovel home at Fifth and A avenue, for the past week, to see that no harm came to the lady of the house, and for a night and a day one of the local officers was on guard, "watching the Chevalier pace up and down the long room like a caged panther, muttering to himself." All this time Mrs. Scovel has been confined to her room, under the care of a physician, suffering from hysteria, so it is said.

Humors of domestic trouble have filtered through the wall of secrecy surrounding the "elite" for some time, but have been silenced by both parties leaving on a trip for somewhere, and returning all smiles.

Mrs. Carlos Westbrook, a friend of long standing of Mrs. Scovel's, went to stay with her, and finally was ordered from the house by the Chevalier. The policeman remained on guard, however, so it is alleged.

Mrs. Scovel is the second wife of the man in the case. She was the widow of Rush T. Fields of Chicago, and entranced by the dulcet tones of the former opera singer, married him some years ago. Scovel's first wife was "Peggy" Roosevelt, cousin of T. R.

Scovel is the hero of various escapades, and his violent temper, after partaking of a few drinks, is said to be the cause of his trouble. Once at

Del Mar at the Stratford Inn, he raised a rumpus, that was hushed up with difficulty, once at Tent City, a year ago last summer, when he had a fist fight with his valet, and this last affair, have proved too much for the madame to stand, and the suit for divorce was the result.

A queer angle of the case is that Scovel and his wife continue to occupy the same house, which both claim. It is said that Scovel has an annual income of \$14,000, and Mrs. Scovel is said to be wealthy in her own right.

Much sympathy is expressed for Mrs. Scovel by those who know the circumstances.

Since coming to Coronado, Scovel's chief claim to fame is his refusal to wear a hat, and he has gone bareheaded in all weathers, principally in the sunshine.

An amusing incident occurred at Del Coronado the other evening, as related by a bystander. A bell boy was paging "Mister Scovel, Mister Scovel," with the accent on the o. Some one remarked, "you should say Chevalier Scovel," (with the accent on the l). The boy said, "Chevalier bell! Mister Scovel, Mister Scovel!"

Coronado Strand 1/20/1917

DEFAULT DIVORCE
GRANTED MRS. SCOVEL

An interlocutory decree of divorce by default was granted by Judge W. A. Sloane in the superior court Tuesday to Mrs. Mary Field Scovel in her suit against Edward B. Scovel, the singer. There was no contest, it being stated to be mutually agreed that they should separate, the property relations to be settled out of court. Both of the parties have much means in their own right. Chevalier Scovel relinquished his claims upon the fine family home in Coronado in favor of Mrs. Scovel.

Attorney Leroy A. Wright represented Mrs. Scovel in the hearing, and the default matter was heard on her testimony and that of her colored maid, Mallada Polk.

Mrs. Scovel testified that the marriage was at Folkestone, Kent county, England, June 13, 1914. The plaintiff stated that her husband was of an irascible disposition and given to fits of temper that made life with him very disagreeable. His conduct and language before friends had on occasion been very humiliating and disagreeable to her, she said. On one occasion, it was alleged, her husband became very angry when his mid-day meal had not been prepared by the servants at 1 o'clock in the afternoon, at a time when Mrs. Scovel was engaged with a seamstress.

It also was charged that Chevalier Scovel was imperious on occasion, and once had declared: "I am the master of this house and you must do as I bid you."

The case was tried on an amended complaint in which some former allegations were omitted. Due to alleged infelicities that Mrs. Scovel complained of in her complaint, she stated that she was in bed for a number of days recently to recuperate from a nervous breakdown.

In the decree of separation Mrs. Scovel was allowed to resume her former name, Mrs. Rushton Holmes Field.

Chevalier Scovel was not present in court during the proceedings, but he remained in the hallway outside, accompanied by his son, Roosevelt Scovel, awaiting the issue of events. The defendant was represented in court by Attorneys Adam Thomson and Charles A. A. McGee, who took no active part in the default proceedings.

Two of the most elaborate of the many parties given were those given by Mrs. Edward Brooks Scovel, wife of Chevalier Scovel, and by Miss Martha Andrew Kneedler, daughter of Major William Ludwig Kneedler, U. S. A., retired. Miss Kneedler entertained for forty and Mrs. Scovel for thirty.

San Diego Union, 12/5/1915

FIRST MATINEE DANSANTE PROVES GREAT SUCCESS



Two Hostesses Who Had Elaborate Parties at the First Matinee Dansante at Hotel del Coronado: Top, Mme. Edward Brooks Scovel, Wife of Chevalier Scovel. Below, Miss Martha Kneedler, Daughter of Major William Ludwig Kneedler, U. S. A., Retired.



Among Musicians

Never have American singers invaded the sacred realm of grand opera in America, but in many years abroad to them, in such numbers as they have this season.

To be sure, American singers have sung principal roles for many years in opera companies such as those of Henry Kavace, LeRoy Lombard and the others. For a long time also the native warbler has held minor parts in such troupes of art as the Metropolitan, the Boston Opera House and the Chicago Auditorium, and a comparatively few, like Berdick, Farver and Tucker, have have through their merit forced their way into the front rank and held their own with the best that Europe could produce. But for many years, the bulk of the artists to see and hear whom Americans have paid out their golden dollars, have been of foreign birth. Some of them, like McCormick, have become naturalized citizens of this great commonwealth, and with very recent years, it was considered a plus qualification for a singer, regardless of his nationality, to have been trained in

... in New York. Discretion in the role of Jean Parrot, leading baritone of the Italian Opera Company. Music-lovers will not have to look far to discover that, if they search Jean Parrot, they will find Victor Clark, another star, baritone of the Metropolitan Opera Company. The inclusion is further carried out by the fact that Jean Parrot, like Victor Clark, was a noted exponent of facility and that his tastes were especially catholic. The clear tenor, or alto, to reveal the multitude of trials and tribulations that one endures as an impresario in one day, and most of it is devoted to a graceful description of the baritone's manifold low affairs. Of course the vocal laboratory will be with the young soprano who is carried off triumphantly (figuratively speaking) by the young hero, who is the star heroine's understudy.

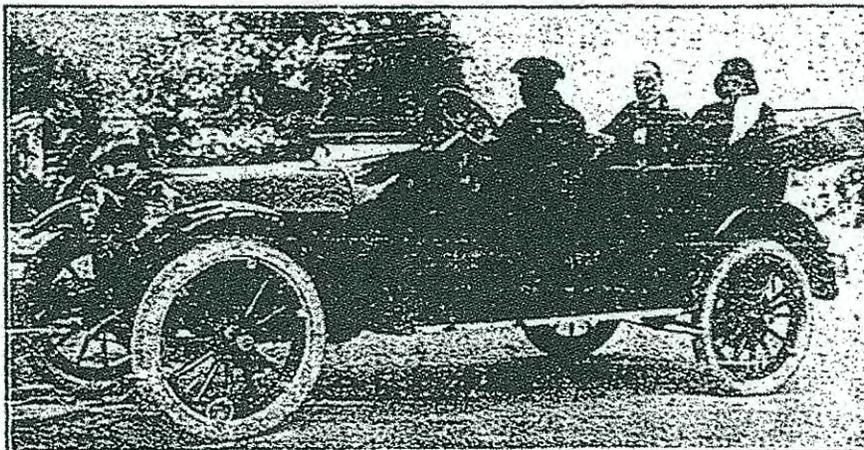
* * *

The last meeting of the Amphion Club before the holidays, takes place next Wednesday, December 2, 3 p. m., at the Wednesday clubhouse. The program of the day is the

PHOTOGRAPHS BY SCOVILL & SCOVILL

OAKLAND SIX MAKES STATE-WIDE TRIP

Chevalier Scovel, the noted tenor singer, and Mrs. Scovel, in their new Oakland-Six, in which they have just made a tour of the state as far north as San Francisco, including much hard mountain travel.



Among the many pleased and satisfied owners of Oakland cars in San Diego county is Chevalier Scovel, the singer, who, after making an international name for himself and receiving a decoration and name from the French king, has chosen Southern California for an abiding place and Coronado Beach for a home.

The Oakland six was delivered to him a few weeks ago and he started immediately on a trip of considerable length to San Francisco, making a tour of Yosemite valley and the high places of the Sierras on the way.

The trip took him over about 1500 miles, much of the distance on the rough mountain roads in and out of the Yosemite valley. The Oakland made a great run and since his return Mr. Scovel is enthusiastic and unqualified in his praise of the "Little Six." In this he is joined by Mrs. Scovel, who enjoyed "every minute of the delightful trip."

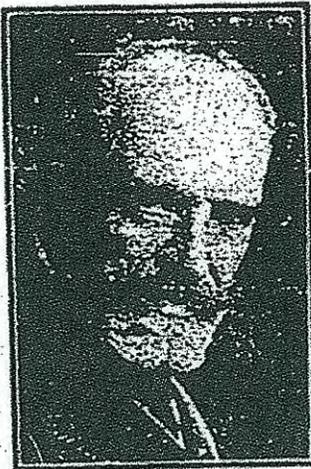
San Diego Union, 11/23/1915

The Chevalier Scovel (The American Tenor)

For eight years this famous tenor sang leading roles in Lohengrin, Faust and Carmen at Covent Garden, London. He was the first to sing Lohengrin in English.

The Chevalier Scovel made tours of this country with Emma Suck and Zelig De Laussan.

In choosing a piano for his home in Coronado The Chevalier Scovel was guided by many years' experience with the best American and European makes. His choice was a Knabe Grand, which he purchased from us.



The Highest Tribute a Musician Can Bestow

Thearle Music Company,
San Diego, Cal.

Gentlemen:

After several months of careful investigation I have decided to purchase the Knabe Grand Piano which I tested in your warerooms.

I thought from the first it would be a Knabe, because in my many extended professional tours of both Europe and America, using at different times practically every make of instrument, I have never found a piano with a tone so resonant, sympathetic and inspiring as that of the Knabe.

They are truly the world's best pianos.

Faithfully yours,

A handwritten signature in cursive script, likely reading 'The Chevalier Scovel'.



PIANOS

The Chevalier Scovel voices his appreciation of the Knabe with the enthusiasm of an artist who speaks with authority.

There are many fine pianos, and most artists can conscientiously recommend any one of them. But when a musician of The Chevalier Scovel's experience buys a piano for his personal use, his choice is significant.

There are many Knabe Pianos in Coronado and San Diego homes.

We Are Exclusive Agents for the Knabe Piano.
Uprights, \$500 to \$700—Grands, \$750 to \$1500.

Thearle Music Co.

Conservative

640-644 Broadway

Reliable

San Diego Union, 11/21/1915

TENOR WILL SING FOR CHARITY SOON

**Chevalier Scovel to Appear at
Stadium Wednesday
Afternoon, Night.**

Chevalier Scovel, famous French tenor, will appear at the stadium Wednesday in both the afternoon and night performance of the Shriner's charity carnival. This, say the Shriners, will be the last additional feature added to the already well-balanced program.

Chevalier Scovel and Madame Scovel recently returned to their home in Coronado after a six weeks' motor trip through California. When the chevalier heard of the big charity entertainment planned by the members of Al Bahr temple, he immediately offered to sing several numbers on both programs. Although the programs had been practically completed the Shriners were only too glad to add the singer's name.

Scovel is ranked with the best tenors in the world. In choosing Coronado for his home, he said that he considered it the finest place in the world. His appearance on the Shriners' programs will be his first in this city.

The other numbers, according to members of the committees in charge of the carnival, are even now already to be put on. Tickets will be issued to every member of Al Bahr temple today and the latter are confident that the attendance will be at least 20,000 at the two performances.

San Diego Union, 11/8/1915

SHRINERS For Christmas Charity STADIUM At the Stadium HOW *** Wednesday, Nov. 10

Grand Concert by Mystic Shriners' Band of 50 Instruments.
Living American Flag of 2500 School Children.
World-Famous Tenor, the Chevalier Scovel.
Dances in Costume by 600 High School Girls.
Fancy Drills by Al Bahr Arab Patrol.
Spectacular and Thrilling Exhibition by San Diego Firemen.
TWO PERFORMANCES—2:30 p. m. and 8 p. m.
GENERAL ADMISSION 50c— CHILDREN 25c

San Diego Union, 11/9/1915

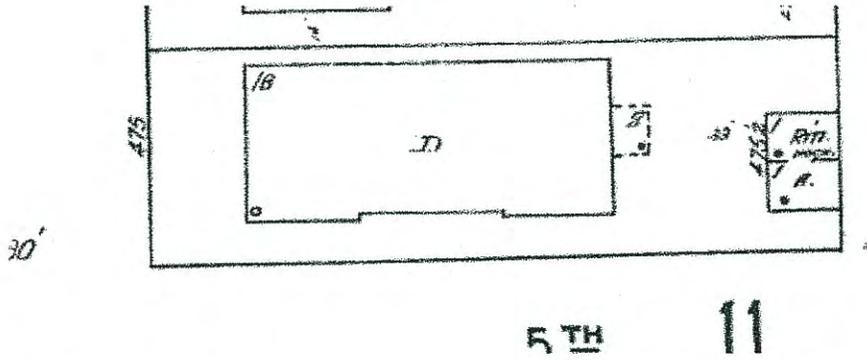
The Chevalier Scovel of London, who was a guest of Hotel del Coronado during the winter months, and who for the last eleven weeks has been enjoying the novelty of Tent City life, gave a dinner at the cafeteria to a trio of friends Sunday night. The guests were Director Frank Pallma of the Coronado Tent City band, Dr. Frederic Powell and W. W. B. Seymour of San Diego. They had a special table and the conversation between the courses was entirely devoted to musical matters, in which all four are acknowledged experts.

San Diego Union, 8/25/1915

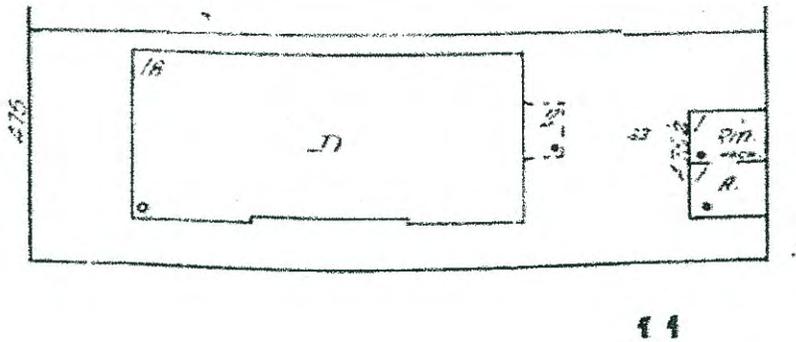
The Chevalier Scovel and Madame Scovel, from London, England, have taken palm cottage 1700, on the ocean front, for an indefinite stay. For some time the chevalier and the madame have been guests at Hotel del Coronado, and will enjoy the romantic novelty of camping on the beach.

San Diego Union, 6/9/1915

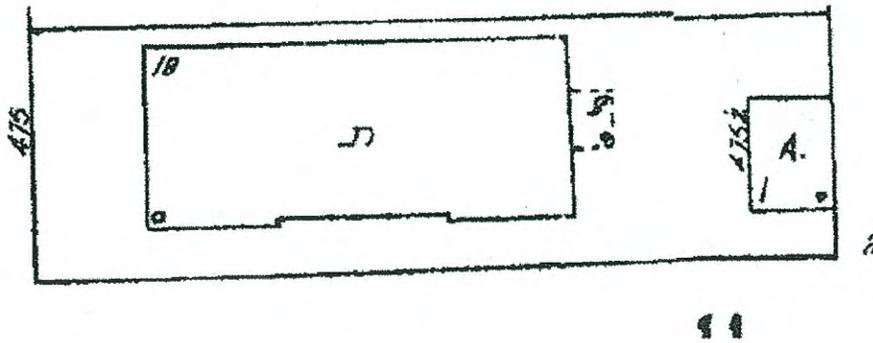
SANBORN MAPS – 475 A Avenue



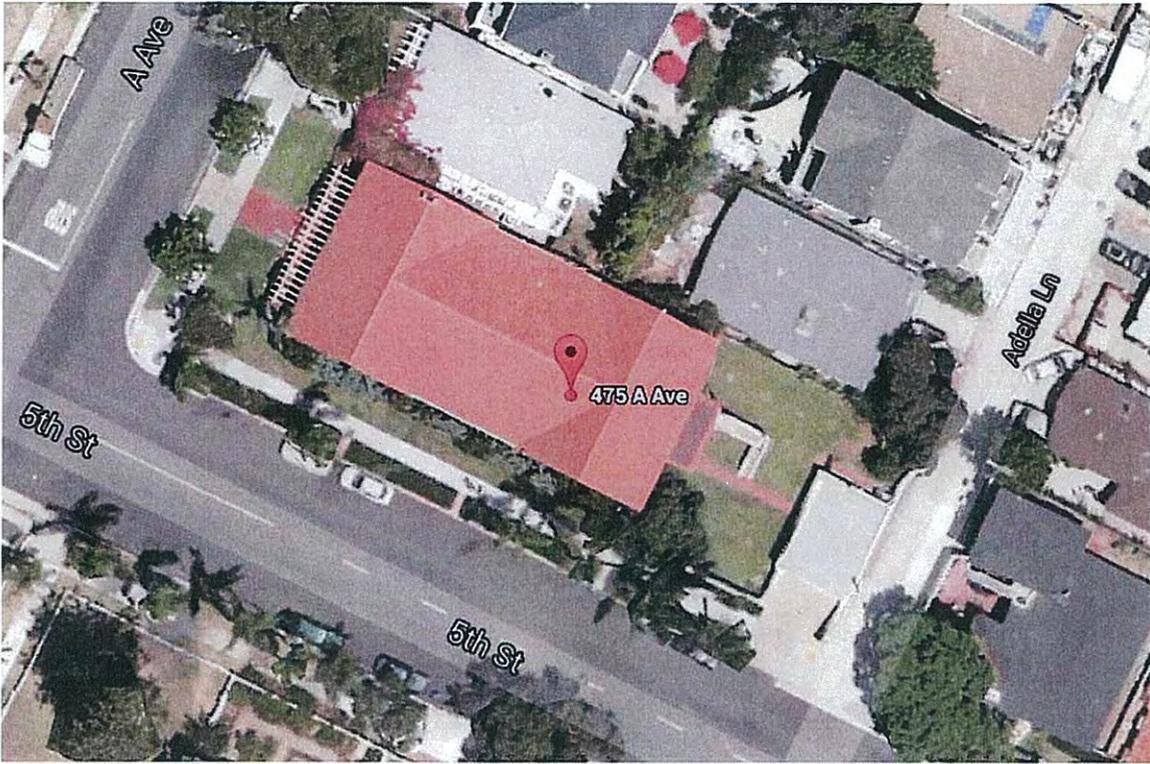
475 A Avenue – 1921



475 A Avenue – 1949



475 A Avenue – 1988



475 A Avenue – 2015

IDENTIFICATION

1. COMMON NAME: Ruby Mann House
2. HISTORIC NAME: E. B. Scovell House
3. ADDRESS: 475 A Avenue CITY: Coronado
ZIP: 92118 COUNTY: San Diego 4. PARCEL #: 536-322-14
5. PRESENT OWNER: Ruby D. Mann, Trustee
ADDRESS: 475 A Avenue CITY: Coronado
ZIP: 92118 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Western Ranch Revival
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Coronado Beach South Island, Block 117, Lot 24.

This is a rectangular stucco one story home with a tiled medium side gabled roof. There is an arbored porch running the length of the facade. The windows are double sashed with multi-paned upper sections.



8. CONST. DATE:
EST: FACT: 1915
9. ARCHITECT:
unknown
10. BUILDER:
S. D. Chapin
11. APPROX. PROP. SIZE (FT):
FRONT. 60 DEPTH. 190
OR APPROX. ACREAGE
12. DATE OF PHOTO: 1985

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

14. ALTERATIONS:

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

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

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

18. RELATED FEATURES:

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL
IMPORTANCE

In 1915 this twelve-room house and garage were built for \$9,000 for E. B. Scovell.

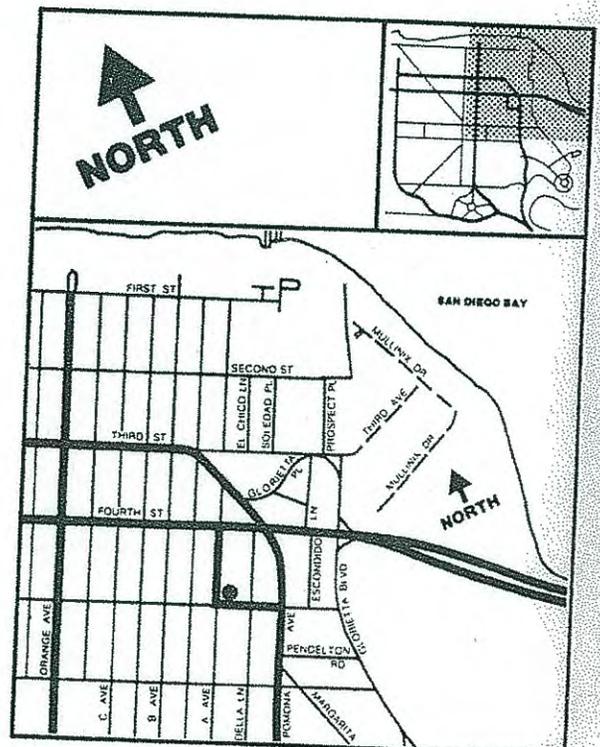
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER
OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego Union, 2/8/12
County Assessors and Recorders Offices
City of Coronado Building Permits

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

LOCATIONAL SKETCH MAP



Builder: Sidney (S.D.) Chapin

Company: Chapin and Driver

Sidney Chapin was born in Michigan in 1871. He worked as a farmer in Michigan, married in 1894, and sometime between 1900 and 1908, he relocated to the San Diego area where he engaged in the construction field as a carpenter. Chapin, his wife Sarah, and their children Clyde and Ivah, lived at various addresses in Coronado from approximately 1908 to 1913, and by 1914 the family moved to Mission Hills in San Diego where they lived for the remainder of Chapin's construction career. By 1920, Sidney Chapin, with Edwin Driver, had started the Chapin and Driver construction company which built homes in San Diego.

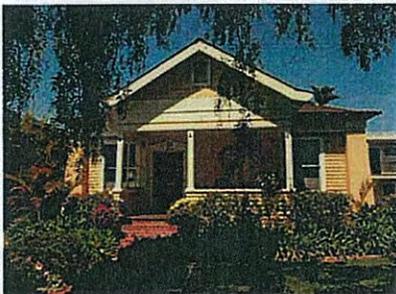
Designated Historic Resources built by S.D. Chapin:



1015 Alameda Blvd - 1915 (notable work)



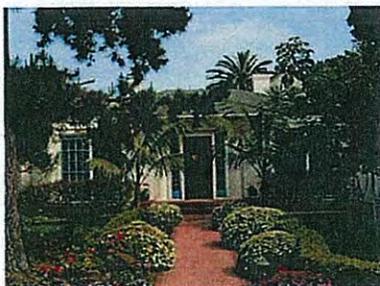
1117 G Avenue – 1915 (notable work)



824 E Avenue – 1908 (notable work)



1110 Loma Avenue – 1913



1111 G Avenue – 1914 (notable work)



541 Ocean – 1919, Chapin & Driver
(notable work)



1236 Alameda Boulevard – 1912



1704 Visalia Row - 1926

Homes built by S.D. Chapin reviewed as NOIs and not designated:



1112 Isabella Avenue – 1915 (NOI 2010)



923 J Avenue – 1914 (NOI 2007)

Known structures not yet reviewed by the Commission

- 475 A Avenue, 1915
- 820 A Avenue, 1922
- 831 Adella Avenue, 1919 (Chapin & Driver)
- 711 F Avenue, 1915
- 1109 F Avenue, 1912
- 729 Tolita Avenue – 1920 (Chapin & Driver)
- 733 Tolita Avenue – 1920 (Chapin & Driver)

Sources:

Coronado Newspaper Records:

Marathonia Coronado Strand supplement 1/8/1916 pg 32 c1

News Coronado Strand 11/22/1913 pg 2 c1

How's Your Telephone Coronado Strand 8/23/1912 pg 1 c1

Home Building Active Coronado Strand 5/24/1912 pg 5 c 3

Ancestry.com Department of Commerce-Bureau of the Census Population Schedules for years 1900 through 1940 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.

Ancestry.com. U.S. City Directories (Beta) [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.

State of California, United States. Great Register of Voters, 1900-1968. Sacramento, California: California State Library.

EXHIBIT 4

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1 Re: Historic Resource Commission

2 NOI 2015-02-WILLIAM MANN

3

4

REGULAR MEETING

5

WEDNESDAY, MARCH 4, 2015, 3:00 P.M.

6

CORONADO CITY HALL COUNSEL CHAMBERS

7

8 Gillingham Okay, our next agenda item is NOI 2015-03, William Mann, request for
9 a notice of intent to demolish permit for the building addressed as 475 A
10 Avenue, located the R-1B single family zone. Any ex parte?

11 Talbert Walked by and I've also been inside the, the residence once.

12 Gillingham Okay.

13 Talbert [inaudible]

14 Gillingham Yeah, me too so.

15 Keith [inaudible]

16 Gillingham Okay, all right. Staff?

17 Olsen All right. This property is before the commission in association with a
18 notice of intent to demolish permit application. The applicant's request
19 for this review does not necessarily mean the structure will be
20 demolished but the applicant has requested a determination of historic
21 significance in order to gain certainty regarding options for future
22 preservation modification or demolition of the dwelling. A
23 determination that the property meets two or more of the designation
24 criteria results in historic designation of the dwelling and regulation of
25 the property as a historic resource. A determination that the property
26 does not meet two or more of the designation criteria results in the
27 property being determined to be non-historic and no further regulation
28 under the Historic Resource Code is required. And the property owner

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may demolish, alter or otherwise develop the property consistent with applicable zoning and building codes. The subject property is located at 475 A Avenue, contains a two-story dwelling and detached garage. The application submitted by the property owner indicates the property is not significant under criterion A. Staff agrees with this determination and do not find any evidence that the property exemplifies or reflects special elements of the City's history. Regarding criterion B, the application submitted states it's not significant and staff agrees the property is not significant under this criterion. The dwelling and garage were constructed by Edward Brooks Scovel and his wife Mary Field Scovel. The Scovels were from Detroit, relocated to Coronado in 1915. First lived at the Hotel Del and then at Palm Cottage in Tent City prior to building the house at 475 A. Edward Brooks Scovel was a noted, famous tenor and opera singer. However the articles that I found regarding his life in Coronado indicate that he was already retired from the opera by the time that they built their house here at 475 A Avenue. The designation criteria guidelines state that a property is eligible under criterion B when it's associated with an individual's productive life, reflecting the period in which they gained historical significance rather than the individual's formative years or retirement. So therefore why Scovel may be considered historically significant as a famous tenor, this property does not appear to be historically significant for that association as it was his home after his retirement from professional opera. Regarding criterion C, the application submitted indicates the property is of an undetermined style and it is not historically significant and staff agrees the property is not historically significant under criterion C. Based on examination of the dwelling, the dwelling is a hybrid of two styles, Craftsman bungalow and Spanish eclectic, both of

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which were quite popular in 1915 when the Craftsman style was at a, at the peak of its popularity and the Panama-California Exposition was being held in Balboa Park and was drawing national attention to the Spanish styles. The dwelling exhibits some character-defining features of each style. But because it is not distinctive of either style, it does not appear to meet, to meet criterion C. Regarding criterion D, the application indicates that the property, which was built by S. D. Chapin, is not significant and based on the information presented in the application and discovered by staff, staff agrees the property is not historically significant. The dwelling is virtually unmodified from its original design as far as I can tell, however it's not representative of a singular architectural style. And when viewed in the context of the larger body of work by Chapin, the dwelling does not appear to be an example of his notable work. And I included additional information about S.D. Chapin in Attachment 3. There is a resolution on page 29 for the Commission's consideration. If the Commission determines that the property does or does not meet the designation criteria, the Commission should adopt, modi-, or modify the attached resolution to make the appropriate findings supported by facts for their determination and address each of the designation criteria. And a decision of this Commission will become final ten days after the adoption of a resolution unless an appeal is filed to the City, with the City Clerk to the City Council. That's all and I'm available for questions and the applicant's representative is in the audience as well.

Gillingham
Talbert
Olsen

Okay, any questions for staff?
I have a question. On the screen here, it says NOI 2015-03. And our agenda says NOI 2015-02.
It's 03.

1 Gillingham Mine says 03.
2 Talbert Yours says 03?
3 Olsen The agenda that was originally sent out had the wrong number. But the
4 one we, we printed today and the one that should be at your seat on the
5 dais has the correct number.
6 Talbert Looking at the part of the agenda.
7 Olsen Right.
8 Talbert I didn't get anything at my seat today ...
9 Olsen Okay...
10 Talbert ... [inaudible] that.
11 Gillingham It's 03.
12 Talbert Okay.
13 Gillingham Any other questions, any questions for staff?
14 Talbert I do have a question. Has there been any precedent for melding of two
15 different architectural styles in what we have determined for
16 architectural significance when we, in a hybrid situation as this has been
17 described to us?
18 Olsen The designation criteria guidelines do speak to how we find whether
19 something is significant for its architectural style.
20 Talbert Right, right.
21 Olsen And it does say that the resource must clearly exhibit enough distinctive
22 characteristics to be truly representative of an architectural style. So I
23 interpret that to mean an architectural style, not more than one. The
24 Commission, I don't recall any situations where we've designated a
25 property for having two architectural styles that are ...
26 Talbert On ...
27 Olsen ... [inaudible]...
28 Talbert ... page 88 of our packet, there was I guess is this called a [inaudible]

1 source point? That's a common name for it. Anyway it was a
2 description of the property and it lists its architectural style as a western
3 ranch revival style. Is that a, a style that staff has ever considered or ...
4 Olsen No. That's not a style I've heard of.
5 Talbert Okay, well I'm, I was just looking at this trying to find some ...
6 Olsen Yeah.
7 Talbert ... [inaudible]...
8 Olsen The, that survey was not adopted for many reasons. That's not a style
9 that I have come across in any other locations and the ranch style really
10 didn't become popular until ...
11 Talbert Right, no later that, no I [inaudible]...
12 Olsen ... the 40s at the earliest. So I, I wouldn't consider that a style that I
13 have heard of or know anything about.
14 Talbert And I have one other question.
15 Olsen Sure.
16 Talbert On your criterion B, for a significant person, it says on page 11 here,
17 properties are associated with a significant individual's formative year
18 or retirement are generally not eligible under criterion A unless note
19 properties from the person's productive life remain intact. So it has that
20 unless ...
21 Olsen Uh-huh?
22 Talbert ... phrase to that. So he had achieved a greatest element of his notoriety
23 or his success before he was a resident of that property but if there are
24 no other houses, could he be still associated with that as a, a significant
25 person?
26 Olsen It states that he can.
27 Talbert Uh-huh?
28 Olsen I think that I would not feel comfortable saying that I think this is the

1 only property that's left because we don't have any information on the
2 other properties that he lived in. I, I would think that you would need
3 additional information from the applicant regarding the other properties
4 that he may have lived in in order to determine whether or not this is the
5 last remaining one.

6 Talbert Thank you.

7 Gillingham Any other questions for staff?

8 Wilson I, I have a, a question, yes, I guess. Are there other existing examples of
9 this kind of a blend, because these two styles were both popular during a
10 certain period. And maybe it's, or it would be worth a study to some
11 architect or historian, the blending of these two styles if it were done on
12 a wide enough basis to differentiate between the different houses and
13 the way people did it into making it a western ranch style or whatever it
14 is that it says it is. I don't know if that's a question.

15 Olsen [laughing]

16 [Multiple-laughing-talking-inaudible]

17 Gillingham Yeah.

18 Wilson Maybe it's just [inaudible] I don't know.

19 Gillingham [inaudible].

20 Olsen Again, I don't, I'm not aware of the rest-, western ranch style as a, as a
21 style that I have seen any you know scholarly research or information
22 on. I don't think it's that uncommon for, you know, when, when
23 multiple styles are popular to have them both be, you know, if a, if the
24 client likes two styles, an architect is gonna build something that
25 satisfies that client. I mean an example that we just had recently was the
26 one on Adella Lane where it was a sort of a Spanish colonial massing
27 and orientation but the, the details and the architectural features of the
28 house were colonial revival. And so you know, in that case, the

1 Commission found that it was not historic because it wasn't distinctive
2 of either style, so it was, it's another very similar recent example.

3 Gillingham We can talk about our opinions of the style during, when we discuss the,
4 the whole [inaudible]...

5 Wilson Oh I'm, I'm not saying anything about the, the, an opinion of the style
6 one way or the other. I'm just saying that one of the factors in the
7 criterion is worthy of study and maybe I just was wondering if the
8 blending of different styles, if it were wide-spread enough, might be
9 worth a study by somebody that was an architectural history buff or
10 something. I'm just throwing it out for consideration. Or not.

11 Gillingham Okay. All right.

12 Goot I have ...

13 Gillingham The applicant, I some-, oh I'm sorry...

14 Goot ... [inaudible] that's, that's okay, I just had a question. Because
15 Commissioner Talbert mentioned where he lived, and it looks like his
16 wife passed in that house. So when they came to Coronado, that was
17 their only place of residence other than the Hotel Del.

18 Male And Tent City...

19 Olsen And Tent City ...

20 Goot And Tent City ...

21 Olsen ... hm-mm, right.

22 Goot ... so, so that was, that would, this would be the only property that he
23 resided in.

24 Olsen Well he did reside in other places, just not here.

25 Goot Well, and right, right, but I mean in Coronado as a Tent ...

26 Olsen Correct.

27 Goot ... [inaudible] okay.

28 Olsen That we're, that we know of, yes, yeah, it looks it looks as though...

1 Goot That's what I'm saying.

2 Olsen ... he lived at Hotel Del, Tent City and then while they were at Tent
3 City, they were building this house, correct.

4 Gillingham Okay, all right. No more questions? All right. So certainly the
5 applicant is out there someplace.

6 [background talking-inaudible]

7 Gillingham Oh boy.

8 Aurbach [inaudible] 800 A Street on behalf of the applicant. And someone who
9 is trying to market this house for over a year, it had been marketed a
10 year before to someone who'd hopefully try to save it if they choose to
11 remodel or do something with it, and everybody seemed to find the
12 house was just archaic in design, it didn't work and was too
13 dysfunctional to remodel, even though the interior finishes are pretty
14 nice, the exterior was not appreciated by anybody looking at it. It
15 doesn't have an architectural style, whether you wanna call it western
16 ranch revival or whatever. It's a big box and exactly what the Planning
17 Commission spent years revitalizing the RSIP to get away from, cause
18 it's basically a square box with no relief, and no architectural features
19 that would be credited for any points or anything like that. It's also
20 7,000 plus feet on a lot that would be over-sized for today's floor/area
21 ratio and so forth. So in terms of comment to the Commission to ask, if
22 I were coming to the Commission to ask for a Mills Act exemption, or
23 trying to get variances for someone to remodel a, a historic house, I'd
24 have to be coming here with sincere intent to tell you that I felt that from
25 my research that Edward Scovel was one, a historic, significantly person
26 for the City, State or nation. And while he was I think an opera star, and
27 I think that's a given or an opera singer to whatever level he was a star,
28 that doesn't necessarily make him a significantly historic person for the

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City, State or nation. And that's the first criteria that he'd need to meet and I don't think I could sell you on that component. And the second component is whether this house was, and whether or not he lived there after retired or not, that's another strike against trying to make that case, that it was a place of residence for a historically significant person. Everybody who had told me about this opera star that was part of the house before had told me it was a lady. And I'd heard the rumor that it was a lady of an opera star for a year, or for the two years I've had it, and it was only until we did the research for this that we determined it was a guy, and I, I'm sincere in saying if you ask a thousand people in Coronado if they knew who an Edward Scovel was, if you found one I'd, you know, bet you, you know, ten to one that you wouldn't so it's not like he's someone that was Pavarotti or somebody that we'd all recognize as an opera star. So that component would be a tough sell I think in making the case that it was historic. And the second tough sale is that of Chapin's works which are a number of works and many significant properties, this just doesn't meet the criteria that I'm sure he would've been liked to be [inaudible] perceived to be what he built as one of his evidence of his one or better works and that, that falls outside the scope of what a builder builds things that are of a [inaudible] typical style or, or a creation that they are representative of their works. This is, doesn't have much representation of any particular style. I think it was a case that it was probably Mr. Scovel's design to build this house and whether it was budget or design, or just features, it was a box. There wasn't really any architectural plans of significance the way it laid out so it's, I think, appropriate to, to designate it that it was not historical and I think staff's done a good job on evaluating all the criterion aspects. It doesn't meet the criteria. I still don't think we've been able

1 to get someone to, even though it's not historical, to revive it. It's, it's
2 got a lot of functional obsolescence in the, in the floor plan in the way
3 the house works so unfortunately, it'll be a big house that's torn down
4 and eventually is my guess, and replaced probably with two houses
5 that'll be also more compatible, compatible fresh for the neighborhood
6 so I think that, I know that I haven't heard any outrage from the
7 neighbors. I know one of the neighbors is here and thinks the same that
8 it's not a, and I didn't call him to come, he just showed up, that lives
9 across the street, catty-corner, that agrees that it's not necessarily a loss
10 to the neighborhood and that it's not a architectural gem that we'd like
11 to have restored around here forever so. That's it, if you have any
12 questions, I'm available.

13 Gillingham [inaudible] I was just gonna ask that. Thank you Scott. All right, this is
14 a public hearing. Does anybody have anything they wanna say on this
15 particular agenda item? No? Okay, we're closed to public hearing.

16 Female [inaudible]...

17 Gillingham Oh. Oh, well come on up.

18 Female It's hard for us to see [inaudible]...

19 Gillingham It's very hard to see out there.

20 Female ... sunlight.

21 Gillingham Not just cause we're all old.

22 Female [inaudible].

23 Gillingham Oh yeah, okay.

24 Kennedy Hi, my name is Celeste Kennedy, and I live across the street on the
25 corner of Fifth and A. I look at this house all the time from my house.
26 And I think it's a beautiful house.

27 Female [inaudible].

28 Kennedy Sure. I think it's a beautiful house. I've know the Manns for twenty

1 years that we've lived in our house and they're wonderful people and if
2 this is what they're applying for, I certainly support their efforts but I
3 think it's, it's a really neat house and I've been in it, and all the original
4 woodwork, I mean, this place is just a gem really. And it's gonna be
5 sad when it's gone, so that's all I have to say. I'll miss it.

6 Breslauer Ann Breslauer, 434 [inaudible]. [inaudible] has been, it's a, it's a one of
7 a kind, unique structure and, and probably very difficult to sell. But it's
8 been there for so long, and it's complementary to the other two
9 restorations that are on the opposite corners and then Morton Mitchell
10 built a very sensitive Craftsman house on the, on the fourth corner. I
11 just can't imagine a cookie cutter developer getting ahold of that
12 property and putting three or insignificant structures, insignificant
13 structures on it. And I just feel we're just losing Coronado inch by inch
14 and there's not enough to save these good houses that have, [inaudible]
15 it's a difficult house but anyway, that's what I wanted to say.

16 Marler My name's James Marler, I live catty-corner as Scott Aurbach said, at
17 500 A Avenue. I live in the Lorton Mitchell house that she spoke of.
18 This house has been on the market since, for the entire three years we've
19 been there. It's been well-maintained, well kept up. But the reality is, it
20 just won't sell. It's just one of these huge, non-functional homes that we
21 have in the, in the city. Hopefully if it is torn down and split, they'll
22 build something compatible with the current styles, beach style or, or
23 with the neighborhood. But in reality, it just doesn't have any style at
24 all, historical or otherwise. It's a huge lot. I think it's time for this one
25 to go. We support the application to demolish. Thank you for, I agree
26 with everything Scott Aurbach said. Thank you.

27 Gillingham [inaudible]? Okay, I don't see anybody moving. All right, so we're
28 closed to public hearing. Commission discussion.

1 Keith Well, I'll start off.

2 Gillingham They seem stunned. What? I knew I can count on you.

3 Keith I have got some serious concerns about this. As I've said, Scott very
4 kindly gave me a tour through the house and, and right now we're not
5 judging the inside at all, as we sit here. But there's some magnificent
6 features in that inside that I certainly would hate to see come down. But
7 striking to, speaking strictly to the guidelines, in criteria A, we talk
8 about the special elements of the City's military, cultural, social,
9 economic, political, aesthetic, engineering or architectural history. And
10 because of the uniqueness of this house, and the blending of styles as my
11 commissioner to the left has spoken of, I think this reflects the
12 architectural history of the town. It's one of maybe two or three houses
13 that was built for the hill in town. We have one hill. And it comes up
14 from Glorietta, and that's it. This would not be unique in, in Palo Alto
15 or Menlo Park. But in Coronado where we have one hill, and the house
16 was built in such a way to conform to the hill, I think reflects the
17 architectural history of this town. So I support criteria A for that reason.
18 Criteria B, I believe that Mr. Scovel was, was certainly significant in, in
19 Coronado history. We talk about him living at Tent City. There're not
20 many people in town that have, can claim that. Was he retired when he
21 lived in this house? Yes. But he was still active in his singing, and he
22 performed at functions for, for Goodwill and for fundraising. So I think
23 we can certainly cite Mr. Scovel, Scovel as a, as being significantly in,
24 significantly historical in this town. The architectural style under
25 criteria C, I, I've already spoken to under criteria A, so I would not cite
26 anything in criteria C. However when it comes to criteria D, and
27 considering the work of S.D. Chapin as the general contractor, again,
28 this goes back to how the house was built. It had to have been done in a

1 certain way and it's got to show the significance of his artwork because
2 of how he built it into the hill. So as a general contractor, I think,
3 certainly believe it is a significant example of the type of work that Mr.
4 Chapin did. So I find three criteria are met and I wait to see what the
5 rest of the Commission says.

6 Gillingham Wilson?

7 Wilson She covered what I was gonna say. [inaudible] ditto.

8 Gillingham Okay, all right, other side?

9 Talbert I am interested that Commissioner Keith put the architectural history,
10 the unique architectural history of the house under the criteria A because
11 we can't, because of the hybrid nature of the two styles, so it wouldn't
12 apply for criteria C, so I could support that designation under criteria A.
13 And as I ask staff about I think that Mr. Scovel, the tenor, world famous
14 tenor, was significant and we could in our guideline booklet, we could
15 use that example for his significance and even though it was, he did
16 perform, his significance was productive life was before they acquired
17 the property, built the property. So I could support criterion B and I, I'm
18 not sure about criteria D. I'd like to be convinced that I could support
19 that but I couldn't support the other two, A and B.

20 Goot I would, I would agree with Commissioner Keith as far as the way
21 homes are built in our city, and that hill, when you look at other
22 properties that were built in that way, not of this age, but even some of
23 the newer ones take that flow. So I think it's significant under criteria A
24 and also this tenor, I mean, he was called Chevalier Scovel. He had a
25 prominence and a significance in the opera world during that period of
26 time. So I would say that I can support the significance under criteria A
27 and criteria B.

28 Gillingham Okay. Well, clearly I'm gonna get out-voted. I don't find it significant

1 under any criteria. I will say that you know sort of on a personal note,
2 that when I was a little kid, I thought this must be a convent or
3 something. But, but I think it's an architectural train wreck, and I've
4 been in the house, there are, there are a number of nice features to the
5 inside of the house. I, you know, and I, I suppose we're not supposed to
6 really care whether it's a white elephant or not, but it certainly seems to
7 be. But I don't, in my opinion, it doesn't meet any of the criteria. So,
8 somebody wanna make a motion?

9 Olsen

Just real quickly. I wanna draw the Commission's attention to the
10 designation criteria regarding criterion in A. It does say that examples
11 of architectural styles, types or methods of construction should be
12 recognized under criterion C. So that's just for your consideration. If
13 you are thinking of designating the home for a, something like a method
14 of construction, you may wanna consider criterion C. But you know if
15 you can provide the facts and findings to support a designation under
16 criterion A, then you can modify the resolution to include that.

17 Keith

They could attempt to like, like motion. And I would have no problem
18 supporting criteria C for the method of construction, moving it from A
19 to, to C. I, that may be more logical. I think it would meet both, to be
20 honest with you. But if staff is recommending that it would be stronger
21 if we use C, then I will go along with that and say that it possesses the
22 distinctive characteris-, characteristits, character-, characteristics of an
23 architectural style that is valuable for its study because of the
24 topography of the land of, of Coronado, and because of the blending of
25 the different architectural styles, I believe that it meets criteria C. I also
26 would say in the revo-, resolution that it meets B, which is here in my
27 paperwork someplace. Where is B again? This two-sided thing gets me
28 once in a while. There's D, well B is in here someplace and it meets the

1 criteria of B because Scovel was a significant opera singer who was
2 recognized internationally. And this was his primary residence after he
3 retired. And he still became very active so, in the singing world, so I
4 think it meets criteria B. And then I also would, I would cite, cite
5 criteria C for the significant work of S.D. Chapin. That's my motion.
6 Gillingham Your move that it, it be determined to be historic based on criteria B and
7 C.
8 Keith And C.
9 Gillingham Okay?
10 Keith Right.
11 Olsen And D? You also said D for a notable work of S.D. Chapin, or no?
12 Keith I did say that, yes.
13 Gillingham Oh okay, then B, C and D.
14 Keith B, C and D. And if there's no second for that, then I can leave off D.
15 Gillingham Question, is there a second for that?
16 Wilson Yes, I second that.
17 Gillingham Okay, discussion. Everybody okay with B, C and D, except for me?
18 Keith We'll see.
19 Sjoblom B, B is, is, it's multiple, you have to verify that first it is distinctive of an
20 architectural style and valuable for a study, so it's a, it's a two-part
21 process, so I think there's no issue with the third which is, hasn't been
22 substantially altered, so I'm not talking to that, but you have to do, find
23 both of those.
24 Olsen For criterion C.
25 Sjoblom B, sorry, I said it wrong ...
26 Gillingham B ...
27 Olsen Yeah.
28 Sjoblom ... early.

1 Olsen So for C, it states in the criteria guidelines, it's a three-step process, first
2 the resource must clearly exhibit enough distinctive characteristic to be
3 truly representative of an architectural style. So the first you need to do
4 is identify what architectural style it's significant for and what the
5 distinctive characteristics are. Second, the resource must be valuable for
6 the study of a particular aspect of construction, type, period or method
7 of construction. This is what I was suggesting perhaps relates to the
8 hillside construction. And then the third is the resource must not be
9 substantially altered from its historic condition, which we know it has
10 not been substantially altered.

11 Keith Well I, I would go back and say this is a, to amend my, my motion, this
12 is a blend of architectural style and let me find the two styles that it
13 blends. The Spanish eclectic style and the Craftsman style, which were
14 both popular at the time period that this property was built. Does that
15 meet the letter of the law, sir?

16 Sjoblom Well again it's, it, it, you have to interpret the regulations. I know in the
17 past, the Commission has not found a blend to meet this criteria, so we
18 need to make sure that you're clear on the record why this time it has ...

19 Keith Well then I, I can go back to A, and reflect the architectural history of
20 the community.

21 Sjoblom Well you know A is, A is a very, A is the hardest criteria (inaudible) to
22 meet because you have to identify historically what, why would just this
23 blend be historically significant rather than just ...

24 Keith It's the method of construction.

25 Sjoblom ... well [inaudible] A [inaudible] counsel said you're not supposed to
26 consider method of construction under A.

27 Keith So we consider it under C, but yet you won't let me speak to the distinct
28 characteristics of the style that are, that is blended.

1 Sjoblom And, you can it's just in the past, the Commission has not found a blend
2 of two styles where it doesn't meet either one specifically as truly
3 representative, so I guess we just need to make sure the findings are
4 clear as to why this time it does. You see what I'm saying?

5 Gillingham It seems to me like in the past, there, there have been designations where
6 there was more than one style or, or accents of one style on, on the, on
7 the basic style of another. But I don't think we, I, I don't think we've
8 ever designated anything that was so sharply in contrast, two styles that
9 were so sharply in contrast as this, you know. I'm gonna vote against it
10 but it's up to you.

11 Keith I think it does reflect under criteria C, excuse me. I think it does reflect
12 distinctive characteristics of the Craftsman style if, if you put, that
13 picture's no longer on our monitors here, but if, if you look at that, and
14 don't see the rest of the house, that a beautiful example of a Craftsman
15 style, with the front porch and the, and then the pillars. It's the backside
16 of the house going down the hill that, that we have a problem with. So
17 I'm gonna, I can easily say that I'm, I'm designating or proposing that
18 this be designated historically cause of the architectural Craftsman style
19 of the house. And, and the, the method of construction.

20 Goot Oh so ...

21 Keith This is under criteria C.

22 Goot Right, right, I understand so but we could actually say the study of a
23 residential construction and not have to define the particular
24 architectural style in this, correct? For it to be ...

25 Keith But the City Attorney just said we had to do [inaudible] ...

26 Goot ... it has to be, we, oh I'm sorry, we have to, okay.

27 Olsen Yeah, that's the first step of the three steps for criterion C.

28 Goot Okay.

1 Keith So we're, go-, we've gone back to B, C and D.

2 Olsen No, just let, can I, can I repeat what your ...

3 Keith Oh please.

4 Olsen ... motion is as I understand it to be? So you're saying it's significant

5 under criterion B because it's identified with Edward Brooks Scovel, a

6 fam-, who is the famous opera tenor, and was recognized internationally

7 and he was still active even after his retirement when he ...

8 Keith Right.

9 Olsen ... resided at the subject property.

10 Keith Right.

11 Olsen And then for criterion C, you are saying it, it possesses distinctive

12 characteristics of the Craftsman style?

13 Keith Correct.

14 Olsen And it's valuable for the study of hillside construction?

15 Keith Correct.

16 Olsen And it has not been substantially altered.

17 Keith Correct.

18 Olsen Okay. And then you're also saying for criterion D, it's representative of

19 the notable work of S.D. Chapin?

20 Keith Correct.

21 Olsen Okay. And is there, and did you give a reason why it's [inaudible] ...

22 Keith The hillside construction.

23 Olsen ... because of the hillside construction. Okay.

24 Gillingham Okay, so, so that's, that's the motion and does the second still, oh I'm

25 sorry, the second still, still there. Any other discussion?

26 Wilson I, I would add that there is a touch of the Spanish eclectic and then also

27 in the barreled tiles on the roof and things like so that's makes it more

28 interesting in my opinion.

1 Keith I agree but they won't allow us to say that.

2 Wilson [inaudible] ...

3 Olsen But you can, you can say that. You just, you have to substantiate why
4 that makes it historically significant.

5 Keith Well I'm more confused now than when I started.

6 Male [inaudible] ...

7 Olsen Right, that's, that's noted. The, the roof was replaced in 1991. And it
8 was replaced in kind.

9 Wilson Yeah, in kind so.

10 Olsen As noted on the permit.

11 Gillingham All right, well I would just say that you know I, I guess on criterion B,
12 it's a qualitative decision on, on whether Scovel is, was a significant
13 local singer [inaudible] national history and I, I don't think so but
14 everybody else does, okay. I'm, I'm really having a hard time. I think
15 this is gonna be pretty hard to defend, that this is a particular
16 architectural style. I mean, you know if you, it's like a Chevy and a
17 Ford bolted together in the middle, you know, it's just, it's unique but
18 it's, it's not an architectural style.

19 Keith I agree but the staff would seem to be tying my hands as to requiring me
20 to state ...

21 Gillingham Okay.

22 Keith ... say a certain style which I did not want to do.

23 Gillingham Right, well I have my concerns on record and anybody else have
24 anything to say? Okay, let's vote.

25 Female Motion passes with Commissioner Gillingham voting no.

26 Olsen Okay, so the property is designated as a historic resource. There is a
27 ten-day appeal period. If you would like to appeal the Commission's
28 decision, just be sure to submit your appeal to the City Clerk within ten

1 days, ten calendar days of today's decision.

2 Male [inaudible]

3 Olsen You would need to ask the City Clerk. She has the appeal form and all

4 the instructions for doing that.

5 Gillingham All right, thank you.

6 [End Item NOI 2015-02 William Mann]

7 [End of recording.]

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PROOFREADER'S CERTIFICATE

Re: Historic Resource Commission

NOI 2015-02-WILLIAM MANN

REGULAR MEETING

WEDNESDAY, MARCH 4, 2015, 3:00 P.M.

CORONADO CITY HALL COUNSEL CHAMBERS

I, Karen Potter of Potter Legal Transcription, certify that on March 17, 2015, I proofread all of the above-referenced transcript, while listening to the cd from which same was transcribed, and that said transcript, as typed, accurately reflects the spoken word, to the best of my ability to hear those recorded words and identify the various persons speaking.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed this 17th day of March 2015, at San Diego, California.

/s/ Karen Potter

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EXHIBIT 5

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HISTORIC RESOURCE COMMISSION
MEETING MINUTES

Regular Meeting

March 4, 2015

The regular meeting of the Coronado Historic Resource Commission was called to order at 3 p.m., Wednesday, March 4, 2015, at the Coronado City Hall Council Chambers, 1825 Strand Way, Coronado, California, by Chairperson Gillingham.

MEMBERS PRESENT: Goot, Gillingham, Keith, Talbert, Wilson
MEMBERS ABSENT: None
STAFF PRESENT: Ann McCaull, Senior Planner
Tricia Olsen, Associate Planner
Laura Ramos, Recording Secretary and Minutes Preparer
CITY ATTORNEY: Randall Sjoblom

APPROVAL OF MINUTES

The minutes of the regular meeting of February 4, 2015, were approved as amended.

DIRECTOR'S REPORT

Director Olsen reported that an appeal hearing will be heard by the City Council on March 17, 2015, for the property located at 944 H Avenue (NOI 2015-01 Chilton Trust). This residence was designated historic by the HRC at their meeting of February 4, and was subsequently appealed.

The Commission designated Chairperson Gillingham to speak at the City Council meeting on behalf of the HRC.

ORAL COMMUNICATIONS AND OTHER MATTERS

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

PUBLIC HEARING

HRPA 2015-01 RICHARD AND KIRSTEN WILEY – Request for Historic Preservation Mills Act Agreement for the historically designated residence addressed as 320 Seventh Street and located in the R-1A€ (Single Family Residential) Zone.

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

All Commission members disclosed they had driven or walked by the site.

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

The applicant, Kirsten Wiley, said she and her husband have owned the property since 2009. She said they followed HRC guidelines when they built an addition to their home. They are seeking a Mills Act agreement for the original portion of the dwelling.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

None.

COMMISSION ACTION

COMMISSIONER KEITH MADE A MOTION TO RECOMMEND TO CITY COUNCIL APPROVAL OF THE REQUEST FOR A HISTORIC PRESERVATION MILLS ACT AGREEMENT FOR THE HISTORICALLY DESIGNATED RESIDENCE ADDRESSED AS 320 SEVENTH STREET AND LOCATED IN THE R-1A(E) (SINGLE FAMILY RESIDENTIAL) ZONE, AS SUBMITTED, INCLUDING REGULAR MAINTENANCE AND PRESERVATION AND EXCLUDING THE NEW ADDITION TO THE DWELLING.

COMMISSIONER TALBERT SECONDED THE MOTION.

AYES:	Gillingham, Goot, Keith, Talbert, Wilson.
NAYS:	None.
ABSENT:	None.
ABSTAIN:	None.

The motion passed with a vote of 5-0.

NOI 2015-03 WILLIAM MANN – Request for a Notice of Intent to Demolish Permit for the building addressed as 475 A Avenue and located in the R-1B (Single Family Residential) Zone.

Chairperson Gillingham asked that members disclose any ex parte communications prior to considering the item.

Commissioners Talbert disclosed she has walked by and has been inside the home.

Commissioner Keith and Chairperson Gillingham disclosed they had been given a tour of the home by Scott Aurich.

Ms. Olsen introduced the staff report as outlined in the agenda. Ms. Olsen said the applicant's request for this review does not necessarily mean the structure will be demolished; however, the applicant has requested a Determination of Historic Significance in order to gain certainty regarding options for future preservation modification or demolition of the dwelling. Ms. Olsen said the decision of the HRC will become final 10 days after the adoption of the Resolution unless an appeal is filed with the City Clerk to the City Council.

Commissioner Talbert asked if there has been any precedent set for melding of two different architectural styles under architectural significance.

Ms. Olsen stated the designation criteria guidelines address how significance is determined for its architectural style. It states the resource must clearly exhibit enough distinctive characteristics to be truly representative of an architectural style. Ms. Olsen said she interprets this statement to mean one architectural style. She said she does not recall any situations where a property has been designated for having two architectural styles.

Commissioner Talbert said Source Point describes the property's architectural style as Western Ranch Revival style. She asked if this is a style that staff has ever considered.

Ms. Olsen said this is a style that she has not come across in any other locations. She added the Ranch style did not become popular until the 1940s.

Commissioner Talbert said Criterion B notes that properties associated with a significant individual who resided at the property during their formative years or retirement are not generally eligible under this criterion, "unless no properties from the person's productive life remain intact." She asked for clarification on this point related to Chevalier Scovel.

Ms. Olsen said Criterion B may apply to Mr. Scovel; however, she does not feel comfortable maintaining this is the only remaining property associated with Mr. Scovel because she does not have sufficient information to support this statement. Ms. Olsen said additional information from the applicant is needed to determine whether or not this is the last remaining property.

Vice Chair Wilson asked if there are other existing examples of this type of architectural blend as these two styles were popular during a certain period. He said studies relating to the blending of two architectural styles would be valuable to an architect or historian in determining whether the Western Ranch style is considered to be an architectural style.

Ms. Olsen said she is not aware of the Western Ranch architectural style and has not seen any scholarly research information. She added it is not uncommon for an architect to blend two architectural styles at the request of a homeowner. She noted a recent example on Adella Lane where the architectural blend was a Spanish Colonial massing and orientation with the details and architectural features being Colonial Revival. In this case, the HRC determined this structure to be not historic because it was not distinctive of either style.

Commission Goot said Chevalier Scovel's wife passed in the residence. When Mr. and Mrs. Scovel came to Coronado, this house was their only place of residence other than the Hotel del Coronado and Tent City. She said she considers this residence to be the only property where he resided.

Ms. Olsen said it appears Mr. and Ms. Scovel lived at Tent City and Hotel del Coronado, while this house was being built.

The applicant's representative, Scott Aurich, said the house has been on the market for over two years. Potential buyers complain that the house's design is archaic and it too dysfunctional to remodel even though the interior finishes are rather nice. He said the Planning Commission spent years revitalizing the RSIP to avoid these type of "square boxes" which have no relief and no architectural features that would be credited for any points. He said the house is 7000 plus feet on a lot that would be oversized for today's floor area ratio. Also, Mr. Aurich said that while Mr. Scovel was an opera singer, it doesn't necessarily make him a significantly historic person for the city, state, or nation, in addition to the fact that Mr. Scovel lived in this house after he retired. Mr. Aurich added that he does not feel this is a notable work of S.D. Chapin.

PUBLIC COMMENT

Celeste Kennedy said she lives at the corner of Fifth Avenue and A Street. She said she supports the request, although this is a beautiful home which she considers a gem.

Ann Breslauer said this house has a one-of-a-kind unique structure and is probably very difficult to sell. However, the house has been there for a long time and is complementary to the other two restorations that are on opposite corners. She said she cannot imagine a cookie-cutter developer getting a hold of the property and putting three insignificant structures on it. She said she feels we are losing Coronado inch by inch.

James Marlar said he lives at 500 A Avenue. He said the house has been on the market for at least three years. It has been well maintained but the reality is that it won't sell. It is a large non-functional home. He hopes that when the house is torn down and split, something will be built that is compatible with the current beach styles. He said he supports the application to demolish.

COMMISSION DISCUSSION

Commissioner Keith said Scott Aurich provided her with a tour of the house. She said that although the Commission has no purview about the interior of the home, the house has magnificent interior features. She said this house meets Criterion A because its unique blending of architectural styles reflects the architectural history of Coronado. It is one of two or three houses that was built to accommodate the hillside. She stated that while a house designed for a hill may not be significant in other communities, it is in Coronado where there is only one hill in town. Therefore, it is a significant part of the town's architectural history. She said this house meets Criterion B because Mr. Scovel was significant in Coronado history, and although he was retired when he lived in this house, he was still active as a singer performing at functions for charities and functions. She said she would not cite Criterion C because the architectural style is already mentioned under Criterion A. She said the house meets Criterion D because of the notable work of S.D. Chapin and its hillside

construction.

Vice Chair Wilson agreed with the aforementioned comments.

Commissioner Talbert said it was interesting that Commissioner Keith would consider the unique architectural history under Criterion A; because of the hybrid nature of the two styles, it would not qualify under Criterion C. She said she would support Criterion A. She said she would also support Criterion B because Mr. Scovel was a significant person prior to acquiring the property. She said she would like to be convinced to support Criterion D, but she can support the other two criteria.

Commissioner Goot said the home is significant under Criterion A in that the home was uniquely built to accommodate the hillside. Ms. Goot said the house also meets Criterion B because Mr. Scovel had a prominence and significance in the opera world during that time.

Chairperson Gillingham said he does not find the property meets any criteria to be deemed historic. He said this home is an architectural "train wreck" although there are a number of nice features to the inside of the house.

Ms. Olsen noted for the Commission's consideration that "examples of architectural styles, types, or methods of construction" should be recognized under Criterion C. If Criterion A is used, facts and findings must be presented to support the designation under this criterion.

Commissioner Keith said she would have no issues supporting a designation under Criterion C rather than Criterion A. She believes it could meet both, and is a valuable for a study because of the topography of Coronado and the blending of the different architectural styles. She said it meets Criterion C. She said it also meets Criterion B because Scovel was recognized internationally and this was his primary residence. She said it is also a notable work of S.D. Chapin.

Deputy City Attorney Sjoblom clarified that Criterion C is multiple in that it must be verified that the property is distinctive of an architectural style and valuable of a style.

Ms. Olsen further clarified that under the criteria guidelines, Criterion C is a three-step process in that "...the resource must clearly exhibit enough distinctive characteristics to be truly representative of an architectural style" and "...the resource must be valuable for the study of a particular aspect of construction, type, period, or method of construction" and "...the resource must not be substantially altered from its historic condition."

Commissioner Keith suggested she could amend her motion, under Criterion C, by adding it is "a blend of architectural style of Spanish Eclectic style and the Craftsman style."

Deputy City Attorney Sjoblom stated that in the past the Commission has not found this type of architectural blend to meet this criterion.

Commissioner Keith said she could leave her motion as originally stated so that the architectural style is reflected under Criterion A.

Deputy City Attorney Sjoblom said Criterion A is challenging to meet because it must be identified why this architectural blend is historically significant.

Commissioner Keith responded it is historically significant because of its method of its construction.

Deputy City Attorney Sjoblom clarified that City Council does not allow method of construction to be a basis for meeting Criterion A.

Commissioner Keith said she would consider method of construction under Criterion C; however, she is being advised she is unable to speak to the distinct characteristics of the blended architectural styles under this criterion.

Deputy City Attorney Sjoblom said she is able to do so; however, in the past, the Commission has not found a blend of two styles meets the criterion, as one style is not specifically truly representative. He asked that the findings be clear as to why this time it does meet the criterion.

Chairperson Gillingham said he does not recall the HRC ever designating a structure where the two architectural styles were so sharply in contrast. He said he would vote against the request.

Commissioner Keith stated that under Criterion C, it does reflect distinctive characteristics of the Craftsman style at the front façade, with the front porch and pillars, and its methods of construction. She clarified that under Criterion C, it possesses distinctive characteristics of the Craftsman style.

Commissioner Goot asked if the criterion could be met by noting "the study of a residential construction" and not having to define the particular architectural style.

Ms. Olsen clarified that the first of the three-step process involves defining the particular architectural style.

Commissioner Keith confirmed that the motion should reflect it meets Criteria B, C, and D.

Ms. Olsen restated the motion.

Chairperson Gillingham confirmed the Second was still in favor.

COMMISSION ACTION

COMMISSIONER KEITH MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION MAKE A DETERMINATION THAT THE STRUCTURE ADDRESSED AS 475 A AVENUE (NOI 2015-03) DOES MEET THE CRITERIA TO BE DESIGNATED AN HISTORIC RESOURCE, WITH THE ADOPTION OF A RESOLUTION STATING THE FOLLOWING REASONS:

THE PROPERTY DOES MEET THE 75-YEAR AGE REQUIREMENT;

- A) IT DOES NOT EXEMPLIFY OR REFLECT SPECIAL ELEMENTS OF THE CITY'S MILITARY, CULTURAL, SOCIAL, ECONOMIC, POLITICAL, AESTHETIC, ENGINEERING, OR ARCHITECTURAL HISTORY;
- B) IT IS IDENTIFIED WITH A PERSON SIGNIFICANT IN LOCAL, STATE, OR NATIONAL HISTORY, CHEVALIER EDWARD BROOKS SCOVEL, THE ORIGINAL OWNER OF THE PROPERTY WHO WAS RECOGNIZED INTERNATIONALLY AS A WORLD FAMOUS OPERA TENOR, AND WAS STILL ACTIVE AS A SINGER AFTER HIS RETIREMENT FROM PROFESSIONAL OPERA, BUT WHILE HE RESIDED AT THE SUBJECT PROPERTY FROM 1915 TO APPROXIMATELY 1930;
- C) IT POSSESSES DISTINCTIVE CHARACTERISTICS OF THE CRAFTSMAN ARCHITECTURAL STYLE, IS VALUABLE FOR THE STUDY OF HILLSIDE CONSTRUCTION DATING FROM 1915, AND HAS NOT BEEN SUBSTANTIALLY ALTERED;
- D) IT IS REPRESENTATIVE OF THE NOTABLE WORK OF THE BUILDER, S. D. CHAPIN, AS AN EXAMPLE OF HILLSIDE CONSTRUCTION;
- E) IT HAS NOT BEEN LISTED OR FORMALLY DETERMINED ELIGIBLE FOR THE CALIFORNIA REGISTER AS SET FORTH IN SECTION 5024.1 OF THE CALIFORNIA PUBLIC RESOURCES CODE.

VICE CHAIR WILSON SECONDED THE MOTION.

Vice Chair Wilson added that there is a touch of the Spanish Eclectic style because of the roof tiles.

Commissioner Keith agreed and stated that staff would not allow the Commission to include that in the motion.

Ms. Olsen clarified that the Commission can state it is a hybrid of styles; however, it should also substantiate why it makes the property significant. She then responded to a comment from the audience that it was noted on the permit that the roof was replaced in kind in 1991.

Chairperson Gillingham said, under Criterion B, it is a qualitative decision on whether Scovel was a significant under local, state, or national history. He reiterated that he does not support this criterion. In addition, Mr. Gillingham said it will be difficult to defend that this house has a particular architectural style, and stated the house is like a Chevy and a Ford bolted together in that it is unique but not an architectural style.

Commissioner Keith said she feels that staff has tied her hands regarding architectural style.

Chairperson Gillingham called for the vote.

AYES: Goot, Keith, Talbert, Wilson.
NAYS: Gillingham.
ABSENT: None.
ABSTAIN: None.

The motion passed with a vote of 4-1.

There is a 10-day calendar appeal period.

NOI 2015-04 MARJORIE BROWN AND LESLIE BREMNER – Request for a Notice of Intent to Demolish Permit for the building addressed as 238 B Avenue and located in the R-3 (Multiple Family Residential) Zone.

Chairperson Gillingham asked that members disclose any ex parte communications prior to considering the item.

All commissioners disclosed they had driven by the site.

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

The applicant's representative, Katie McGraw, Esquire, said she was present on behalf of the estate of Marjorie Brown and Leslie Bremner. She deferred to the staff and owner's findings in that the home does not have historic value under the criteria and should follow precedent from the previous findings, which is very telling in that it is similar to three previous properties that have been granted a demolition permit in the last 10 years.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

All Commissioners agreed with staff's recommendation that the property is not historic.

COMMISSION ACTION

COMMISSIONER TALBERT MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION MAKE A DETERMINATION THAT THE STRUCTURE ADDRESSED AS 238 B AVENUE (NOI 2015-04) DOES NOT MEET THE CRITERIA TO BE DESIGNATED AN HISTORIC RESOURCE, WITH THE ADOPTION OF A RESOLUTION STATING THE FOLLOWING REASONS:

THE PROPERTY DOES MEET THE 75-YEAR AGE REQUIREMENT;

- A) IT DOES NOT EXEMPLIFY OR REFLECT SPECIAL ELEMENTS OF THE CITY'S MILITARY, CULTURAL, SOCIAL, ECONOMIC, POLITICAL, AESTHETIC, ENGINEERING, OR ARCHITECTURAL HISTORY;
- B) IT IS NOT IDENTIFIED WITH A PERSON(S) OR AN EVENT(S) SIGNIFICANT IN LOCAL, STATE, OR NATIONAL HISTORY;
- C) IT DOES NOT POSSESS DISTINCTIVE CHARACTERISTICS OF AN ARCHITECTURAL STYLE, IS NOT VALUABLE FOR THE STUDY OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION AND HAS BEEN SUBSTANTIALLY ALTERED;
- D) IT IS NOT REPRESENTATIVE OF THE NOTABLE WORK OF THE BUILDER, ANDREW WATSON WOODS, AS IT HAS BEEN SUBSTANTIALLY MODIFIED AND DOES NOT REFLECT THE ORIGINAL DESIGN OR WORKMANSHIP OF THE BUILDER;
- E) IT HAS NOT BEEN LISTED OR FORMALLY DETERMINED ELIGIBLE FOR THE CALIFORNIA REGISTER AS SET FORTH IN SECTION 5024.1 OF THE CALIFORNIA PUBLIC RESOURCES CODE.

COMMISSIONER GOOT SECONDED THE MOTION.

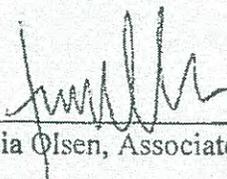
AYES: Gillingham, Goot, Keith, Talbert, Wilson.
NAYS: None.
ABSENT: None.
ABSTAIN: None.

The motion passed with a vote of 5-0.

There is a 10-day calendar appeal period.

ADJOURNMENT

There being no further business, the meeting was adjourned at 3:53 p.m.



Tricia Olsen, Associate Planner

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EXHIBIT 6

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RESOLUTION NO. HR 6-15

A RESOLUTION OF THE HISTORIC RESOURCE COMMISSION OF THE CITY OF CORONADO DETERMINING THE BUILDING ADDRESSED AS 475 A AVENUE LOCATED IN THE R-1B (SINGLE FAMILY RESIDENTIAL) ZONE MEETS THE CRITERIA TO BE DESIGNATED AS A CORONADO HISTORIC RESOURCE

WHEREAS, William Mann and Julie Mann, as successor trustees of the Ruby D. Mann Qualified Personal Residence Trust dated April 28, 1999, are the owners of the property addressed as 475 A Avenue; and

WHEREAS, on February 5, 2015, the property owner submitted a Notice of Intent to Demolish permit application in association with potential future demolition or partial demolition of the building on the property that is 75 or more years old, in accordance with Chapter 84.20 of the Coronado Municipal Code; and

WHEREAS, on March 4, 2015 the Historic Resource Commission of the City of Coronado held a public hearing on NOI 2015-03 at which time all persons desiring to be heard were heard; and

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

1. Notice of Intent to Demolish Permit Application dated February 5, 2015;
2. Oral testimony;
3. Historic Resource Commission staff report dated March 4, 2015;
4. Additional written information and photographs provided by the applicant;

NOW, THEREFORE, BE IT RESOLVED that the Historic Resource Commission of the City of Coronado finds the property as described in the application submittal dated March 4, 2015, shall be designated as a Historic Resource because it meets three of the following criteria:

- a) It does not exemplify or reflect special elements of the City's military, cultural, social, economic, political, aesthetic, engineering, or architectural history;
- b) It is identified with a person significant in local, State, or national history, Chevalier Edward Brooks Scovel, the original owner of the property who was recognized internationally as a world famous opera tenor, and was still active as a singer after his retirement from professional opera, but while he resided at the subject property from 1915 to approximately 1930;
- c) It possesses distinctive characteristics of the Craftsman architectural style, is valuable for the study of hillside construction dating from 1915, and has not been substantially altered;

d) It is representative of the notable work of the builder, S. D. Chapin, as an example of hillside construction;

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

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Historic Resource Commission of the City of Coronado hereby determines the property addressed as 475 A Avenue meets the required criteria to be designated as a Coronado Historic Resource with all the benefits and restrictions of historic designation, as outlined in Chapter 84.10 and Chapter 84.20 of the Coronado Municipal Code, including compliance with the requirements of the California Environmental Quality Act.

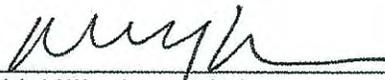
PASSED AND ADOPTED by the Historic Resource Commission of the City of Coronado, California, this 4th day of March, 2015, by the following vote, to wit:

AYES: Goot, Keith, Talbert, Wilson

NAYS: Gillingham

ABSENT:

ABSTAIN:



David Gillingham, Chair

Attest:



Rachel A. Hurst

Rachel A. Hurst
Director of Community Development

EXHIBIT 7

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State of California, } ss.
County of Fresno.

On this 29th day of June, in the year one thousand nine hundred and fifteen before me, Bessie K. Larkins, a Notary Public in and for said county and state, residing therein, duly commissioned and sworn, personally appeared J. S. Carroll, known to me to be the person described in, whose name is subscribed to and who executed the within instrument, and he acknowledged that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in the County of Fresno, the day and year in this Certificate first above written.

Notary Public
Fresno County,
California.

Bessie K. Larkins,
Notary Public in and for said Fresno County,
State of California.

Recorded at Request of Gtee, Jul 8, 1915. At 25 min. past 2 o'clock, P.M.

John H. Ferry, County Recorder.

Fee \$1.00.

By H. A. Lytle, Deputy.

13075

Notary Public
Deputy Recorder

7/8/1915 # 13080 DEED BOOK 689, PAGE 100

SOUTHERN TITLE GUARANTY COMPANY,

a corporation, organized under the laws of the State of California and having its principal place of business in the City of San Diego, County of San Diego, State of California, For and in consideration of Ten Dollars, Does Hereby Grant to E. B. Scovel All that Real Property situated in the City of Coronado, County of San Diego, State of California, bounded and described as follows:

Lot Twenty-four in Block One Hundred Seventeen of Coronado Beach, South Island, according to the Map thereof No. 376, filed in the office of the Recorder of said San Diego County, November 12, 1885.
TO HAVE AND TO HOLD the above granted and described premises unto the said Grantee, his heirs and assigns forever. Subject to taxes.

IN WITNESS WHEREOF, the Southern Title Guaranty Company has caused this deed to be signed by its Vice President and Asst. Secretary, and its corporate seal to be attached thereto, this 29th day of June, 1915.

Southern
Title Guaranty
Company,
San Diego, Cal.,
Incorporated
Jan 3, 1908,
R.C.I.

SOUTHERN TITLE GUARANTY COMPANY.
By W. B. Moore, Vice President,
H. E. CRANE, Asst. Secretary.

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

On this 29th day of June, A.D. Nineteen Hundred and Fifteen, before me, E. E. Hubbell, a Notary Public in and for said County, residing therein, duly commissioned and sworn, personally appeared W. B. Moore, known to me to be Vice President and H. E. Crane, known to me to be the Asst Secretary of the Southern Title Guaranty Company, the Corporation that executed the within instrument, and known to me to be the persons who executed the within instrument in behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the same.

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



Photographed By L. K. WORDEN, Deputy Recorder

E. B. Seavel, of the City of Colorado,
California

For and in consideration of the sum of Ten Dollars (\$10.00) and other valuable
considerations,
DO HEREBY Grant to

Mary Eulis Seavel, of the City of Colorado
California,

the said Real Property situated in: the County of San Diego,
State of California, bounded and described as follows:

Lot Twenty four (24) in Block One Hundred and seven
(117) of Colorado Red Hill South Island.

To Have and to hold the above granted and described premises, unto the said grantee, her
heirs and assigns forever,

Witness my hand and seal this 23rd day of January 1917
Signed and executed in presence of } E. B. Seavel (SEAL)
(SEAL)
(SEAL)

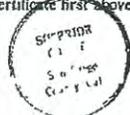
STATE OF CALIFORNIA, }
County of San Diego } ss.

On this 23rd day of January A. D. nineteen hundred and seventeen
before me, J. T. Butler, County Clerk ~~Notary Public~~ in and for said County and State,
residing therein, duly commissioned and sworn, personally appeared E. B. Seavel

known to me to be the person described in and whose name is
subscribed to the within instrument, and acknowledged to me that he executed the same

In Witness Whereof, I have hereunto set my hand and affixed my Official seal at my office in
Road County of San Diego State of California, the day and year in

this certificate first above written
J. T. Butler, County Clerk
Notary Public in and for the county of San Diego State of California
By J. B. McLes Deputy



Recorded at Request of Deputy Recorder McLes Jan. 23 1917
at 15 min. past 2 o'clock P. M.
Fee, \$ 70 COMPARED By JOHN H. FERRY, County Recorder,
H. Drummond Deputy



PHOTOGRAPHED BY S. WRIGHT JR. DEPUTY RECORDER

TO HAVE AND TO HOLD the above quitclaimed and described premises unto the said Grantee [its successors and assigns forever,

WITNESS our hands and seals this 8th day of Nov., 1931.

Signed and Executed Henry J. Raticon (Seal)
In Presence of Susan E. Raticon (Seal)
STATE OF CALIFORNIA
County of Los Angeles } ss.

On this 8th day of Nov., A.D. 1931, before me, James R. Davis, a Notary Public in and for the County of Los Angeles, State of California, residing therein, duly commissioned and sworn, personally appeared Henry J. Raticon and Susan E. Raticon, personally known to me to be the persons whose names are subscribed to the within instrument, and duly acknowledged to me that they executed the same.

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



James R. Davis
Notary Public in and for the County of Los Angeles, State of California. My Commission Expires May 12, 1933.

Recorded at Request of Southern Title & Trust Co. Nov 15 1931 at 9 A.M.

O. M. SWOPE, County Recorder

Fee \$1.00

By Deputy D. Cole 59189

11/17/1931 # 56412 OFFICIAL RECORDS BOOK 62, PAGE 167

IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA
IN AND FOR THE COUNTY OF SAN DIEGO

No. 18,047.

In the Matter of the Estate of

MARY FIELD SOOVEL, also known as MARY F. SOOVEL, and M. F. SOOVEL, Deceased.

ORDER FOR PARTIAL AND RATABLE DISTRIBUTION ON PETITION OF EXECUTOR WHEN TIME TO FILE CLAIMS HAS EXPIRED.

Now comes LEROY A. WRIGHT, executor of the last will and testament of Mary Field Soovel, deceased; the petitioner herein, by Messrs. Wright & McKee and G. C. Thomas, his attorneys, and shows to the Court that his petition for partial distribution herein was filed on the 15th day of June, 1931 and that on the same day the clerk appointed Friday, the 3rd day of July, 1931 as the day for the hearing thereof and that notice has been duly given as required by law; said matter was thereupon transferred for hearing in Department 5 of the above entitled Court and was duly heard by this Court at such time, and no person appearing to contest the same and the firm of Titus & Macomber being represented by Frank Macomber who appeared personally in Court, the Court after hearing the evidence grants said petition as follows, to-wit:

The Court finds that Edward Brooks Soovel, the surviving husband of the said decedent, has for a valuable consideration and by written instrument duly assigned to

PHOTOGRAPHED BY S. WRIGHT JR. DEPUTY RECORDER

Messrs. Titus & Macomber, his attorneys, an undivided one-half interest in and to the real and personal property in the residence of the deceased at 475 A Avenue, Coronado, and that said attorneys are entitled to have an undivided one-fourth interest in and to said property distributed to them by virtue of such assignment.

The Court further finds that by virtue of the terms and provisions of the will of the said testatrix and the law the devisees of the real property and legatees entitled to receive the furniture and furnishings therein are entitled to receive said distribution in full and without diminution and that under the law an equitable conversion of said property is worked, but that said devisees and legatees are by the law required to pay the cost of maintenance and taxes upon the said property subsequent to the date of the death of the said testatrix and prior to distribution thereof.

The Court further finds that certain of the jewelry disposed of by the terms of the will of the said testatrix has never been found or received by the executor and that the only jewelry remaining for distribution in accordance with the terms of said will is that hereinafter described and distributed.

And all and singular the law and the premises having been duly considered by the Court,

IT IS ORDERED BY THE COURT that the giving of any bond by the said distributees before receiving their shares of said estate be dispensed with, and that the said Leroy A. Wright as the executor of the last will and testament of said deceased forthwith deliver to the distributees hereinafter named the whole of their shares of said estate, to-wit: the jewelry, cash or property set next opposite their respective names, to-wit:

NAME	SHARE
Mrs. John O'Donnor	Two diamond slides for velvet neck-band
Frank O. Field	Sapphire and diamond ring, containing two diamonds and one sapphire.
Harriet Dennis	Diamond and pearl brooch.
Marion Fabricotti	Sapphire bracelet.
Leroy A. Wright	Solitaire diamond ring.
John B. Dennis	Eight thousand nine hundred twelve and 24/100 dollars (\$8,912.24)
Jessie Brown	Four thousand five hundred forty-three and 12/100 dollars (\$4,543.12) and enameled watch and fob with coin.
Agnes Harkness, also known as Agnes Harkins	One thousand three hundred sixty-eight and 98/100 dollars (\$1,368.98)
George Brown	One thousand three hundred sixty-eight and 98/100 dollars (\$1,368.98)
Mrs. Alice Cleveland	Nine hundred twelve and 62/100 dollars (\$912.62)
Henry Ray Dennis	One thousand eight hundred twenty-five and 25/100 dollars (\$1,825.25)
Elizabeth Osborne	Four hundred fifty-six and 31/100 dollars (\$456.31)
William Rigby	One hundred eighty-two and 52/100 dollars (\$182.52)
James A. Blair, Jr.	An undivided one-half interest in and to the real property hereinafter particularly described, and the furnishings and furniture therein as hereinafter particularly described.
Edward Brooks Saavel	An undivided one-fourth interest in and to the real property and the furnishings and furniture therein as hereinafter described.
Horton L. Titus and Frank J. Macomber	An undivided one-fourth interest in and to the real property hereinafter described and in and to the furniture and furnishings therein as hereinafter described.

REAL PROPERTY

Lot Twenty-four (24) in Block One Hundred Deventeen (117) of Coronado Beach, South Island, in the City of Coronado, County of San Diego, State of California, according to map thereof #376 filed in the office of the County Recorder of said San Diego County November 12, 1968; improved with ten-room home and garage.

FURNITURE AND FURNISHINGS

MUSIC ROOM

2 overstuffed couches
2 overstuffed chairs
14 sofa pillows
2 big arm chairs
1 library table
1 mahogany finish table
5 small tables
7 small rugs
2 large flower vases
1 large floor lamp
4 table lamps
14 china pitchers
20 vases different sizes
3 candle stick holders
5 large vases
2 large plates
5 pictures
8 small mugs
225 books
5 pair fancy draperies
11 pair fancy curtains

UPSTAIRS HALL

2 Chinese arms chairs
1 library table (Chinese)
2 Chinese vase stands
1 table lamp
2 candle stick holders
2 large vases
2 small vases
1 long hall carpet
1 small rug
12 Chinese pictures

GUEST'S BEDROOM

1 bed complete
1 dresser
1 writing desk
1 lamp stand
1 table lamp
1 wicker table
1 wicker rocker
1 wicker chair
1 clock
2 vases
1 mirror
1 blue rug
14 pictures
1 pair fancy draperies
1 pair fancy curtains

GUEST BATHROOM

1 chair
1 small rug

MADAM'S ROOM

1 bed complete
1 dresser
1 dressing table and chair
1 writing table
1 wicker rocker
1 wicker arm chair
1 white straight chair
1 lamp stand
1 table lamp
1 sewing stand
16 pictures
1 large red rug
1 small rug
Personal effects
1 pair draperies
1 pair lace curtains

MADAM'S BATHROOM

1 small rug
1 pair lace curtains

PHOTOGRAPHED BY S. WRIGHT JR. DEPUTY RECORDER

PHOTOGRAPHED BY S. WRIGHT, JR. DEPUTY RECORDER

CHEVALIER'S ROOM

- 1 table lamp
- 1 wicker table
- 1 spittoon
- 1 large green rug
- 3 pictures
- 1 pair draperies
- 3 pair lace curtains

BILLIARD ROOM

- 11 piece wicker set
- 1 table lamp
- 30 books
- 3 sets book ends
- 1 card table
- 1 red couch
- 1 spittoon
- 6 sofa pillows
- 2 small rugs
- 2 big floor vases
- 6 big plates
- 18 ornamental china
- 10 pictures
- 2 pair draperies
- 1 large Oriental rug

SUN PORCH

- 5 piece Chinese set porch
- Furniture
- 1 old couch
- 1 straw mat
- 1 porch swing

DINING ROOM

- 1 serving table
- 1 sideboard
- 1 green rug
- 3 pieces ornamental china
- 4 silver candle holders
- 3 pictures
- 1 pair draperies

BUTLER'S PANTRY
CUPBOARD #1

- 13 goblets
- 9 red wine glasses
- 13 sherbert dishes
- 3 vinegar bottles
- 16 tumblers
- 22 cocktail glasses
- 48 wine glasses
- 11 finger bowls
- 24 piece gold rim set of glasses
- 13 glass cups
- 6 pickle dishes
- 26 glass bowls

CUPBOARD #2

- 4 glass nickies
- 4 vases
- 27 piece gold rim and flower set
- 6 ornamental plates
- 4 piece green glassware set
- 2 glass dishes
- 2 small vases

CUPBOARD #3

- 1 beer pitcher
- 5 mugs
- 1 pitcher
- 3 plates
- 43 piece china set
- 2 piece carving set

CUPBOARD #4

- 24 piece tea set
- 10 vases
- 34 pair odd china

CUPBOARD #5

- 120 piece assorted china dishes

CUPBOARD #6

- 12 piece old silver

PHOTOGRAPHED BY S. WRIGHT JR. DEPUTY RECORDER

CUPBOARD #7

- 144 piece fancy china dishes
- 2 big china mugs
- 24 piece heavy chinaware

CUPBOARD #8

- 05 piece assorted chinaware

DOWNSTAIRS ROOM #1

- 1 bed complete
- 1 dresser
- 1 little table
- 1 straight chair
- 1 rocker
- 1 old rug
- 6 pictures

ROOM #2

- 1 3/4 bed complete
- 1 dresser
- 1 rocker
- 1 straight chair
- 1 center table
- 1 old rug
- 2 pictures

ROOM #3

- 1 3/4 bed complete
- 1 dresser
- 1 rocker
- 1 straight chair
- 2 pictures
- 1 small rug

DOWNSTAIRS HALL

- 1 old long straw mat
- 8 Chinese pictures

SERVANT'S DINING ROOM

- 1 table
- 1 square table
- 1 rocker
- 2 straight chairs
- 1 settee
- 6 pictures
- 1 rug

KITCHEN

- 1 A.B. Gas range
- 1 pastry table
- 1 square kitchen table
- 1 straight chair
- 1 small lot kitchen utensils
- 7 mixing bowls
- 2 bread boxes
- 6 tumblers
- 45 piece mixed chinaware
- 1 waffle iron, old
- 1 ice cream freezer, old

DOWNSTAIRS PORCH

- 1 porch swing
- 1 old porch chair

PANTRY

- 1 ice box
- 2 Thermos bottles
- 2 water pitters
- 1 serving tray

IT IS FURTHER ORDERED, ADJUDGED AND DECREED BY THE COURT that said Leroy A. Wright as executor of the will of the said testatrix forthwith distribute and deliver to John B. Dennis of New York one hundred (100) shares of the stock of the Pressed Steel Car Company said stock being preferred stock and having a par value of one hundred dollars (\$100.00) per share and being evidenced by Certificate #P705, to hold in trust, nevertheless, for and during the term of the natural life of Edward Brooks Scovel, and to invest and reinvest the said capital invested in the said securities and to collect the income from the same from time to time as received and to distribute the net proceeds realized from said stock after the payment of all of the expenses incident to said trust, to EDWARD BROOKS SCOVEL, and upon the death of the said Edward Brooks Scovel to distribute the stock to James A. Blair, Jr., and thereupon said trust shall terminate.

172

Done in open Court this 16th day of November, 1931.

L. N. Turrentine.

Judge of the Superior Court.

The foregoing instrument is a full, true and correct copy of the original on file in this office. Attest Nov. 17 1931. J. B. MOLES, County Clerk and Clerk of the Superior Court, of the State of California, in and for the County of San Diego. By A. C. Keller Deputy.

Recorded at Request of Attorney Nov 17 1931 45 Min. past 2 P.M.

G. M. SWOPE, County Recorder

By Deputy J. L. Squire

58412

Fee \$5.90

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97024-5-6-HAD-fnr

KNOW ALL MEN BY THESE PRESENTS:

THAT A. Willard Dudley has made, constituted and appointed, and by these presents does hereby make, constitute and appoint Albert W. Dudley his true and lawful Attorney for him and in his name, place and stead one for his use and benefit, to ask, demand, sue for, recover, collect and receive all such sums of money, debts, dues, accounts, legacies, bequests, interests, dividends, annuities and demands whatsoever as are now or shall hereafter become due, owing, payable or belonging to him; and have, use and take all lawful ways and means in his name or otherwise, for the recovery thereof, by legal process, and to compromise and agree for the same, and grant acquittances or other sufficient discharges for the same, for him and in his name to make, seal and deliver; to bargain, contract, agree for, purchase, receive and take lands, tenements, hereditaments, and accept the seizing and possession of all lands, and all deeds, and other assurances in the law therefor; and to lease, let, demise, bargain, sell, remise, release, convey, mortgage and hypothecate lands, tenements and hereditaments, upon such terms and conditions, and under such covenants as he shall think fit. Also to bargain and agree for, buy, sell, mortgage, hypothecate, and in any and every way and manner deal in and with goods, wares, and merchandise, houses in action, and other property in possession or in action; and to make, do and transact all and every kind of business of what nature and kind soever; and, also, for him and in his name and as his act and deed to sign, seal, execute, deliver and acknowledge such deeds, covenants, indentures, agreements, mortgages, hypothecations, bottomries, charter parties, bills of lading, bills, bonds, notes, receipts, evidences of debts; releases and satisfaction of mortgage, judgment and other debts, and such other instruments in writing, of whatever kind or nature, as may be necessary or proper in the premises.

GIVING AND GRANTING unto his said Attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises, as fully to all intents and purposes as he might or could do if personally present hereby ratifying and confirming all that his said Attorney Albert W. Dudley shall lawfully do or cause to be done by virtue of these presents.

PHOTOGRAPHED BY S. WRIGHT JR. DEPUTY RECORDER

230

STATE OF CALIFORNIA, } ss.
County of Los Angeles, }

On this 18th day of July Nineteen Hundred and thirty-three before me, G. M. BARNFIELD a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared L. J. HUMPHRIES known to be the President, and E. B. ELDRIDGE known to be the Secretary of the Corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal, at my office, in said County of Los Angeles, State of California, the day and year in this certificate first above written.



G. M. Barnfield
Notary Public in and for the County of
Los Angeles, State of California.
My Commission Expires Oct 29-1934.

Recorded at request of Assignee Aug 22 1933 7 Min past 9 A. M.

37159

Fee \$1.00 6

COMPARED

John H. Pfaller
DEPUTY COUNTY RECORDER

O. M. Swope, County Recorder
By Deputy D. Cole.

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS: That Earl Robison hereinafter designated as the Seller, for and in consideration of the sum of (\$535.00) Five Hundred and Thirty Five Dollars No Cents Dollars lawful money of the United States of America, to Frank Boyce in hand paid by----- hereinafter designated as the Buyer, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell and convey unto the said Buyer, -- executors, administrators and assigns.

One Nash Coupe # 482 R - 470 8 Cyl. Eng. No 365415 License No. 62 894 Year 1930 TO HAVE AND TO HOLD the same to the said Buyer, his executors, administrators and assigns forever. And the said Seller does for his heirs, executors and administrators covenant and agree to and with the said Buyer, his executors, administrators and assigns, to warrant and defend the title to the said property, goods and chattels hereby conveyed, against the just and lawful claims and demands of all persons whatsoever.

WITNESS my hand and seal this 22nd day of August, 1933.

Earl Robison

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

ON THIS 22nd day of August, A. D., 1933, before me, L. W. Butler a Notary Public in and for said County and State, personally appeared Earl Robison, known to me, to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



L. W. Butler
Notary Public in and for said County and
State.
My Commission expires August 16, 1937.

Recorded at request of Vendor Aug 22 1933 23 Min past 2 P. M.

37184

Fee \$1.00 4

COMPARED

John H. Pfaller
DEPUTY COUNTY RECORDER

O. M. Swope, County Recorder
By Deputy H. I. Erb.

8/22/1933 # 37204 OFFICIAL RECORDS BOOK 234, PAGE 230

KNOW ALL MEN BY THESE PRESENTS:

That we, Horton L. Titus & Helen B. Titus, husband and wife, of San Diego, California,

For and in consideration of the sum of TEN AND NO/100 DOLLARS,

DO HEREBY GRANT TO JOHN E. BOAL, a widower, of National City, California,

ALL THAT REAL PROPERTY situated in the city of Coronado County of San Diego, State of California, bounded and described as follows:

An undivided 2/8th interest in and to Lot 24, in Block 117, of Coronado Beach, South Island, according to map thereof No. 374 filed in the office of the County Recorder of said San Diego County November 18, 1886; improved with ten-room house and garage.

TO HAVE AND TO HOLD the above granted and described premises unto the said Grantee his heirs and assigns forever

WITNESS our hands and seals this 21st day of August, 1933.

Signed and Executed in Presence of---

Horton L. Titus
Helen B. Titus

(Seal)
(Seal)

R. MCKINNON DEPUTY RECORDER

+34

GRANT DEED

I, EDWARD BROOKS SCOVEL, a widower, for and in consideration of the sum of Ten Dollars, and other good and valuable considerations to me in hand paid, receipt whereof is hereby acknowledged, do by these presents, grant, bargain, sell, convey and confirm unto MILTON O. CLARK AND MARQUERITE B. CLARK, husband and wife, as joint tenants, with right of survivorship, an undivided-one-fourth (1/4) interest in and to all that certain lot, piece and parcel of land situate in the City of Coronado, South Island, San Diego County, California, and bounded and described as follows, to-wit:

Lot Twenty-four (24) in Block One Hundred Seventeen (117) of Coronado Beach, South Island, in the City of Coronado, County of San Diego, State of California, according to Map thereof #876 filed in the office of the County Recorder of said San Diego County, November 18, 1886.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, SUBJECT to easements, reservations, restrictions, conditions of record, and to taxes and street assessments thereon.

TO HAVE AND TO HOLD all and singular the said premises, together with the appurtenances unto the said grantees and to the survivor of them forever.

IN WITNESS WHEREOF, the said EDWARD BROOKS SCOVEL, grantor, has executed and caused this deed to be executed by his attorney-in fact therunto duly authorized, this 5th day of March, 1934.

EDWARD BROOKS SCOVEL
BY EDWARD BROOKS SCOVEL
CHARLES F. HERRSHOFF, Attorney-in-Fact.

State of California
County of San Diego

On this 5th day of March, 1934, before me GERALD C. THOMAS, a Notary Public in and for the County of San Diego, State of California, residing therein, duly commissioned and sworn, personally appeared CHARLES F. HERRSHOFF, known to me to be the person whose name is subscribed to the within instrument as the attorney in fact of EDWARD BROOKS SCOVEL, and acknowledged to me that he subscribed the name of EDWARD BROOKS SCOVEL thereto as principal and his own name as attorney in fact.

WITNESS my hand and seal the day and year in this certificate first above written.

GERALD C. THOMAS
Notary Public in and for said County
and State.



RECORDED AT REQUEST OF SOUTHERN TITLE & TRUST CO MAR 24 1934 at 9 A. M.

\$1.00 - 15112 - 5

O. M. SWOPE COUNTY RECORDER
BY DEPUTY D. COLE

---000---

COMPEARED
March 19 1934
O. M. SWOPE COUNTY RECORDER

I, ALICE BERNICE NORDELL, for and in consideration of the sum of Ten & no/100 Dollars, DO HEREBY GRANT TO LEE PIERSON, ALL THAT REAL PROPERTY situated in City of San Diego, County of San Diego, State of California, bounded and described as follows:

My undivided half interest in Lots 25, 26, 27, 28 and 29, in Block 38, O. L. Cady's Subdivision, also, with household furniture located at 601 Twenty-Fifth Street, City of San Diego, California.

TO HAVE AND TO HOLD the above granted and described premises unto the said Grantee his heirs and assigns forever.

WITNESS our hands and seal this 20th day of November 1933.

ALICE BERNICE NORDELL (SEAL)

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

On this twentieth day of November 1933, before me H. A. ROSSMAN, a Notary Public in and for said County and State, personally appeared ALICE BERNICE NORDELL known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same.

WITNESS my hand and official seal the day and year in this certificate first above written.

H. A. ROSSMAN
Notary Public in and for said County
and State.



PHOTOGRAPHED BY D. A. JOHNSON DEPUTY RECORDER

GRANT DEED

103017-R30/fnr

I, Ann B. Van Pelt, a married woman, also known as Ann Blackwell Van Pelt
 For and in consideration of Ten and no/100 DOLLARS,
 Do hereby grant to Jennie E. Tanner,
 All that Real Property situated in the City of San Diego, County of San Diego, State
 of California, bounded and described as follows:

Lots Thirteen and Fourteen in Block Twelve of Lexington Park, according to the
 Map thereof No. 1898, filed in the office of the Recorder of said San Diego
 County, June 15, 1917.

MAR 24 1934
 City of San Diego
 COLEMAN

Witness my hand this First day of March, 1934.
 Signed and Executed in Presence of (Mrs) Ann B. Van Pelt
 R. S. Crane.

STATE OF CALIFORNIA }
 County of San Diego } ss. On this First day of March, 1934, before me, the undersigned,
 a Notary Public in and for said County and State, residing therein, duly commissioned and
 sworn, personally appeared Ann B. Van Pelt also known as Ann Blackwell Van Pelt known to
 me to be the person described in and whose name is subscribed to the within instrument and
 acknowledged to me that she executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my Official Seal, at my
 office, in said County of San Diego, State of California, the day and year in this cer-
 tificate first above written.



O. Helene K. Stallard

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

Recorded at request of SOUTHERN TITLE & TRUST CO. MAR 24 1934 at 9 A. M.
 Fee \$1.00 /4 O. M. SWOPE, County Recorder
 By Deputy D. Cole.

3/24/1934 # 15113 OFFICIAL RECORDS BOOK 280, PAGE 231 (5) 103091
 (Escrow D-265)

FRANK J. MACOMBER and ETHEL M. MACOMBER, husband and wife,

For and in consideration of the sum of Ten Dollars (\$10.00), and other good and
 valuable consideration

DO HEREBY GRANT TO MILTON G. CLARK and MARGUERITE B. CLARK, husband and wife, as
 joint tenants, An undivided one-eighth (1/8) interest in

ALL THAT REAL PROPERTY situated in the City of Coronado, County of San Diego, State
 of California, bounded and described as follows:

Lot Twenty-four (24), in Block One Hundred and Seventeen (117), Coronado Beach,
 South Island, in the City of Coronado, County of San Diego, State of California,
 according to the Map thereof No. 376 filed in the office of the County Recorder
 of said San Diego County, November 12th, 1926.

MAR 24 1934
 City of San Diego
 COLEMAN

MAR 24 1934
 10 CENTS

WITNESS our hands and seals this 2nd day of March, 1934.

Signed and Executed in Presence of Frank J. Macomber (SEAL)
 Ethel M. Macomber (SEAL)

STATE OF CALIFORNIA }
 County of San Diego } ss. On this 2nd day of March, 1934, before me, Otilie M. Kelley,
 a Notary Public in and for said County and State, personally appeared Frank J. Macomber
 and Ethel M. Macomber known to me to be the persons whose names are subscribed to the for-
 going instrument, and acknowledged to me that they executed the same.

WITNESS my hand and official seal the day and year in this Certificate first above
 written.



Otilie M. Kelley

Notary Public in and for said County and State.

Recorded at request of SOUTHERN TITLE & TRUST CO. MAR 24 1934 at 9 A. M.
 Fee \$1.00 /4 O. M. SWOPE, County Recorder
 By Deputy D. Cole.

COLEMAN
 DEPUTY COUNTY RECORDER
 *****000*****

GRANT DEED (4) 103001

I, JOHN E. BOAH, a widower, for and in consideration of the sum of ten dollars (\$10.00)
 and other good and valuable considerations to me in hand paid, receipt whereof is hereby

PHOTOGRAPHED BY D. A. JOHNSON DEPUTY RECORDER

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EXHIBIT 8

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Date: Sunday, January 21, 1917 **Paper:** San Diego Union (San Diego, CA) **Page:** 1
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Source: GenealogyBank.com

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SCOVEL WILL FILE ANSWER TO WIFE'S DIVORCE PETITION

Singer, Who Never Wears
Hat, Will Not Contest Ac-
tion; Fight Over Property.

FR

Bello Suardo, the pretty villa at 447 A avenue, Coronado, has been diverted into two apartments following the action of Madame Mary Field Scovel, who recently filed an action for divorce against her husband, Chevalier Edward R. Scovel, well known in Europe and America as an operatic singer.

Although the singer and his wife continue to occupy the same house, both have been busy during the last few days consulting attorneys. Madame Scovel, who alleges incompatibility, has retained Wright, Winnek and McKee and Chevalier Scovel will be represented by Attorneys Adam Thompson, C. A. McGee and E. J. Hennings.

Chevalier Scovel will file an answer to his wife's complaint within a few days. He said last night that he will not contest the suit for divorce, but that he will fight attempts of

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Madame Scovel to ruin legal possession of their Coronado Beach home. "Really, there isn't a great deal to be said about the matter," said Madame Scovel yesterday afternoon. "There was too much temperament in our family and I simply could not endure it any longer. I bear no feeling of malice against Chevalier Scovel: I simply feel that a reparation might prove better for both of us."

The Scovels were married just outside of London, England, in 1914 and came to the United States to reside. Both are American born. Madame Scovel was the widow of Rush T. Fields of New York. Chevalier Scovel's first wife was Peggy Roosevelt, a cousin of Theodore Roosevelt, former president.

Both are said to be wealthy in their own right and the controversy over the Coronado property is not so much for the money it represents, but because it embraces their idea of a California home.

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Madame Scovel announced her determination of remaining in Coronado the remainder of her life yesterday. "We will leave the matter of the house to the courts to decide and I will be satisfied with the decision," she said.

Wife Plans Home

"I had lived abroad for a number of years before coming to Coronado, now in Paris and now in London. We came here soon after the outbreak of the war to remain in America the remainder of our lives. When we decided on Coronado, I set about planning the home. I acted as my own architect. I purchased the material and I acted as superintendent of construction. After it was finished I furnished it from odd bits of furniture which I had picked up all over the world. The present affair I consider most unfortunate and I really believe the whole matter has been thrown among our neighbors in a false light. I want only justice and I want to report that there is no

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malice in my heart.
Bello Suardo, the name of the Coronado home, is one of the most attractive, although by no means the most pretentious, in the city. The Scovels are known for their love of luxury and good living. One of their

(Continued on Page 5, Col. 2)

Local Firm Given

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WILL FILE ANSWER TO DIVORCE PETITION

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(Continued from Page One)

automobiles is of the latest and most expensive make.

Since his advent here about two years ago, Chevalier Scorel has become well known by the fact that he never wears a hat. He has at times worn a ring on his thumb. He was made chevalier by a king of Italy before whom he sang some years ago. He was the first to enter

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Lohengrin in English and although
his career was not as pretentious as
some opera singers, he gained con-
siderable fame in Europe as well as
in America. His present income is
said to be approximately \$14,000 a
year.

Wife Reported Ill

Madame Scovel has been ill for
some time and yesterday denied all
callers at her home. A trained nurse
is in attendance. Later she talked
to a Union reporter over the tele-
phone.

Bello Sguardo is listed in the
divorce action as lot 24, block 17,
Coronado Beach. Scovel said last
night that the only fight to be made
by him would be to gain title of the
property. Madame Scovel asks a
title to the property in her com-
plaint.

Chévalier Scovel said efforts will
be made to make a division of the
property out of court.

Madame Scovel has not been well

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for some weeks, and we will not press the matter in court if the attorneys for both sides are able to reach any sort of fair agreement," he said.

Mr. and Mrs. Roosevelt Scorel, the former a son of Chevalier Scorel, have been visiting in San Diego for several days. They are at the U. S. Grant Hotel. Mrs. Roosevelt Scorel formerly was Miss Nellie Grant Sarris. They registered from London, England. Last night the father, son and daughter-in-law took dinner at a local cafe.

BRITISH LOSSES HEAVY

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EXHIBIT 9

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Typical Craftsman Features



Exposed wood details like knee braces, rafter tails and beams

Use of natural building materials, especially wood

Wide, recessed front porch

Low-pitched gabled roof

Wide eave overhangs

Tapered or square columns resting on piers

One-and-one-half story frame

Flattened, horizontal emphasis

Other typical features include:

- Use of natural materials such as cobble stones, clinker brick, wood shingles, and boulders
 - Multiple roof planes
 - Triangular knee braces
- Distinctive porch roofs and columns, including short, square upper columns that rest upon more massive piers, or upon a solid porch balustrade with sloping or battered sides
 - Large numbers of windows that vary in size and shape
 - Brick and/or stone chimneys or foundations
 - Integrated landscaping

Lack of Craftsman Features

No wood shingles;
red Mission tile is
a Spanish Eclectic
feature

No low-pitched
roof

No fully defined porch
area with columns

No clapboard,
stone, brick, or
shingle; stucco is
a Spanish Eclectic
feature

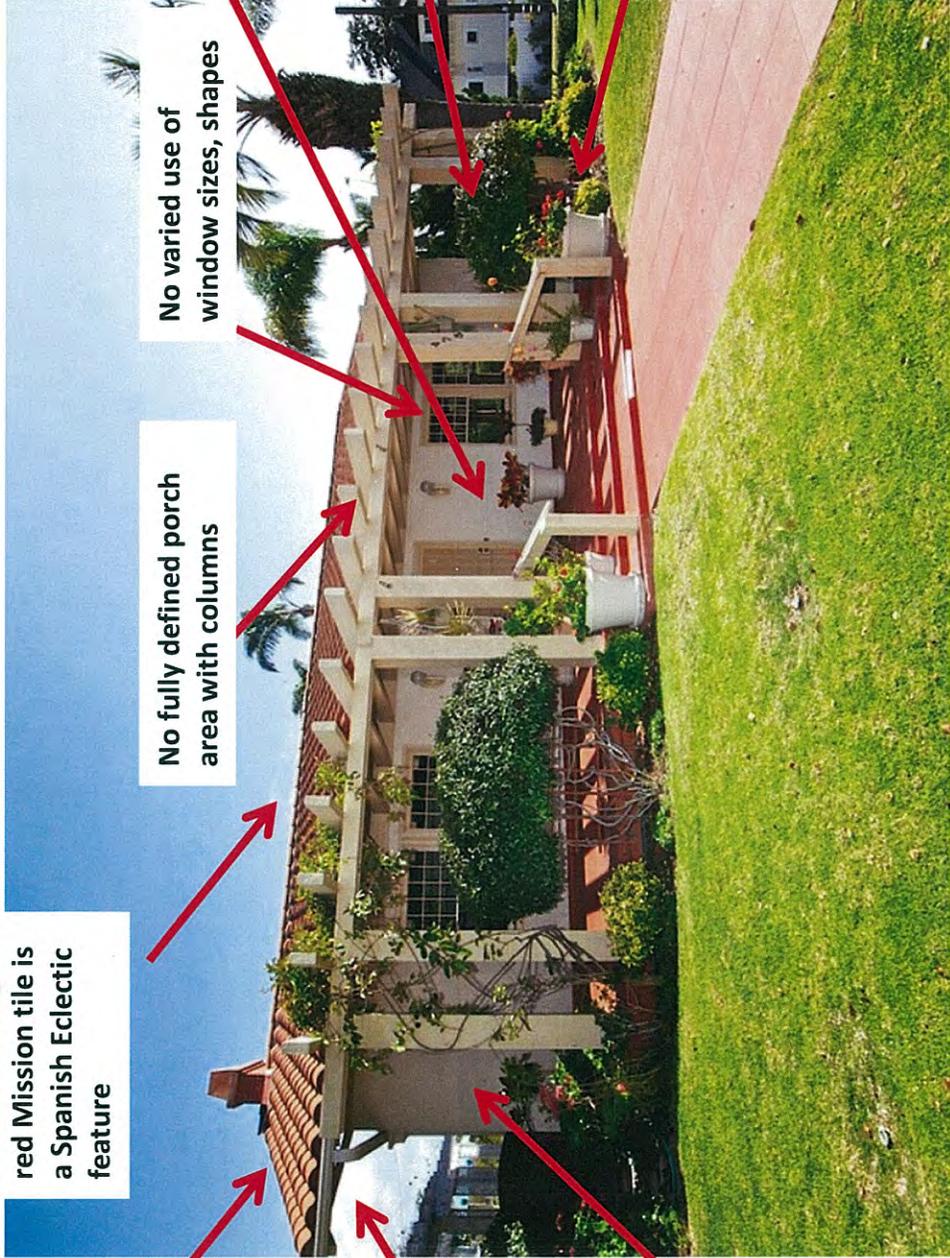
No varied use of
window sizes, shapes

No exposed
roof rafters,
or triangular
knee braces

No use of natural
building
materials

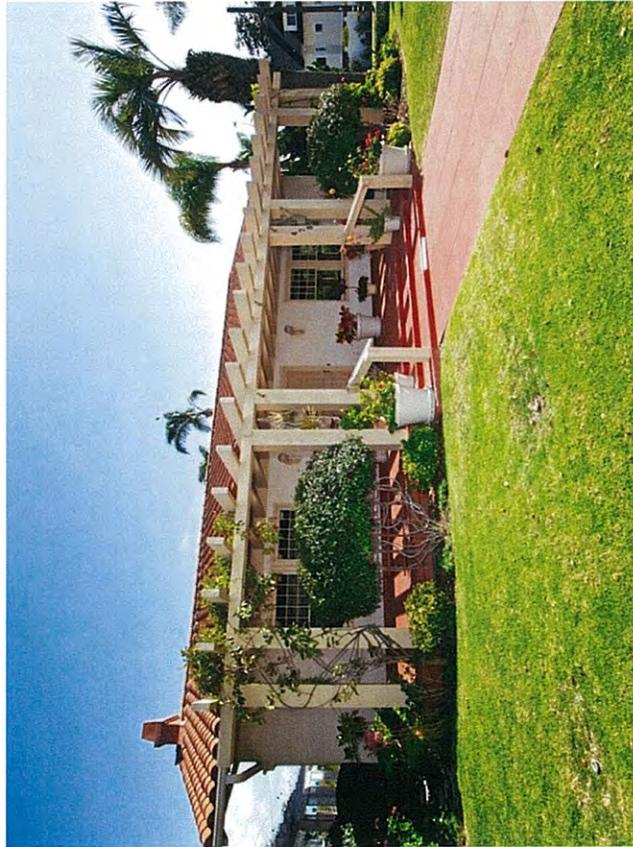
No flattened,
Horizontal
emphasis

No integrated
landscaping

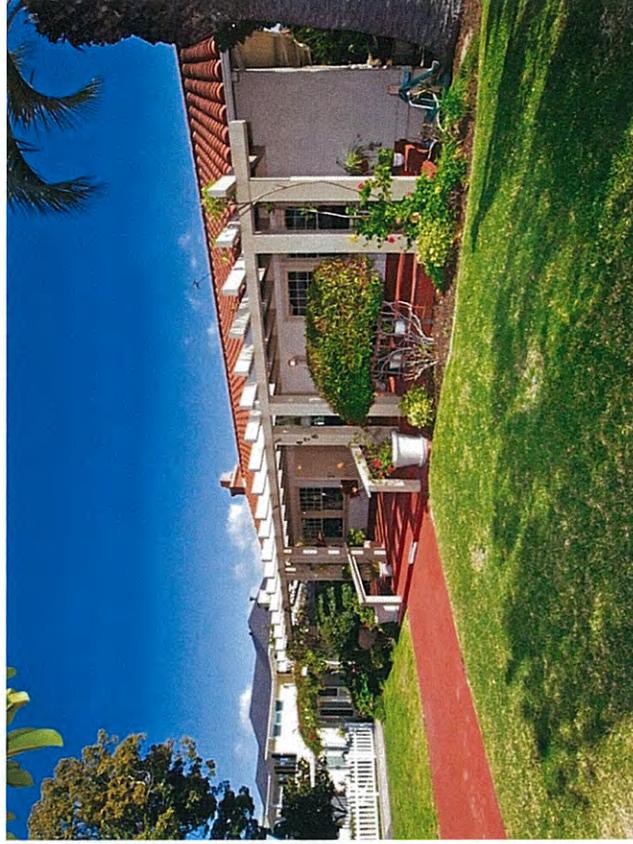


475 A Avenue

Photograph #1
West Elevation
View Facing East



Photograph #2
West Elevation
View Facing North



475 A Avenue

Photograph #3

West Elevation (Trellis/Entry Detail)

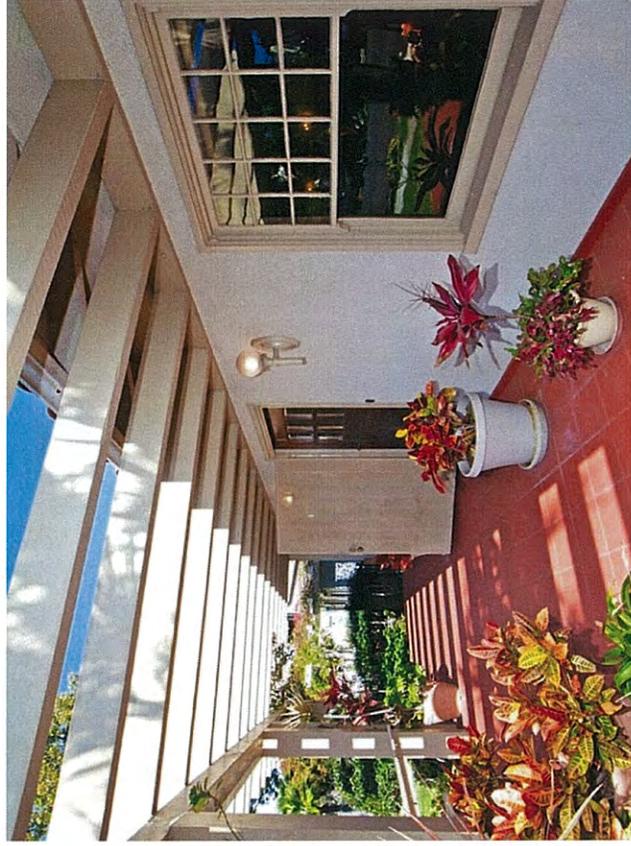
View Facing South



Photograph #4

West Elevation (Trellis/Entry Detail)

View Facing North



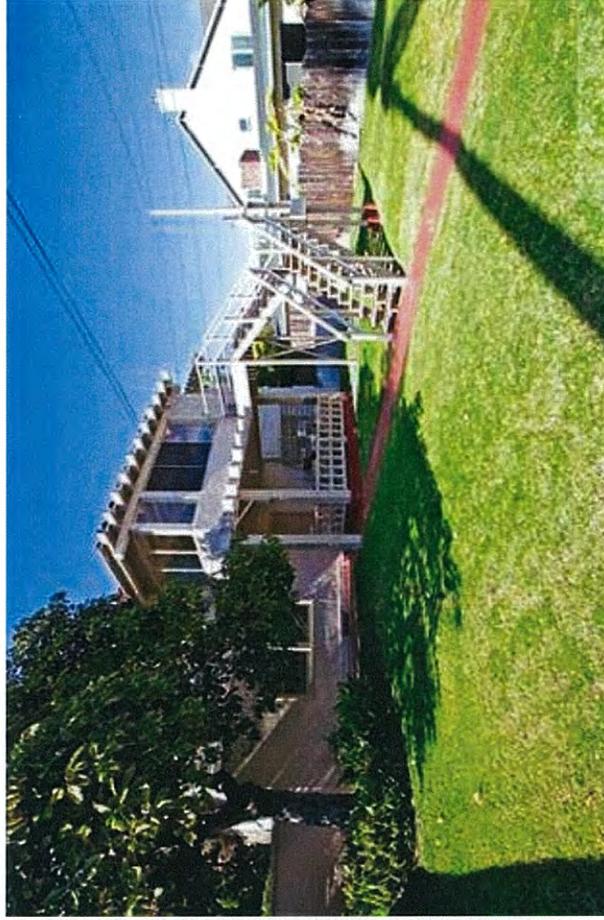
475 A Avenue

Photograph #5
East Elevation
View Facing West

Note Non-Original Stairs & Enclosed Balcony Area



Photograph #6
East Elevation
View Facing North



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CITY OF CORONADO
COMMUNITY DEVELOPMENT

1825 STRAND WAY
CORONADO, CALIFORNIA 92118
WWW.CORONADO.CA.US

CITY HALL
PHONE: (619) 522-7326
FAX: (619) 435-6009

LEGAL NOTICE
(April 8, 2015)

NOTICE OF
PUBLIC HEARING - APPEAL

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the City Council of the City of Coronado in the Coronado City Council Chambers, City Hall, 1825 Strand Way, Coronado, California, on Tuesday, April 21, 2015, at 4 p.m., or as soon thereafter as possible to consider the following items:

NOI 2015-03 WILLIAM MANN: Appeal of the decision of the Historic Resource Commission that the property addressed as 475 A Avenue, located in the R-1B (Single Family Residential) zone meets the criteria to be designated as a Historic Resource in accordance with Chapter 84.20 of the Municipal Code.

At said hearings, any interested person may present testimony orally or in writing. Under California Government Code 65009, if you challenge the nature of the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or written correspondence delivered to the City at, or prior to, the public hearings. Please refer to the official posted agenda on the City's website (www.coronado.ca.us) on the Friday afternoon prior to the meeting for the staff report for these items and/or changes to the agenda. For further information, contact the City of Coronado Community Development Department, 1825 Strand Way, Coronado, California, or call (619) 522-7326.

CORONADO CITY COUNCIL
BY: Mary Clifford, City Clerk

Mailed on 4/7/15

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PUBLIC HEARING: APPROVAL OF THE ANNUAL REPORT FROM THE CORONADO TOURISM IMPROVEMENT DISTRICT (CTID) ADVISORY BOARD AND ADOPTION OF A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONADO DECLARING ITS INTENT TO CONTINUE TO LEVY A ONE-HALF PERCENT (0.5%) ASSESSMENT DURING FISCAL YEAR 2015-16 ON CERTAIN HOTEL BUSINESSES WITHIN THE CORONADO TOURISM IMPROVEMENT DISTRICT (CTID)

ISSUE: Whether the City Council should: a) accept and approve the Annual Report submitted by the CTID Advisory Board; b) adopt a Resolution of Intent to continue the levy of *the current one-half percent* (0.5%) assessment during Fiscal Year 2015-16; and c) schedule a public hearing on the adoption of the resolution reauthorizing the CTID and continuing the levy of the current one-half percent (0.5%) assessment.

RECOMMENDATION: Approve the Annual Report of the CTID Advisory Board and adopt a “Resolution of the City Council of the City of Coronado, California, Declaring Its Intention to Continue to Levy Assessments during Fiscal Year 2015-16 on Certain Hotel Businesses within the Coronado Tourism Improvement District (CTID).”

FISCAL IMPACT: There are no direct fiscal impacts associated with acceptance and approval of the Annual Report. Adoption of the resolution will continue the levying of the current one-half percent (0.5%) CTID assessment. During the current fiscal year, it is projected the assessment will generate approximately \$590,000 in revenues for the CTID.

PUBLIC NOTICE: A Legal Notice was published on April 8, 2015, in the *Coronado Eagle & Journal*, announcing the public hearing on the adoption of the Resolution of Intent. A *Joint Notice of Public Meeting and Public Hearing* will be mailed first class to the ownership representatives of the affected properties within seven days of the date of this hearing to adopt the resolution of intent.

CITY COUNCIL AUTHORITY: Adoption of the Resolution of Intent is a legislative action. Legislative actions tend to express a public purpose and make provisions for the ways and means of accomplishing the purpose. Legislative actions involve the exercise of discretion governed by considerations of public welfare, in which case, the City Council is deemed to have “paramount authority” in such decisions.

BACKGROUND: On June 15, 2010, the City Council adopted Ordinance No. 2013 establishing the Coronado Tourism Improvement District. The CTID was formed under the Parking and Business Improvement Area Law of 1989, and incorporated into the City's Municipal Code under Chapter 16.14.

Pursuant to Coronado Municipal Code Section 16.14.080 and Sections 36530 and 36533 of the 1989 Law, the CTID Advisory Board must submit an Annual Report outlining the board's efforts over the current year and the proposed activities for use of the assessment funds in the upcoming fiscal year.

Section 36534 of the 1989 Law further requires that, after approval of the Annual Report, the City Council shall conduct a public hearing to consider adopting a resolution of intent to

reauthorize the CTID and continue to levy the current annual assessment and continue current programs for the next fiscal year. If the resolution of intent is adopted, a time and place for a public hearing shall be called. The public hearing shall be held no less than ten (10) days after the resolution of intent is adopted. The purpose of the public hearing shall be to receive any written or oral protests from the assessed hotel properties against the reauthorization of the CTID and/or the one-half percent (0.5%) assessment.

Notice of the public hearing will be published and letters noting the renewal and public protest hearing date, along with the resolution of intent, will be sent to all assessed parties (in this case, the four major hotels) within seven (7) days of the adoption of the resolution of intent.

ANALYSIS: On April 2, 2015, the CTID Board met and approved the attached Annual Report and Service Plan to continue the CTID's current assessments and programs under the 1989 Law. The Annual Report and Service Plan summarizes the CTID activities and accomplishments for the current year and its plans for the upcoming year.

Attached is the Resolution of Intent for the upcoming fiscal year. The Resolution addresses the following required subjects:

- Declare whether to change the boundaries of the business improvement area, or in any benefit zone within the area, if the Annual Report proposes a change.
- Declare the intention to levy and collect assessments within the business improvement area for the upcoming fiscal year.
- Generally describe the proposed improvements and activities authorized by the enabling ordinance and any substantial changes proposed to be made to the improvements and activities.
- Refer to the business improvement area by name and indicate the location of the area.
- Refer to the Annual Report for a full and detailed description of the improvements and activities to be provided for the upcoming fiscal year, the boundaries of the area and any benefit zones within the area, and the proposed assessments to be levied upon the businesses within the area for the upcoming fiscal year.
- Fix a time and place for a public hearing to be held by the City Council on the levy of the proposed assessment for the upcoming fiscal year.
- State that at the public hearing written and oral protests may be made and that the form and manner of protests shall comply with Sections 36524 and 36525 of the Streets & Highways Code.

On June 7, 2011, the City Council approved the incorporation of the CTID Advisory Board as a non-profit entity with which the City would enter into a "*special services agreement*" to implement and administer the Annual Work Plan (included in the Annual Report) as approved by the City Council. The Advisory Board now serves as the Board of Directors of the non-profit

entity. Under the agreement, the Annual Work Plan and related budget serves as the scope of work between the City and the non-profit. The City distributes all of the collected assessment funds to the non-profit to expend in accordance with the Annual Work Plan avoiding the need for the City to directly approve all expenditures and process all payments. The non-profit is required to provide the City quarterly financial reports and a fiscal year-end financial report within 90 days of the end of the CTID’s fiscal year.

As provided in the special services agreement, when the City Council approves the Annual Report, the agreement with the non-profit renews automatically for another fiscal year, unless the CTID or City provides either party a notice 30 days prior to approval of the Annual Report that either party wants to terminate the Agreement.

ALTERNATIVES: The City Council could decide to: 1) Not approve the Annual Report or make modifications to the Annual Report and approve the Annual Report, as modified; and/or 2) not adopt the Resolution of Intent.

Submitted by City Manager’s Office/Ritter/Torres.

CM	ACM	AS	CA	CC	CD	CE	F	G	L	P	PSE	R
BK	TR	NA	RRS	MLC	NA	NA						

Attachment A: Resolution of Intent
Attachment B: CTID Annual Report

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ATTACHMENT A

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONADO,
CALIFORNIA, DECLARING ITS INTENTION TO CONTINUE TO LEVY
ASSESSMENTS DURING FISCAL YEAR 2015-16 ON CERTAIN HOTEL BUSINESSES
WITHIN THE CORONADO TOURISM IMPROVEMENT DISTRICT (CTID)**

WHEREAS, the City has the authority to establish a business improvement district pursuant to the Parking and Business Improvement Area Law of 1989 (“1989 Law”), Section 36500 et seq. of the California Streets and Highways Code; and

WHEREAS, the City Council on June 15, 2010, passed Ordinance No. 2013 establishing the Coronado Tourism Improvement District (“CTID”) pursuant to the Parking and Business Improvement Area Law of 1989; and

WHEREAS, the City Council at that time also established the CTID Advisory Board to act in compliance with the 1989 Law to oversee the activities of the District; and

WHEREAS, the CTID Advisory Board submitted an Annual Report to the Coronado City Council that outlined the activities of the CTID conducted in Fiscal Year 2014-2015 and proposed for Fiscal Year 2015-2016 as required by the 1989 Law; and

WHEREAS, on April 21, 2015, the Coronado City Council accepted and approved the Annual Report for consideration, which is on file with the City Clerk; and

WHEREAS, pursuant to the 1989 Law, the City must adopt a new resolution each year in order to levy an assessment for that fiscal year.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Coronado as follows:

Section 1. The recitals set forth herein are true and correct.

Section 2. The April 2015 Annual Report is hereby received and approved, as submitted, with said Report being on file in the City Clerk’s Office. The Report contains a full and detailed description of the improvements and activities to be provided during Fiscal Year 2015-2016, the boundaries of the area, and the proposed assessments to be levied upon the businesses within the CTID for Fiscal Year 2015-2016.

Section 3. Pursuant to the Parking and Business Improvement Area Law of 1989, the City shall levy and collect an annual assessment in the Coronado Tourism Improvement District beginning on July 1, 2015 for Fiscal Year 2015-2016.

Section 4. There shall be no change in the boundaries, assessment amount or number of assessed hotels of the Coronado Tourism Improvement District. The CTID includes those hotels

within the City that have 90 or more rooms. These hotels include the Hotel del Coronado, Loews Coronado Bay Resort, Coronado Island Marriott Resort, and Glorietta Bay Inn.

Section 5. The City Council hereby declares that the types of activities to be funded by the levy of assessments against the assessed hotels within the Coronado Tourism Improvement District shall be activities to market and promote Coronado year-round as a tourism and retail destination and activities that directly benefit the assessed hotels located and operating within the CTID boundaries.

Section 6. A public hearing shall be held on May 5, 2015, in the City Council Chambers, at 1825 Strand Way, California, at 4 p.m., or as soon thereafter as possible, as the date, place, and time to hold the public hearing required by Streets and Highway Code Section 36535. At the time of the public hearing, written and oral protests may be made. The form and manner of protests shall comply with Streets and Highways Code Sections 36524 and 36525.

This resolution shall take effect immediately upon its adoption by the City Council, and the City Clerk shall certify to the vote adopting this resolution.

PASSED AND ADOPTED this 21st day of April 2015, by the following votes, to wit:

AYES;
NAYS;
ABSTAIN;
ABSENT:

Casey Tanaka, Mayor of the
City of Coronado, California

ATTEST

Mary L. Clifford
City Clerk

Attachment B

Coronado Tourism Improvement District (CTID) Annual Report

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Progress is impossible without
—CHANGE—
& those who cannot change their
minds cannot change anything.

-George Bernard Shaw

Fiscal year 2015 brought more change than the four previous years combined. The CTID Board initiated much of the change, for the better.

Coronado Tourism Improvement District
FY15 Annual Report | Management Plan for FY16

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ABOUT THE CTID

In July 2010, the Coronado Tourism Improvement District (CTID) was formed under the Parking and Business Improvement Area Law of 1989.



The CTID was established in the depths of the recession to fund, implement and measure strategies that promote Coronado as a year-round destination for visitors across the bridge and across the country. The CTID strives to improve occupancy in the assessed hotels, specifically in the shoulder season. When hotel guests explore the island, their spending across the destination contributes to the general vitality of our community.



In July 2011, the CTID was incorporated as a 501 (c) 6. The Advisory Board serves a dual role as the Board of Directors for the non-profit organization. It is comprised of representatives from the four assessed hotels, two at-large members and one representative from Coronado Historical Association (CHA)/ Coronado Visitor Center, Coronado MainStreet and Coronado Chamber of Commerce.

The CTID is chaired by Claudia Ludlow of the Glorietta Bay Inn. The Vice-Chair is Andre Zotoff of the Hotel del Coronado. Mary Ann Berta, an at-large member, serves as the Treasurer. Brian Johnson serves as the CTID’s Secretary.

The remaining seats on the CTID Advisory Board are filled by Nusrat Mirza of the Coronado Island Marriott Resort, Eddie Warner of Coronado MainStreet, David Spatafore, an at-large member, Phil Monroe of the CHA/Visitor Center and Cindy Anderson of the Coronado Chamber of Commerce.

As volunteers, Advisory Board members receive no compensation. The CTID does not receive funding from the City of Coronado, local businesses, residents or the State of California. It does not accept donations, pursue grants or fundraise in any manner.

Funding for the CTID comes from a .05% assessment on gross room revenue at Coronado hotels with ninety (90) rooms or more: The Hotel del Coronado, Loews Coronado Bay Resort, Coronado Island Marriott Resort and Glorietta Bay Inn.

The boundary of the CTID is citywide, with each business district directly impacted.

The Assistant City Manager for the City of Coronado, Tom Ritter, serves as the CTID's liaison and Todd Little is the Executive Director (ED.).

The CTID Advisory Board typically meets the first Thursday of each month at 2pm in Council Chambers. The meetings provide a forum for those wishing to speak to the Board. Materials for the meetings are posted in accordance with Brown Act provisions.



A Special Services Agreement between the City of Coronado and the CTID outlines expectations, appropriate structure and compliance guidelines. Each year the CTID's agreed upon procedures are audited by an independent firm retained by the City. Per the Agreement, the CTID documents its actions in four quarterly reports. Financial statements are included with the reports, detailing revenue and expenditures.

This Annual Report will be followed by a Management Plan for FY16, identifying the intended scope of work and budgets.

SECTION 1: FY15 ACTIVITIES AND ACHIEVEMENTS

ACCOMPLISHMENTS DURING FY15



The CTID funded and collaborated with the Visitor Center on the development of a new website VisitCoronado.com.



The CTID retooled its Community Events Program so more Coronado events were promoted in the Los Angeles market.



The CTID continued to fund a portion of the Free Summer Shuttle leading to less vehicle usage.

REVENUE

In FY14, the CTID assessment totaled **\$579,000**, 5% over FY13 actuals. In June 2014, the CTID Board projected another 5% growth with the assessment for FY15.

At this time, that projection is accurate. The CTID assessment total (as of April 1, 2015) is **\$408,883**, 2% over the projected year-end total of **\$608,000**. There is no need to amend or reforecast the FY15 budget.

GOVERNANCE

Until recently, Denise Schwab, who represented the Coronado Chamber of Commerce, served as Secretary. Because a career opportunity took her to San Diego, Denise stepped down from the CTID.

In March, the Chamber of Commerce recommended Cindy Anderson, a local business owner and resident, for their vacant seat. She has completed her ethics training/disclosure forms and began serving in April.



NATIONAL EFFORTS

In fiscal year 2014, the Coronado Tourism Improvement District (CTID) continued to shift from the leisure travel category. The reason for this **change** was simple, the leisure travel category had stabilized and further investment would be wasteful. Group meetings at the CTID hotels offered more upside. Although the hotels lower rates to attract groups, they generate replacement revenue from meeting space rental, food/beverage catering and providing activities for group attendees.

Small businesses in proximity of the assessed hotels would see a different type of customer, executives with more disposable income to spend on meals, gifts and entertainment.

A greater footprint in the group category would also generate more transient occupancy tax (TOT) and sales use tax for the City of Coronado.

The CTID Advisory Board wanted to verify the potential of their group meeting plans. They retained Tourism Economics to study how the existing CTID budget compared to competitive destinations along the west coast. At the same time, Tourism Economics provided hypothetical revenue projections if the CTID marketing budget was increased by doubling the current assessment to 1%. The report was shared with Coronado’s City Council.

Coronado is second to none as a destination, but ranked sixth in marketing funds behind the five destinations included in the Study (San Diego, Anaheim, Huntington Beach, Newport Beach and Carlsbad.)



OTHER FINDINGS:

- Most competitors have a higher assessment percentage (13% on average) that generates more revenue for marketing to group meeting planners.
- Coronado's market share, room demand and occupancy have fallen behind as competitors invest deeply and erect hotels that generate additional assessment.



Competitors invest an average of \$624 per available hotel room to market their destination. **CORONADO'S INVESTMENT is \$342.**

- Increasing the CTID assessment to 1% would not disadvantage Coronado. The total guest tax/assessment (11%) would remain among the lowest in California.



Over 5 years, a 1% assessment would provide an **ADDITIONAL \$3.6 MILLION IN MARKETING** to secure more off-season group events in Coronado.



With an increased assessment, an **ADDITIONAL 75,400 ROOM NIGHTS** could be procured between 2016 and 2019.

- The CTID hotels would realize an additional \$25 million in revenue that would deliver an additional \$2.5 million to the TOT over 5 years.
- Sales tax over the same 5-year period would increase by an additional \$500,000.



THE PROJECTED RETURN on investment would be a **9:1 RATIO**





**BEYOND THE FINANCIAL GAINS,
GROUP MEETINGS PRODUCE OTHER
MEANINGFUL BENEFITS:**

- Most arrive and depart via mass transit
- Lower headcount per room
- Meetings mostly occur during the week
- Small hotels enjoy overflow when host hotel is sold out

After reviewing the study, the Coronado City Council later authorized the existing Advisory Board to work with City Staff to develop a Management Plan for the new district. If approved, the new district assessment will be .05% to match the existing assessment.

In FY15, the Board partnered with San Diego Tourism Authority (SDTA) to launch a new strategy.

Large corporations will often incentivize a division or group of employees if they reach a sales goal, reduce expenditures or beat a product launch deadline, etc. Coronado, as a destination, had never tapped this unique meeting category. Instead of funding advertising and PR strategies targeted to leisure couples and families, the \$328,000 budget was retargeted towards incentive group meeting planners. A National Sales Director was hired to lead this **change**. Melinda Smith sells Coronado as an incredible place for companies to reward exceptional employees.



The Senior Vice President of Sales at the SDTA supervises Coronado’s meeting collateral, client prospecting, trade show presence and familiarization tours for decision-makers.

FY15 Scope of Work:

SDTA Program Administration	\$16,400
Market Intelligence – Research	\$2,500
Nat’l Sales Mgr. Salary, Tax, Benefits (30%)	\$30,000
Group Sales Collateral	\$60,000
Sales Program of Work (30%)	\$30,000
Group Familiarization Tours, Air/Transportation	\$25,000
Tradeshaw Display, Photography	\$5,000
SanDiego.org/Coronado landing page	\$2,500
Group Meeting Marketing, Media, Production	\$156,000
	\$327,400

The CTID realized results very quickly with their investment. In a very short time the campaign generated 396 group-meeting leads. In the near future, the SDTA will **change** the direction of the branding campaign and collateral to engage more meeting planners. That strategy will be carried over to the Coronado landing page, tradeshow display and marketing efforts.

Each CTID hotel maintains their own group meeting sales staff and marketing budgets. They have not reduced their investment because the CTID entered the executive meeting field. The CTID’s campaign with the SDTA doesn’t feature individual hotels. Instead, the entire City of Coronado is being positioned as a meeting, convention or executive event destination.



WELCOMING SAN DIEGANS

Since the inception of the CTID in 2010, the Board has promoted Coronado as a day-visit option for San Diegans. To be clear, this effort has concentrated on San Diego residents instead of tourists visiting San Diego.



The target demographic for day-visitors has been active adults between 25-54 in age with above average income, education and inclination to travel.

In FY15 the \$80,000 marketing budget was invested in four media options:

San Diego Magazine (print, digital banners, email blasts)	\$20,000
iHeart Media (radio sponsorships, digital banners, email blasts).....	\$20,000
KFMB-TV (TV spots, digital banners and video pre-roll).....	\$20,000
Sunset.com (digital banners, email blasts, video pre-roll).....	\$20,000
	\$80,000

The local marketing budget was projected to deliver 10.8 million consumer impressions, most of which would occur in the off-season, between January and March, a time of need for the CTID hotels and the community as a whole.

Several months before the launch of the marketing campaign, the Board agreed to freshen the *“Play Across the Bay”* campaign used in the previous two years. The redesign incorporated more a contemporary layout with vibrant colors and modern typography.





To address questions commonly asked at hotel concierge desks, the campaign encouraged visitors to “discover things they never knew they could do in Coronado.” Custom photos are taken to further demonstrate that Coronado offers a variety of activities, restaurants and shops many simply don’t know.



VISITCORONADO.COM

Before the marketing campaigns were launched on November 1st, the Executive Director addressed a considerable need for a website to educate visitors after they had clicked on a digital banner. While the Visit Coronado mobile app continued to navigate visitors, the advertising banners could not hyperlink to the app. At the same time, it was apparent the Coronado Visitor Center website was limited in its capability and appeal. A **change** was needed.



The Board approved \$15,000 to develop a website for the Coronado Visitor Center that would serve a dual role as the landing page for CTID marketing campaigns. Between August and November, the Executive Director collaborated with the Visitor Center to develop, design and populate the website. Each Coronado business that depends on visitors was provided a feature page on the website at no cost.



So visitors to the website continue to explore, a series of videos were planned and filmed. Updated photos of our City, our business districts and our coastal beauty were taken by a local photographer. The ED photographed the exterior and interior of each Coronado business so guests could “visit” the business virtually via the website. Additionally, the page provided directions to the business, a summary of their services as well as a hyperlink to their own website. **In some cases, guests could make a room reservation, schedule a massage and book a table for dinner.**



The new website provided a digital (non-paper) copy of the Visitor Guide so guests could quickly acclimate themselves. It also promoted a **Car Free Coronado** initiative that encouraged non-vehicle options for visitors. So others could benefit from the web traffic, the website offered an extensive list of events hosted by Coronado organizations. The website also profiled each of the business districts in Coronado, not just “the village.”



MEASURING RESULTS

To date, the local marketing campaigns of the CTID have generated **15,500 click-throughs** to VisitCoronado.com. *Eighty-five percent of those visitors had never visited the website in the past.*

While the CTID is not solely responsible for hotel growth, it does contribute:



VISIT CORONADO MOBILE APP

The mobile app that was launched in 2011 was a much-needed tool for engaging and navigating our hotel guests. At the time, it was very state of the art and cost effective.

Technology moves quickly. Smarter options present themselves each year. In 2015, the Visitor Coronado app will be phased out in favor of the mobile capabilities of VisitCoronado.com. Visitors can access even more information and video with the new website compared to the app.

So VisitCoronado.com is evergreen, the website was carefully coded so it automatically resizes the content to fit whatever type or size electronic device is introduced in the future.



COMMUNITY EVENTS PROGRAM

Featuring Coronado events on VisitCoronado.com was just one way the CTID supported local organizations. A deliberate **change** was made to do more with the Board’s Community Event budget. Instead of providing grants to individual groups, the funds (\$25,000) were pooled to promote all of Coronado’s events evenly in a much larger marketplace. The Board approved a campaign that encouraged guests to plan a stay at one of the CTID hotels before, during or after an event.

A campaign in Los Angeles Magazine was selected because it would generate

4.9 million impressions.

This media exposure was provided at no cost to Coronado’s event organizers.

OTHER CTID COLLABORATIONS

- Promoted of Coronado's Oz Weekend and schedule of events
- Supported and partially funded for the City's Free Summer Shuttle
- Promoted "Play and Stay" packages with Coronado Golf Course
- Contributed to the City's way-finding signage development
- Participated in review of renovations at the Toll Plaza
- Provided photography to Visitor Center for their new visitor guide
- Consulted the Chamber of Commerce on their Coronado-opoly project
- Retained Coronado TV for the production of promotional videos
- Supported City's presentation to National Bicycle Tourism Conference
- Represented Coronado at Institute of Real Estate Mgt. Conference



VITALITY OF THE COMMUNITY

Coronado is in an enviable position compared to some communities. Despite having considerable reserves, it will always be wise to fortify the flow of transient occupancy tax and sales tax revenues. The work of the Coronado Tourism Improvement District directly impacts the second and third largest sources of funding in the City. The hospitality category, lead by the CTID hotels, provides a significant revenue stream so the City can deliver services to residents. The assessed hotels respect the opportunity they are given each year and take into account the well-being of nearby shops, stores, restaurants and services. The assessment cannot benefit them directly, but local merchants can share in the good fortune and smart growth strategies of the CTID.



ANNUAL CTID BUDGET

	Final FY14	FY15	FY16 Dist 1	FY16 Dist. 2*	FY17 Dist. 1	FY17 Dist. 2*
BEGINNING BALANCE						
Retained Earnings		\$40,940	\$85,665		\$114,700	\$23,500
ANNUAL REVENUE						
CTID Assessment	\$579,041	\$608,000	\$636,000	\$636,000	\$672,000	\$672,000
OTHER						
Checking Interest	\$16					
TOTAL AVAILABLE FUNDS	\$579,057	\$648,940	\$721,665	\$636,000	\$786,700	\$695,500
NATL GROUP - SDTA EXPENSES**						
Advertising Campaigns	\$196,674					
Public Relations	\$45,000					
Creative Development	\$25,000					
MeringCarson Commission	\$24,926					
Media Tour	\$15,000					
SDTA Program Administration	\$16,400	\$16,400	TBD	TBD	TBD	TBD
Marketing Intelligence	\$5,000	\$2,500	TBD	TBD	TBD	TBD
30% FTE Sales Mgr., Taxes, Benefits		\$45,000	TBD	TBD	TBD	TBD
Coronado Group Sales Collateral		\$60,000	TBD	TBD	TBD	TBD
30% Program of Work		\$30,000	TBD	TBD	TBD	TBD
Coronado Group Familiarization Tour		\$10,000	TBD	TBD	TBD	TBD
Coronado Trade Show Display		\$5,000	TBD	TBD	TBD	TBD
SanDiego.org/Coronado Landing Page		\$2,500	TBD	TBD	TBD	TBD
Group Meeting Marketing/Media/Fees		\$156,000	TBD	TBD	TBD	TBD
Hotelier Outreach - Travel Costs				\$10,000		\$10,000
Luxury Group/Travel Agent Tour			\$15,000	\$15,000	\$15,000	\$15,000
NATL/SDTA EXPENSE	\$328,000	\$327,400	\$400,000	\$450,000	\$425,000	\$500,000
OTHER GROUP PROGRAMS						
BBMAC Team Travel Hotel Promotion			\$5,000	\$5,000	\$5,000	\$5,000
Storefront Strategy - Site Inspectors			\$5,000	\$5,000	\$5,000	\$5,000
OTHER PROGRAMS EXPENSE	\$0	\$0	\$10,000	\$10,000	\$10,000	\$10,000
LOCAL MARKETING - OUTREACH						
Advertising Campaigns	\$69,179	\$80,000	\$85,000		\$87,000	
Creative Design, Image, Video	\$25,756	\$5,000	\$5,000		\$5,000	
Mobile App/Website Improvement	\$8,300	\$15,000	\$5,000		\$5,000	
LOCAL EXPENSE	\$103,235	\$100,000	\$95,000	\$0	\$97,000	\$0
CTID COMMUNITY OUTREACH						
Community Improvements Fund				\$50,000		\$50,000
Community Event Marketing	\$19,770	\$25,000	\$25,000		\$35,000	
Free Summer Shuttle			\$50,000		\$50,000	
COMMUNITY EXPENSE	\$19,770	\$25,000	\$75,000	\$50,000	\$85,000	\$50,000
OPERATIONS						
Executive Director	\$70,000	\$70,000	\$36,750	\$36,750	\$36,750	\$36,750
Administrative Salary			\$20,000	\$20,000	\$20,000	\$20,000
Admin. Business Expense	\$2,631	\$1,500	\$750	\$750	\$750	\$750
Continuing Education/Seminars			\$250	\$250	\$250	\$250
Accounting/Bookkeeping/Payroll	\$2,067	\$2,000	\$1,750	\$1,750	\$1,750	\$1,750
Payroll Tax	\$5,100	\$6,055	\$4,750	\$4,750	\$4,750	\$4,750
Legal/Consulting	\$887	\$500	\$1,500	\$1,500	\$500	\$500
Insurance	\$4,075	\$3,250	\$2,500	\$2,500	\$2,500	\$2,500
Rent	\$7,800	\$7,200	\$4,250	\$4,250	\$4,250	\$4,250
Hardware/Software/Digital Services	\$612	\$250	\$250		\$250	
Administrative Fee - City of Coronado		\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
OPERATIONS EXPENSE	\$93,172	\$95,755	\$77,750	\$77,500	\$76,750	\$76,500
TOTAL EXPENSES	\$544,177	\$548,155	\$657,750	\$587,500	\$693,750	\$636,500
GROSS OPERATING PROFIT	\$34,880	\$100,785	\$63,915	\$48,500	\$92,950	\$59,000
LONG TERM PLANNING FUND						
Existing Balance	\$25,000	\$26,244	\$29,120		\$54,120	\$25,000
Annual Contribution	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Expense Against Long Term Planning Fund	\$23,756	\$22,124				
LONG TERM PLANNING BALANCE	\$26,244	\$29,120	\$54,120	\$25,000	\$79,120	\$50,000
NET INCOME	\$9,880	\$75,785	\$38,915	\$23,500	\$67,950	\$34,000
PRIOR YEAR NET INCOME	\$31,060	\$9,880	\$75,785		\$38,915	\$23,500
RETAINED EARNINGS	\$40,940	\$85,665	\$114,700	\$23,500	\$106,865	\$57,500

*If approved by City Council **SDTA scope of work to be approved

SECTION 2: Management Plan for FY16

It is understood that the Coronado City Council must approve the continuation of the CTID into FY16. If approved, this section will address how the Coronado Tourism Improvement District will invest the assessment collected between July 1, 2015 and June 30, 2016.

ADVISORY BOARD – BOARD OF DIRECTORS



With the newly-seated Representative for the Coronado Chamber of Commerce, no additional vacancies or changes are anticipated.

The existing Chair, Vice-Chair, Treasurer and Secretary will serve another term in FY16.

SAFEGUARDS



In FY16 the Officers of the CTID will continue to enforce existing protocol and by-laws that maintain the financial integrity of the CTID.



As before, the City of Coronado transfers the assessment funds to the CTID by wire, eliminating physical contact. Checks written for more than \$100 require two signatures. Treasurer Mary Ann Berta and Chairperson Claudia Ludlow supervise all transactions processed by the Executive Director. An independent bookkeeper, Island Bookkeeping, manages payroll, paid invoices and statements. The CTID's tax forms are prepared by Considine and Considine.



LONG TERM PLANNING FUND



In 2011 the Advisory Board made it policy to reserve, when possible, \$25,000 per year for emergencies or projects they agree to support. For example, this fund has covered the wrapping of the Free Summer Shuttle, the Group Meeting Benefit Study as well as the cost to freshen the Play Across the Bay campaign.

At this time the balance of the Long Term Planning Fund is \$29,120. In FY16, the Board will once again add \$25,000. *Further projections are noted in the CTID spreadsheet.*

GROUP MEETING OUTREACH

In FY16, four new initiatives will complement the incentive group meeting strategies established in FY15. While the exact scope of work and budget allotments will be reviewed by the Board in June, four new initiatives are planned:

- 1. Making a delegation from Coronado available for incentive meeting presentations and relationship building. This effort would cover the cost of presentation tools, business meals, transportation and lodging.
- 2. An orchestrated storefront strategy that utilizes local merchants, restaurateurs and Coronado ambassadors to engage visiting meeting planners.
- 3. A marketing campaign for Brian Bent Aquatic Center (BBMAC) that will increase the number of visiting swim teams that train in the off-season in Coronado. Return on investment will be measured with hotel rooms booked for the teams at a CTID hotel.
- 4. Arranging familiarization tours for travel agents within the luxury category so they recommend Coronado to high-wealth guests. These agents often book group meetings for companies operated or owned by the same guest.

LOCAL MARKETING

Also in June, the Board will review the return on their investment with local marketing. Because it has been newly-refreshed, *Play Across the Bay* will return, but not necessarily with the same media used in FY15.

The ED may recommend other opportunities with a greater reach or cost efficiency. The ED will make recommendations for continuing to drive traffic to the VisitCoronado.com website (and actual visits from residents of San Diego.)



WEBSITE 2.0

To improve the user experience with the website, the Board has budgeted for improvements that are meaningful to potential visitors. Their goals:

-  A commitment to video programming for web, social media and email outreach.
-  Photography that more accurately portrays the diversity of Coronado visitors.
-  More intuitive connectivity and categorization of local businesses.
-  Better interfacing with social media channels.
-  Development of digital newsstand for visitor convenience.



COMMUNITY EVENTS PROGRAM

Once again the CTID will promote upcoming community events in Coronado. In July the Board will decide whether the campaign requires new creative and which media outlet in Los Angeles can extend the reach of the program. *"After you call it a day, make a night of it"* remains an ideal concept for guests who plan a hotel stay around a particular event.



IMPROVEMENTS FOR GUESTS AND OTHERS

In March, Brian Johnson led a discussion about improvement projects the CTID should consider. He showed concern for an unsightly fence along the Silver Strand that guests of Loews Coronado Bay Resort would consider an eyesore. Other enhancements and improvement projects were vetted including unsightly trash cans, bicycle storage, efficient lighting options and extending the City's free parking model beyond the holidays. The Board earmarked \$50,000 in FY16 hoping to improve the desirability of the business districts in Coronado and more discussions will follow.

FREE SUMMER SHUTTLE

While the off-season remains at the core of all CTID decisions, the City's Free Summer Shuttle leaves a positive impression on summer hotel guests. Ideally, their word of mouth could generate additional off-season visits to Coronado from their inner circle.

The partnership with the City will reach a new level in FY16 when a three-bus rotation will shorten wait times and increase the number of available seats.

Once again the CTID will cover the costs to wrap the buses so they are clearly identified. The Board has also approved funding a new creative design so more visitors are inspired to climb aboard.

So guests at Loews Coronado Bay Resort enjoy transportation to the village of Coronado, the Board will pay for round-trip vouchers for the Route 901 bus that connects with the Free Summer Shuttle. It will lessen the need to take rental cars, hotel shuttles and taxis into downtown Coronado.



GOAL-SETTING FOR FY16



To further position Coronado, the entire island, as an ideal destination for group meetings.



To leverage the amenities of the four CTID hotels and our surroundings to compete more effectively against coastal competitors.



To enlist the help of local businesses to interact with decision-makers who are evaluating Coronado as a potential meeting site.



To encourage hotel group guests to frequent Coronado's unique shops, restaurants, services and entertainment options.



To find greater efficiency and ROI when marketing to San Diegans.



To explore initiatives which improve the beauty and desirability of Coronado.



To collaborate with Coronado organizations on programs which are mutually beneficial.



To raise awareness of Car Free Coronado: ferry usage, mass transit, walking/biking usage that results in less vehicle usage.

The CTID Advisory Board respectfully requests approval to continue under the terms of our existing assessment and Special Services Agreement with the City of Coronado.

PUBLIC HEARING: ADOPTION OF A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONADO, CALIFORNIA, DECLARING ITS INTENTION TO ESTABLISH THE CORONADO TOURISM IMPROVEMENT DISTRICT II (CTID II); TO LEVY AN ASSESSMENT FOR THE FISCAL YEAR 2015-2016 ON CERTAIN HOTELS LOCATED WITHIN THE PROPOSED DISTRICT; TO FIX THE TIME AND PLACE OF A PUBLIC MEETING AND PUBLIC HEARING THEREON AND GIVING NOTICE THEREOF; TO ESTABLISH AN ADVISORY BOARD; AND TO APPROVE THE INITIAL REPORT TO THE CITY COUNCIL DATED APRIL 2, 2015

ISSUE: Whether the City Council should adopt the Resolution of Intent to initiate the process to establish the “new” Coronado Tourism Improvement District II.

RECOMMENDATION: Adopt “A Resolution of the City Council of the City of Coronado, California, Declaring Its Intention to Establish the Coronado Tourism Improvement District II (CTID II); to Levy an Assessment for the Fiscal Year 2015-2016 on Certain Hotels Located Within the Proposed District; To Fix the Time and Place of a Public Meeting and Public Hearing Thereon and Giving Notice Thereof; To Establish an Advisory Board; and To Approve the Initial Report to the City Council Dated April 2, 2015.”

FISCAL IMPACT: Although there are no direct fiscal impacts associated with approval of this resolution, there will be fiscal impacts associated with formation and implementation of the CTID. These impacts are discussed in the attached Initial Report. The Initial Report includes an Annual Service Plan and Budget for FY 2015-16 along with discussion on how the “new” 0.5% CTID II assessment will be expended. The City’s expenses for conducting annual “agreed upon procedure reviews” of the collected assessments and other matters will be paid directly from the collected assessments.

PUBLIC NOTICE: A Legal Notice of the public hearing on this agenda item was published in the *Coronado Eagle & Journal* on April 8, 2015.

CITY COUNCIL AUTHORITY: Adoption of the Resolution of Intent is a legislative action. Legislative actions tend to express a public purpose and make provisions for the ways and means of accomplishing the purpose. Legislative actions involve the exercise of discretion governed by considerations of public welfare, in which case, the City Council is deemed to have “paramount authority” in such decisions.

BACKGROUND: On June 15, 2010, the City Council adopted Ordinance No. 2013 establishing the “current” Coronado Tourism Improvement District. This CTID was formed under the Parking and Business Improvement Area Law of 1989 (California Streets and Highway Code Section 36530), and incorporated into the City's Municipal Code under Chapter 16.14.

On February 17, 2015, the City Council directed the City Manager to initiate the process to establish a second Tourism Improvement District within the same boundaries to be financed by an additional one-half percent (0.5%) assessment upon those hotels within the District with 90 or

more rooms. Presently, this includes the Hotel del Coronado, Loews Coronado Bay Resort, Coronado Island Marriott Resort and Spa, and Glorietta Bay Inn.

Pursuant to the 1989 Law, on March 3, 2015, the City Council appointed an “*Interim*” Advisory Board to work with City staff to develop a Management Plan (aka Initial Report) and Resolution of Intent for the formation of the new Tourism Improvement District.

ANALYSIS: In California, tourist-related Business Improvement Districts are formed pursuant to the Parking and Business Improvement District Law of 1989, the Property and Business Improvement District Law of 1994, or by ordinance of a Charter City.

Under both the 1989 and 1994 Laws, the formation process requires the City Council to adopt a Resolution of Intent and Enabling Ordinance to establish the District. Provided today is the Resolution of Intent. On May 5, a public hearing will be held to introduce the enabling ordinance for the new CTID II. The Resolution of Intent must address the following items:

- State that the CTID II is being adopted pursuant to the 1989 Act
- Define the boundaries of the CTID II
- State the name of the proposed area
- State types of improvements or activities to be funded by the assessment
- State that funds will be assessed annually unless other funds are otherwise available
- State proposed method and basis for estimate with sufficient detail that business owners can estimate amount
- State whether new businesses will be exempt
- Set the place and time for the public hearing and that testimony by all interested persons will be heard
- State the effects of any protests

The attached Resolution includes all the required elements. Upon adoption of the Resolution, the next step is to hold two public meetings on the enabling ordinance for the new CTID II. The first meeting is a public hearing, which will be scheduled for May 5, 2015. The second public meeting will be held on June 16, 2015, in order to consider adoption of the enabling ordinance.

Attached to the Resolution of Intent is an Initial Report detailing the proposed Annual Service Plan and Budget of the CTID II for Fiscal Year 2015-16. This Initial Report outlines the rules and regulations that will govern the *Permanent* Advisory Board of the newly-formed CTID.

As with the current Coronado TID, the “*new*” CTID II is being established pursuant to the 1989 Law. This allows the City to provide greater oversight than under the 1994 Law. For example, as with the current Tourism Improvement District, the CTID II will:

- Submit an Annual Report to the City Council detailing its revenues and expenditures for the prior fiscal year and proposed expenditures and activities for the following fiscal year.
- Seek reauthorization each fiscal year from the City Council to continue levying assessments and conducting its operations.

The current CTID assessments are being spent on specified programs and activities related to tourism within the boundaries of the CTID that benefit both the assessed hotels and tourist-related businesses in Coronado. The “new” CTID assessments will be spent solely for the benefit of the assessed hotels and “be directed toward group events promotion and marketing.”

As discussed in the “Coronado Off-Season Group Meeting Forecast and Cost Benefit Analysis” report previously presented to Council, these group marketing efforts would concentrate on the off-season by focusing on booking groups in the shoulder season. Pursuing the Group Segment of the market was intentional in order to address lower room occupancies in the winter months and to allay any concerns around congestion in the summer.

The report confirmed that Coronado has one of the lowest bed tax rates among competing markets and, therefore, has head room to raise the existing hotel assessment without creating a competitive disadvantage among competing Southern California destinations. It also found that Coronado has the second lowest funding per-room among competing destination marketing organizations. The report concluded by estimating the potential return on investment to be up to \$9 for every additional \$1 spent on promoting Coronado’s group market if the hotel assessment was increased.

If the new CTID II is approved, the City Council will be asked to also approve utilizing the services of the current CTID non-profit entity to implement and administer the CTID II’s Annual Work Plan, as is currently the case with the existing CTID. Under an Amended Special Services Agreement, the Annual Work Plan and related budget for both the CTID and CTID II will serve as the scope of work between the City and the non-profit. The City distributes all of the collected assessment funds to the non-profit to expend in accordance with the Annual Work Plan avoiding the need for the City to directly approve all expenditures and process all payments. The non-profit is required to provide the City with quarterly financial reports and a fiscal year-end financial report within 90 days of the end of the CTID’s fiscal year.

ALTERNATIVE: The City Council could decide not to adopt the Resolution of Intent. Submitted by City Manager’s Office/Ritter/Torres.

CM	ACM	AS	CA	CC	CD	CE	F	G	L	P	PSE	R
BK	TR	NA	RRS	MLC	NA	NA						

Attachment A: Resolution of Intent

Attachment B: CTID II Initial Report for Fiscal Year 2015-16

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ATTACHMENT A

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONADO, CALIFORNIA, DECLARING ITS INTENTION TO ESTABLISH THE CORONADO TOURISM IMPROVEMENT DISTRICT II (CTID II); TO LEVY AN ASSESSMENT FOR THE FISCAL YEAR 2010-2011 ON CERTAIN HOTELS LOCATED WITHIN THE PROPOSED DISTRICT; TO FIX THE TIME AND PLACE OF A PUBLIC MEETING AND PUBLIC HEARING THEREON AND GIVING NOTICE THEREOF; TO ESTABLISH AN ADVISORY BOARD; AND TO APPROVE THE INITIAL REPORT TO THE CITY COUNCIL DATED APRIL 2, 2015

WHEREAS, the City of Coronado is interested in establishing a Business Improvement District (“BID”) which shall be called the Coronado Tourism Improvement District II (CTID II) and levying an assessment on hotels within the Coronado Tourism Improvement District boundaries; and

WHEREAS, the Parking and Business Improvement Area Law of 1989 Section 36500 *et seq.* of the Streets and Highways Code authorizes cities to establish parking and business improvement areas for the purpose of promoting tourism; and

WHEREAS, on February 17, 2015, the City Council received the report, entitled “*Coronado Off-Season Group Meeting Forecast and Cost Benefit Analysis*,” prepared by Tourism Economics, a consultant hired by the CTID 501(c)(6) non-profit corporation; and

WHEREAS, the City Council supports the establishment of the Coronado Tourism Improvement District II to provide a stable and dedicated source of funding for marketing and promotion efforts that directly benefit the assessed hotels therein; and

WHEREAS, pursuant to Streets and Highways Code section 36530, the City Council shall appoint an advisory board to make recommendations to the City Council regarding the annual collection of the assessment, expenditures of revenues from the assessment, and potential changes to the assessment; and

WHEREAS, this advisory board will exist only as long as the CTID II is in place and will serve the single purpose of advising the City Council on this CTID II; and

WHEREAS, pursuant to Government Code Section 54952(b), this advisory board is to be subject to the Brown Act.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Coronado does hereby resolve, determine and find as follows:

1. The recitals set forth herein are true and correct.
2. The City Council declares its intention to establish the Coronado Tourism Improvement District II (CTID II) and to levy and collect assessments within the CTID II boundaries pursuant to the Parking and Business Improvement Area Law of 1989, Streets and Highways Code Section 36500 et seq. The boundaries of the CTID II shall be the boundaries of the City of Coronado as provided in a map filed in the City Clerk's Office, incorporated herein as Exhibit A.
3. The name of the area shall be the Coronado Tourism Improvement District II.
4. The City Council intends to form the CTID II to administer and implement marketing and promotion programs for the direct benefit of the assessed hotels within the boundaries of the district.
5. The assessed businesses in the proposed CTID II will include hotels consisting of 90 rooms or more, existing or future, within the boundaries of the CTID II. The proposed assessment to be levied shall be based upon a one-half (0.5%) percent surcharge on the gross revenues collected per occupied room per night for all transient occupancies as defined in section 16.12.020(c) and (d) of the Coronado Municipal Code. Except where funds are otherwise available, an assessment will be levied annually to pay for the projects, programs and activities within the district. The assessment will be collected monthly by the assessed hotels based on a one-half (0.5%) percent surcharge on the gross revenues per occupied room per night for the previous month. New hotels consisting of 90 rooms or more within the CTID II boundaries will also be assessed as authorized by Section 36531 of the Streets and Highway Code. Pursuant to the City of Coronado's transient occupancy tax ordinance, CTID II assessments shall not be included in gross room rental revenue for purpose of determining the amount of the transient occupancy tax. As used in this Resolution, "hotel" shall have the meaning defined in Section 16.12.020(B) of the Coronado Municipal Code.
6. The proposed CTID II assessment shall not include occupancies exempted pursuant to Section 16.12.040 of the Coronado Municipal Code.
7. The CTID II is estimated to generate approximately \$636,000 in annual assessment revenue. The funds raised shall be spent on programs and activities to market and promote the assessed hotels within the boundaries of the CTID II and pay for related administrative costs of the CTID II. Funds remaining at the end of any CTID II term may be used in subsequent years in which CTID II assessments are levied as long as they are used consistent with the requirements of this Resolution.
8. A CTID II assessment will be levied for the fiscal year commencing on July 1, 2015 and ending on June 30, 2016. The assessment must be reauthorized by the City Council, subject to a protest proceeding, for each subsequent fiscal year.
9. The assessed hotels within the boundaries of the CTID II will remit the assessments monthly to the City Treasurer along with regularly scheduled monthly transient

occupancy taxes. The City Treasurer shall establish the accounting, auditing and receipting standards for the CTID II.

10. The Council declares its intention that the Coronado Tourism Improvement District II Advisory Board ("Advisory Board") shall be formed pursuant to Section 36530 of the Streets and Highways Code to make annual reports and recommendations to the City Council regarding the activities provided by the proposed Coronado Tourism Improvement District II.

11. The City Council shall appoint the CTID II Advisory Board, which shall consist of nine members including a representative and alternate from the Hotel del Coronado, Glorietta Bay Inn, Loews Coronado Bay Resort and Spa, and Marriott's Coronado Island Resort; a board representative and alternate from the Coronado Chamber of Commerce, Coronado MainStreet, Ltd., Coronado Historical Association/Visitor Center, and two at-large representatives. The City Council makes a finding that Coronado Municipal Code Section 2.30.030 does not apply with regard to representatives from the assessed hotels who serve on the Advisory Board.

12. The Advisory Board exists for the duration of the CTID II. If the CTID II is disestablished for any reason, this Board shall also be dissolved unless the City Council directs otherwise.

13. The Advisory Board members shall serve without compensation.

14. The CTID II Advisory Board shall meet no less than bi-monthly and shall submit an annual report, which shall detail expenditures for the prior year and include a budget for operations and identification of marketing efforts to be undertaken by the CTID II for the ensuing fiscal year, to the Coronado City Council pursuant to Section 36533 of the Streets and Highway Code.

15. The Advisory Board shall have the following duties:

- a) To study, investigate and determine the need for the CTID II on an annual basis;
- b) To advise the City Council regarding the expenditure of assessment funds on an annual and ongoing basis; and
- c) To prepare and file the annual report as described in Streets & Highways Code Section 36533. Such report shall be submitted to the City Council no later than April 30 of each year; and
- d) To study, investigate and determine the need for any changes to the CTID II on an annual basis to include in the annual report; and
- e) To perform any other functions as directed by the City Council from time to time.

16. The City Council hereby approves the CTID II Initial Report to the City Council submitted by the interim Advisory Board, dated April 2, 2015, attached hereto and incorporated herein as Exhibit "B," in which the full and detailed description of the method and basis of levying the assessment and proposed funded activities are set out for Fiscal Year 2015-2016.

17. The time and place for the public meeting for comments on the proposed CTID II and the levy of the assessments is set for May 5, 2015 at 4 p.m. at the City of Coronado, City Council Chambers, City Hall, 1825 Strand Way, Coronado, California.

18. The time and place for the public hearing to establish the CTID II and the levy of the assessments, and to consider protests from the affected businesses is set for June 16, 2015, at 4 p.m. at the City of Coronado, City Council Chambers, City Hall, 1825 Strand Way, Coronado, California.

19. At the public hearing, the testimony of all interested persons for or against the establishment of the area, the extent of the area, or the furnishing of specified types of improvements or activities will be heard.

20. A protest by any interested person against the establishment of the CTID II, the extent of the CTID II, and the furnishing of a specified type of improvement or activity, as provided in Section 36524 of the Streets and Highway Code, may be made orally or in writing.

21. To count in the majority protest by the assessed businesses against the CTID II, a protest must be submitted in writing. A written protest by an assessed business may be withdrawn in writing at any time before the conclusion of the public hearing. Each written protest shall contain a written description of the assessed business in which the person signing the protest is interested, sufficient to identify the business and its address. If the person subscribing the protest is not shown in the official records of the City as the owner of the business, the submitted written protest must be accompanied by written evidence that the person signing on behalf of the assessed business is the owner or authorized representative of the business. If the owner of the business is a corporation, LLC, partnership or other legal entity, the authorized representative for the entity shall be authorized to sign the protest. Any protest as to the regularity or evidence of the proceedings shall be in writing and clearly state the irregularity or defect to which objection is made. Written protests must be received by the City Clerk of the City of Coronado before the close of the hearing scheduled herein and may be delivered or mailed to the City Clerk, City of Coronado, 1825 Strand Way, Coronado, California, 92118.

22. If, at the conclusion of the public hearing, there are of record, written protests by the owners of the assessed businesses within the CTID II that will pay fifty percent (50%) or more of the total assessments of the entire CTID II, then the CTID II will not be formed and no further proceedings to create the CTID II shall occur for a period of one year from the date of the finding of a majority protest. If the majority of written protests is only as to an improvement or activity proposed, then that type of improvement or activity shall not be included in the CTID II.

23. Further information regarding the proposed Coronado Tourism Improvement District II may be obtained from the City Clerk, City of Coronado, 1825 Strand Way, Coronado, California, 92118.

24. The City Clerk is instructed to provide notice of the public hearings pursuant to Section 54954.6 of the California Government Code as follows:

- a.) Publish this Resolution of Intention in a newspaper of general circulation in the City of Coronado once, at least seven (7) days before the hearing.
- b.) Mail a complete copy of this Resolution of Intention to each and every business owner proposed to be assessed in the CTID II within seven (7) days of the adoption of this Resolution by the City Council and at least forty-five (45) days before the date set for the hearing to establish the district, impose the assessment, and consider protests from the affected businesses.

25. This resolution shall take effect immediately upon its adoption by the City Council, and the City Clerk shall certify to the vote adopting this resolution.

PASSED AND ADOPTED this 21st day of April 2015 by the following votes, to wit:

AYES;
NAYES;
ABSTAIN;
ABSENT:

Casey Tanaka, Mayor of the
City of Coronado, California

ATTEST

Mary L. Clifford, City Clerk

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ATTACHMENT B

Coronado Tourism Improvement District II Initial Report For Fiscal Year 2015-16

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Coronado Tourism Improvement District II Initial Report

April 21, 2015



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I. Overview

In California, Tourism Business Improvement Districts are formed pursuant to the Parking and Business Improvement District Law of 1989, Property and Business Improvement District Law of 1994, or by ordinance of a Charter City.

The Coronado Tourism Improvement District II (the "CTID II") is to be a benefit assessment district established under the Parking and Business Improvement Area Law of 1989 (Streets and Highways Code Section 36500 et seq.) (the "1989 Law"). As stated in the 1989 Law:

"The Legislature also finds and declares that tourism is a large and growing contributor to California's economy, and that promotion of a city's or county's scenic, recreational, cultural and other attractions as a tourist destination is an important public purpose."

The CTID II will fund marketing and program programs to increase room occupancies benefiting the four assessed hotels. Highlights and details of the CTID II are provided below:

Name: Coronado Tourism Improvement District II

Boundaries: The CTID II is citywide, but businesses assessed will only include the existing and future hotels with **90 or more** rooms within the city limits of the City of Coronado.

Services: The CTID II will fund activities authorized under the 1989 Law. Specifically, this will include marketing and promotions to increase room occupancy of the four assessed hotels by promoting Coronado as a tourism destination.

Method of Financing: The CTID II assessment rate will be a one-half percent (0.5%) surcharge on the "gross room revenues" from hotels with 90 rooms or more.

Proposition 26: To ensure compliance with Proposition 26, the 0.5% assessment will be restricted to providing programs and services for the direct benefit of the assessed hotels as provided in this Initial Report.

Anticipated Proceeds: It is estimated that the CTID II will generate approximately \$636,000 annually. The CTID II will operate on a fiscal year basis commencing on July 1 and ending on June 30.

Bonds: No bonds will be issued by the City to financially support the CTID II.

Governance: A nine-member Advisory Board will be established to report to the City Council regarding the implementation and operation of the CTID II. This may include the same members of the CTID I Advisory Board.

Duration: The CTID II assessment will be implemented no sooner than July 15, 2015 and will continue, if renewed for each fiscal year thereafter, unless and until the CTID II is disestablished pursuant to state law.¹

Annual

Re-approval: The Advisory Board shall submit an Annual Report to the City Council detailing revenues and expenditures for the prior and upcoming fiscal year and proposing changes, if any. The City Council will adopt a resolution approving the Annual Report and reauthorizing the levying of the new 0.5% assessment for the new fiscal year. The City Council may, at its discretion, modify certain elements of the Annual Report or disestablish the CTID II.

Why pursue another CTID 0.5% assessment for Coronado?

As addressed by the report entitled “*Coronado Off-Season Group Meeting Forecast and Cost-Benefit Analysis*,” prepared by Tourism Economics, that was presented to the City Council on February 17, 2015, there are several benefits to forming a second assessment district in Coronado:

- CTID hotels outperformed competing hotels in other Southern California markets during the early part of the U.S. recovery, but have fallen behind the competition in recent years.
- Despite group room rates running at a discount to transient bookings, the added value of catering and other group event services makes the group segment a vital aspect of the Coronado hotel sector.
- Additional funding received from increasing the CTID hotel room assessment from 0.5% to 1.0% would be directed toward group events promotion and marketing.
- The CTID assesses the lowest bed tax rate among destination marketing organizations (DMOs) in competing markets. The total hotel room tax assessment on CTID hotels is also below average for the competitive set, as is the CTID’s available funding per room. Therefore, the CTID has room to raise its assessment rate without putting the Coronado hotel sector at a competitive disadvantage among competing Southern California destinations. Doing so

¹ Streets and Highways Code Section 36550.

would double the amount of funding available for CTID marketing per annum over the forecast horizon.

- The increased funding for CTID group promotion efforts would generate an estimated cumulative increase in room revenue of \$25 million between 2015 and 2019. The result would be a 4% increase in expected room revenue above the expected total assuming the CTID assessment remained at 0.5%. Over the five-year forecast period, an extra 75,400 room nights would be generated.
- Additional room revenue generated from CTID group promotion efforts would also increase tax revenue received by the City of Coronado over the forecast horizon. Between 2015 and 2019, an additional \$2.5 million in Transient Occupancy Tax (TOT) revenues would be generated, for an increase of 4%. Furthermore, the increase in guest expenditures at restaurants, retailers, and entertainment offerings would generate an extra \$500,000 in Sales & Use Tax revenues – a 4% gain over the current TID assessment scenario.
- There is ample headroom to accommodate an increase in group meetings. District 2 would concentrate on the off-season when occupancy at the four CTID assessed hotels averages 66%. Nearby hotels enjoy overflow occupancy when host hotels are sold out due to a group meeting or convention.

II. Boundaries and Assessed Businesses

The CTID II will be citywide, inclusive of all areas within the city limits of the City of Coronado. The assessments will be uniformly applied throughout the District. No benefit zones will be established within the District.

The assessed businesses will include hotels with 90 or more rooms located within the boundaries of the District. Presently, these hotels include the following:

No.	Hotel/Motel	Rooms	% of Total Assessment
1	Hotel Del Coronado	757	47.4%
2	Loews Coronado Bay Resort	439	27.5%
3	Coronado Island Marriott Resort	300	18.8%
4	Glorietta Bay Inn	100	6.3%
	TOTAL	1,596	100.0%

These four hotels comprise 82% of the total number of rooms available in Coronado and generate 94% of the City’s total TOT revenues each year. Any hotel with 90 or more rooms constructed within the CTID II, or any existing hotel that increases its room capacity to 90 or more rooms, will be also be assessed.

A map of the CTID II showing the approximate locations of each of the currently proposed assessed hotels is provided below.

Map of the City of Coronado, California



1. Marriott Hotel
2. Hotel del Coronado
3. Glorietta Bay Inn
4. Loews Coronado Bay Resort

III. FINANCING

Assessment

The CTID II assessment rate will be a one-half percent (0.5%) surcharge on “gross room revenues” from hotels with 90 rooms or more.

Gross room revenues are defined as “the total consideration received for occupancy of a room, or portion thereof, valued in money, whether received in money or otherwise, including all receipts, cash, credits, and property of any kind or nature, without any deduction therefrom whatsoever.” Gross revenues shall exclude the following:

- Transient occupancy taxes.
- Paid occupancies by exempt government employees on official business pursuant to CMC 16.12.040.
- Paid occupancies beyond the twenty-fifth (25th) day pursuant to CMC 16.12.020(D).

The amount of assessment, if passed on to each transient, shall be separately stated on the statement from the amount of rent charged and any other applicable taxes or assessments, and each transient shall receive a copy of the statement from the business.

It shall be the duty of the assessed hotels to keep and preserve, for a period of three (3) years, all business records as may be necessary to determine the amount of such assessment for which the assessed hotel is liable for payment to the City. The City shall have the right to inspect such records at all reasonable times and to apply auditing procedures necessary to determine the amount of assessment due.

Pursuant to Coronado Municipal Code 16.12.220, each assessed hotel will withhold two percent (2%) from the total amount due to the City Treasurer in the same manner and for the same purpose as regards to recovering administrative costs for TOT collection.

An Approved Special Benefit Assessment

A special benefit is defined as a particular and distinct benefit over and above general benefits conferred on the public-at-large. Many general benefits are conveyed by municipal services such as fire protection, police services and public transit services. These services are targeted to serve the public at large and do not confer special benefits on particular businesses.

Under the Parking and Business Improvement Area Law of 1989, a special benefit assessment is defined as “a levy for the purpose of acquiring, constructing, installing, or maintaining improvements and *promoting activities which will benefit the businesses*

located and operating within a parking and business improvement area.”² The approved activities³ include, but are not limited to:

- Promotion of public events which benefit businesses in the area and which take place on or in public places within the area.
- Furnishing of music in any public place in the area.
- **Promotion of tourism within the area.**
- Activities which benefit businesses located and operating in the area.

However, in compliance with Proposition 26, the services outlined in this CTID II Initial Report are not intended to benefit the general public, but rather, are to provide targeted marketing and promotion services for the direct benefit of the assessed hotels that are located within the District.

Time and Manner for Remitting Assessments

The CTID II assessment will be implemented no earlier than July 15, 2015 and no later than September 1, 2015. The CTID II will operate on a fiscal year basis. The assessment will continue for each succeeding fiscal year if reapproved, unless modified or terminated pursuant to state law.⁴ The assessed hotels will be responsible for remitting the CTID II assessments to the City along with their regularly monthly scheduled TOT payments (and CTID I assessments). Penalties and interest will be due on any delinquent assessments consistent with, and in the same manner as, the remittance requirements for payment of transient occupancy taxes.

The payment of CTID II assessments will be reported to the City in a separate remittance from both regular transient occupancy taxes and the current CTID I assessment. The City will provide the assessed hotels the form for recording the CTID II assessments. The proceeds from the CTID II assessments will be recorded in a separate fund by the City.

The time and manner for recording, reporting and remitting the CTID II assessments will be in accordance with the City of Coronado’s TOT collection procedures. Procedures for collection of the CTID II assessment is subject to any changes the City may make in TOT collection procedures.

Commencing upon the date the ordinance establishing the CTID II is adopted by the City Council, a ninety (90) day “grace period” will be afforded to the assessed hotels during which time the assessed hotels will waive the new 0.5% surcharge on the gross room revenues for reservations and/or conference contracts in effect prior to the adoption of the ordinance. The CTID District II assessment will be applied to all new reservations and/or conference contracts booked on and after the date of adoption. A summary report will be developed in consultation with the City Treasurer identifying the deferred assessment amounts during this period.

² Streets and Highways Code, Section 36506.

³ Streets and Highways Code, Section 36513

⁴ Streets and Highways Code Sections 36540-36542

By no later than September 1, 2015, the City will forward the collected assessments (along with those for CTID I) to the CTID non-profit corporation hired by the City to administer both CTID I and CTID II. The City will ensure that the expenditure of CTID II funds is consistent with this Initial Report and each succeeding Annual Report.

The City of Coronado will also conduct an annual “Agreed Upon Procedure Review” of the accounting practices employed by the assessed hotels with regard to the reporting of both the CTID I and CTID II assessments. A similar review will be conducted of the non-profit corporation that administers both CTID programs with regard to its recording and reporting of CTID II revenues and expenses

CTID II Budget Summary: Fiscal Year 2015-2016

The summary of the Annual Service Plan Budget for use of the assessment proceeds during the initial year of the CTID II is provided on the following pages. The plan is based upon a projection that the CTID II will generate approximately \$636,000 annually.

Annual Service Plan Budget & Expenditures

The CTID II Advisory Board will supervise expenditures consistent with the Resolution of Intention, this Initial Report, and the Annual Service Plan Budget, as approved by the City Council. Although actual revenues will fluctuate due to market conditions, the proportional allocations of the CTID II Annual Service Plan, as shown on the following page, shall remain substantially the same unless such allocations are changed or modified pursuant to the prior approval of the City Council in accordance with state law.

On June 7, 2011, the City Council approved the incorporation of the Coronado Tourism Improvement District as a non-profit mutual benefit corporation organized under the California Non-Profit Mutual Benefit Corporation Law. The purchase of goods, services (including professional) and/or equipment with CTID II revenues will be handled by the non-profit corporation independent of the Coronado Municipal Code Chapter 8.04 and 8.05.

IV. Annual Service Plan & Budget

Annual Service Plan

This CTID II Annual Service Plan and Budget outlines the services that will be delivered throughout the District. The Service Plan also provides the framework for the Annual Report that is required to be submitted by the Advisory Board to the City Council each fiscal year.

The use of CTID II funding will be limited to marketing and promoting the four assessed hotels. CTID II funds may not be used for expenses inconsistent with the improvements and activities enumerated herein.

The revenues of the CTID II will not be restricted to the collected assessments. The CTID II may generate revenue from other potential funding including, but not limited to,

investment earnings, grants from public agencies, events, advertising sales, and other private funding sources. Notwithstanding the foregoing, the philosophy of the CTID II is to not directly compete with the retail sector of Coronado in the generation of revenues for the CTID II.

Group Marketing

The creation of District II is intended to strengthen and expand the strategies of District I, the existing CTID.

Since the inception of the CTID, the San Diego Tourism Authority (SDTA) has been a valuable partner. While it's fair to consider San Diego a competitive destination for group meeting planners, Coronado is carefully leveraged as a unique option for decision-makers. The CTID shares group sales and marketing staff at the SDTA, but Coronado has its own campaign, collateral and resources. Sales leads that are generated for the CTID assessed hotels are not shared with properties in San Diego.

In FY16 the Board has budgeted \$450,000 for additional services from the SDTA that secure executive events, business conventions and group meetings. (These funds would accompany \$400,000 in the District I budget.)

Many of the services the SDTA currently provides will be given greater funding to allow Coronado to contend against other coastal destinations. These would include familiarization tours for meeting planners, marketing, tradeshow outreach, website development, plus the salary and program of work for the National Sales Director. These are supported by the national and international work of the San Diego Tourism Authority teams.

Other Programs

The additional one-half percent (0.5%) assessment in District II would allow the CTID to further target specialized groups that also require blocks of hotel rooms, group meeting space, meals and services while visiting Coronado.

- The CTID has reserved funds (\$5,000) so the Brian Brent Aquatics Center/BBMAC can more aggressively target swim teams that train in the off-season. It is understood these funds will be used to promote swim/stay at the four CTID assessed hotels.
- Familiarization tours will be arranged for travel agents that specialize in the luxury category. Not only do these agents provide valuable recommendations to high-wealth executive clients, they also book group meetings for businesses owned by their clients (\$15,000.)

Additional Projects (Benefiting Hotels)

The CTID Advisory Board has earmarked funds (\$50,000) for projects that benefit the hotels while improving the visitor experience. This could come in the form of

beautification, improved accessibility, additional safety or something that simply makes a lasting imprint on visitors.

Administration/Operations

Approximately 11% percent of the annual CTID II budget will be allocated to pay for administrative costs. This includes a prorated amount for the Executive Director and part-time employee as well as bookkeeping, legal, insurance, rent, etc.

Contingency Fund

Approximately twenty-five thousand (\$25,000) of the annual CTID II revenue will be allocated to a contingency fund. In years in which annual District assessments do not fully fund all of its costs, funds from its contingency may be used to close the gap. The contingency fund will be maintained to cover expenditures that occur between the time the District incurs costs and the time that it receives assessment funds from the City. Also, provided the CTID II is not disestablished and the assessment is levied in succeeding fiscal years, the CTID II may carry forward uncompleted projects or unexpended assessment revenues from prior fiscal years in order to most effectively and efficiently manage its operations.

In the event the CTID II is disestablished, any remaining funds will be returned to the assessed hotels in shares proportional to the assessment, applying the same method and basis used to calculate the assessment in the fiscal year in which the district is disestablished.⁵

City Fee

The City of Coronado will charge the CTID II for its costs to conduct the annual Agreed Upon Procedure Review and for providing other staff support to the CTID II, as needed, not to exceed \$5,000. These costs will be paid directly from the City’s sub-fund account.

Provided below is a table illustrating the projected **base line** revenues and expenses of the Annual Service Plan **projected for the first fiscal year:**

Services Provided	Total	%
Estimated Revenue Generated by CTID II Assessment	\$636,000	
San Diego Tourism Authority (SDTA)	\$450,000	71%
• National Group Marketing Programs		
Other Programs	\$20,000	3%
• BBMAC Team Travel Hotel Promotion (\$5,000)		
• Upscale Travel Agent Family Tour (\$15,000)		
Additional Projects (Benefiting Hotels)	\$50,000	8%
Administrative/Operations	\$72,500	11%

⁵ Streets and Highways Code Section 36551

Services Provided	Total	%
Administrative Fee to City of Coronado (not to exceed amount)	\$5,000	1%
Contingency Fund	\$25,000	4%
Subtotal	\$622,500	
Balance	\$13,500	2%
TOTAL	\$636,000	100%

V. Annual Reports and Administration

Advisory Board

An Advisory Board, composed of nine (9) members duly appointed by the City Council, shall submit a report each fiscal year for which CTID II assessments are to be levied. The composition of the Advisory Board will consist of the same membership for the CTID I Advisory Board as follows:

- The designated representative and alternate of the owners of the four assessed hotels: Hotel del Coronado, Glorietta Bay Inn, Loews Coronado Bay Resort and Marriott’s Coronado Island Resort. Designation shall be by title.
- The designated board representative and alternate from the Chamber of Commerce, Coronado MainStreet, Ltd., and Coronado Historical Association/Visitors Center. Designation shall be by name.
- Two at-large members, appointed by the City Council.

The representatives from the four assessed hotels and three community organizations will serve as “standing” members. The at-large members will serve a fixed term of three years in accordance with the City’s Ordinance No. 1546, provided the district is not disestablished before the passage of three years. Vacancies of at-large members will be filled in accordance with the Coronado Municipal Code.

A finding will be required by the City Council that Coronado Municipal Code Section 2.30.030 (requiring residency for board appointments) will not apply with regard to representatives from the four assessed hotels who serve on the CTID II Advisory Board.

Each member of the Advisory Board will have equal voting weight on all matters before the Board. The role of the Advisory Board will be to:

- Provide general support and direction to the CTID Executive Director to implement the marketing and promotion programs and activities outlined in this Report.
- Work with City staff to establish procedures that aid in the implementation and intent of the CTID II.

- Review performance of third party contracts and make recommendations to the City Council with regard to these contracts in the Annual Report.
- Oversee preparation of the Annual Report to the City Council to ensure it is prepared in accordance with the Parking and Business Improvement District Law of 1989.

The Advisory Board will collaborate with the CHA/Visitors Center, Chamber of Commerce and MainStreet, Ltd., to avoid duplication of services.

The CTID II Advisory Board will be subject to the following provisions:

Meetings and Quorum

The Advisory Board will be required to meet no less than bi-monthly. The Advisory Board will elect a Chairperson and Vice-Chairperson. The members of the Advisory Board are considered as non-paid volunteers. A quorum of five members will be required to conduct CTID II business. All Board decisions necessary to implement the Annual Service Plan and Budget shall require four members of a quorum of the Board. An agenda will be forwarded to and posted by the City Clerk no less than 72 hours in advance of the meeting.

Brown Act Compliance

Although the Advisory Board is not considered a legislative body under the Ralph M. Brown Act (Government Code §54950 et seq.), meetings of the Advisory Board will be held in compliance with the public notice and other requirements of the Brown Act.

California Public Records Act Compliance

The CTID II Advisory Board and entity selected to administer the CTID II shall keep records in compliance with the California Public Records Act, Government Code §6250 et seq.

Annual Report

The Advisory Board shall present an annual report to the City Council prior to the end of each fiscal year of operation pursuant to and in compliance with Section 36533 of the California Streets and Highways Code.

Administration of CTID II Funds

The current “Special Services Agreement” with the non-profit corporation formed to administer the CTID I funds will be amended to include administration of the new 0.5% assessment. The Agreement with the CTID non-profit corporation contains various safeguards to protect the City’s interests.

Pursuant to the current Agreement, the CTID non-profit corporation will be responsible for the day to day operation of CTID II (along with CTID I) with the CTID Advisory Board still advising the City Council as needed and submitting an Annual Report in April of

each year. The City Council will retain its ultimate authority over the CTID as exercised in its approval or modification of the Annual Work Plan, approval of the annual assessment, and in determining whether or not to continue to contract with the CTID non-profit corporation to implement the Annual Work Plan.

Legal Services

All legal services in support of the CTID II shall be provided by a qualified attorney retained by the CTID non-profit organization.

PUBLIC HEARING: APPROVAL OF A RESOLUTION ADOPTING A REVISED REGIONAL TRANSPORTATION CONGESTION IMPROVEMENT PROGRAM FEE TO MITIGATE THE IMPACTS OF DEVELOPMENT OF RESIDENTIAL UNITS ON THE SAN DIEGO REGIONAL TRANSPORTATION ARTERIAL SYSTEM FOR FY 2015/16

ISSUE: Whether to implement the increase to the City’s traffic mitigation fee as required by the voter-approved TransNet initiative. The fee increase is required in order to continue to receive TransNet sales tax revenue.

RECOMMENDATION: Hold a public hearing and adopt “A Resolution of the City Council of the City of Coronado Adopting a Revised Regional Transportation Congestion Improvement Program Fee to Mitigate the Impacts of Development of Residential Units on the San Diego Regional Transportation Arterial System for FY 2015/16,” increasing the existing uniform transportation mitigation fee by two and a half percent from \$2,254 to \$2,310 for each newly constructed residential unit.

FISCAL IMPACT: In accordance with the voter-approved TransNet initiative, each city in San Diego County is required to collect a mitigation fee for new residential units in order to be eligible to receive TransNet sales tax money. The City is eligible to receive an estimated \$591,000 in TransNet sales tax revenue in FY 2015/16. The program, which went into effect in July 2008, contains a provision for SANDAG to annually adjust the minimum traffic mitigation fee for inflation. SANDAG has increased the minimum mitigation fee by two and a half percent, which must be collected beginning July 1, 2015. It is not anticipated that this increase will have a significant impact on Coronado due to the small number of “new” residential units constructed within the City. “New” residential units subject to the RTCIP fee are units that create a net increase to the number of residential units in Coronado. Only a few new residential units are added per year. Tearing down an existing unit and building a new one in its place would not be subject to the fee. Revenue from the fee remains with the collecting city and must be used for projects that improve movement on SR 75 (a regional arterial road). Through the date of the last audit, June 30, 2014, the amount collected was \$35,820. The funding is deposited into the TransNet fund and used to augment the City’s transportation program.

CEQA: Not a project under CEQA.

CITY COUNCIL AUTHORITY: Adoption of the resolution to increase the transportation mitigation fee is a legislative action. Legislative actions tend to express a public purpose and make provisions for the ways and means of accomplishing the purpose. Legislative actions involve the exercise of discretion governed by considerations of public welfare, in which case, the City Council is deemed to have “paramount authority” in such decisions.

PUBLIC NOTICE: A Legal Notice for a change of fees imposed as a condition of approval of a development project must be published twice to the general public, with the first publication a minimum of ten days prior to a public hearing and the second at least five days after the first publication. The legal notice was published in the *Coronado Eagle & Journal* on April 1 and 15, 2015.

BACKGROUND: On March 18, 2008, the City Council adopted Ordinance Number 1991 which added Chapter 82.34 of the Coronado Municipal Code adopting a uniform transportation mitigation fee for the purpose of defraying actual or estimated costs of constructing planned regional transportation facilities. At the same meeting, Resolution Number 8276 was adopted, which established a Regional Transportation Improvement Program fee of \$2,000 for each and every non-exempt and newly constructed residential unit in the City of Coronado. The TransNet ordinance requires that the RTCIP fee be adjusted annually in an amount not to exceed the percentage increase set forth in the Engineering Construction Cost Index (CCI), but not less than two percent. In past years, the adjustment was the minimum two percent, which brought the current fee to \$2,254 (per Resolution Number 8666, approved on May 6, 2014). For FY 15/16, the CCI was calculated at two-and-a-half percent, bringing the RTCIP fee to \$2,310.

ANALYSIS: At its February 27, 2015 meeting, the SANDAG Board of Directors approved an adjustment to the TransNet Regional Transportation Congestion Improvement Program fee, raising the minimum RTCIP exaction from \$2,254 to \$2,310 for FY 2015/16. Although SANDAG has oversight of the TransNet program, it is the responsibility of each agency to assess and collect the mitigation fees. Adoption of the attached resolution will increase the existing transportation mitigation fee to be consistent with SANDAG’s Board of Directors’ action and keep the City of Coronado eligible to continue to receive TransNet funding under the provisions of the initiative.

Submitted by Public Services & Engineering Department/Walton

Attachments: A. Resolution

B. Minutes from the February 27, 2015, SANDAG Board of Directors Meeting

N:\All Departments\Staff Reports - Drafts\2015 Meetings\04-21 Meeting - SR Due Apr. 9\RTCIP Mitigation Fees Increase 4-21-15.doc

CM	ACM	AS	CA	CC	CD	CE	F	G	L	P	PSE	R
BK	TR	LS	RRS	MLC	AM	EW	NA	NA	NA	NA	CMM	NA

RESOLUTION NO.**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONADO ADOPTING A REVISED REGIONAL TRANSPORTATION CONGESTION IMPROVEMENT PROGRAM FEE TO MITIGATE THE IMPACTS OF DEVELOPMENT OF RESIDENTIAL UNITS ON THE SAN DIEGO REGIONAL TRANSPORTATION ARTERIAL SYSTEM FOR FY 2015/16**

WHEREAS, the City of Coronado is a member agency of the San Diego Association of Governments (SANDAG), a joint powers agency consisting of the City, the County of San Diego, and the seventeen other cities situated in San Diego County; and

WHEREAS, SANDAG, acting in concert with the member agencies of SANDAG, in its capacity as the San Diego County Regional Transportation Commission, developed a plan whereby the shortfall in funds needed to enlarge the capacity of the regional system of highways and arterials in San Diego County (the “regional arterial system”) could be made up in part by a transportation uniform mitigation fee on future residential development; and

WHEREAS, as a member agency of SANDAG, the City of Coronado participated in the preparation of that certain “RTCIP Impact Fee Nexus Study,” dated September 5, 2006, (the “Nexus Study”), prepared pursuant to California Government Code Section 66000 *et seq.*, the Mitigation Fee Act; and

WHEREAS, the City Council finds that funding of construction of the regional arterial system affecting the City of Coronado with proceeds of the county-wide one-half cent (\$.005) transactions and use tax imposed by Ordinance No. 04-01 of the San Diego County Regional Transportation Commission approved by San Diego County voters through Proposition A in 2004 (the “TransNet Ordinance”) will be inadequate even with those fees adopted pursuant to the Nexus Study; and

WHEREAS, in order to receive funds collected by SANDAG through the TransNet Ordinance, the City Council must impose and collect not less than \$2,310 for each newly constructed residential housing unit beginning July 1, 2015, to mitigate the impact each unit has on the regional arterial system; and

WHEREAS, the City Council has added Chapter 82.34 to the Coronado Municipal Code, adopting the San Diego County Transportation Uniform Mitigation Fee Program Ordinance of 2008 (the “Ordinance”), which approves the implementation of a monetary exaction for each newly constructed residential housing unit in the City of Coronado; and

WHEREAS, the Ordinance provides that the City Council shall adopt a schedule of fees calculated according to the calculation methodology set forth in Table 11 of the Nexus Study, as may be amended from time to time; and

WHEREAS, SANDAG approved an increase in the Regional Transportation Congestion Improvement Program raising the minimum mitigation fee by two and a half percent from \$2,254 to \$2,310.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORONADO AS FOLLOWS:

Section 1. *Findings.* The City Council hereby refers to and incorporates herein by this reference those findings set forth in section 82.34.020 of the Coronado Municipal Code as if set forth in full herein.

Section 2. *Calculation of Fees.* The methodology set forth in Table 11 of the Nexus Study has been used to establish the schedule of fees set forth in this resolution.

Section 3. *Schedule of Fees.* For the purpose of funding those certain improvements to the regional arterial system identified in the Nexus Study, and in accordance with the Ordinance, the following schedule of fees shall be applicable to each and every non-exempt and newly constructed residential unit in the City of Coronado:

Regional Transportation Congestion Improvement Program fee FY 2015/16 – \$2,310

Section 4. *Effective Date.* This resolution shall become effective on the sixtieth (60th) day following its adoption (the “Effective Date”). Upon the Effective Date, the fees identified and approved by this resolution shall be levied, collected and disposed of in accordance with the California Mitigation Fee Act (California Government Code Section 66000 *et seq.*) and section 82.34.040 of the Coronado Municipal Code in effect as of the Effective Date.

PASSED AND ADOPTED by the City Council of the City of Coronado, California, this 21st day of April 2015 by the following vote, to wit

AYES:

NAYS:

ABSTAIN:

ABSENT:

Casey Tanaka, Mayor
City of Coronado

ATTEST:

Mary L. Clifford
City Clerk

DRAFT



**BOARD OF DIRECTORS
MARCH 27, 2015**

**AGENDA ITEM NO. 15-03-1B
ACTION REQUESTED - APPROVE**

**BOARD OF DIRECTORS DISCUSSION AND ACTIONS
FEBRUARY 27, 2015**

9. REGIONAL TRANSPORTATION CONGESTION IMPROVEMENT PROGRAM: PROPOSED FEE ADJUSTMENT (APPROVE)

The *TransNet* Extension Ordinance requires that the Regional Transportation Congestion Improvement Program (RTCIP) fee charged by local jurisdictions be adjusted every year on July 1 in order to maintain the purchasing power of the program for improvements to the Regional Arterial System. The Board of Directors was asked to approve a 2.5 percent adjustment to the RTCIP, raising the minimum fee from \$2,254 to \$2,310, beginning July 1, 2015.

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COUNCIL REPORTS ON INTER-AGENCY COMMITTEE AND BOARD ASSIGNMENTS

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**Councilmember Bailey Report on Inter-Agency Committee and Board Assignments
As of April 7, 2015**

CTA
CHA
Library Board
Toll Plaza consultants
CHOA representatives
Golf Course Advisory
Pickleball Association
Christ Church Day School
Military Ball

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Councilwoman Carrie Downey Report of Council Activities - April 15, 2015

Date	Activity	Subject
2/3/15	Represented Coronado at monthly South County Economic Development Committee Meeting	
2/3/15	Meeting with Andre Zotoff, GM, Hotel Del Coronado	CTID request to increase funding percentage
2/13/15	Represented Coronado at SANDAG Board Meeting	
2/24/15	Attended Coronado Lifestyle's Women Who Mean Business reception	Met this year's award recipients.
3/1/15	Represented Coronado at SANDAG/MTS ribbon cutting for refurbished trolley.	
3/6/15	Represented SouthBay Cities at SANDAG Planning Committee Meeting	
3/11/15	Participated in Naval Base Coronado Coastal Campus Tour with NBC Commanding Officer	Was shown acreage dedicated to open space on proposed campus.
3/11/15	Represented Coronado on CUSD-Coronado Healthy Children's Initiative Joint Powers Authority Meeting	
3/12/15	Attended Chamber of Commerce Military Ball Committee Meeting	
3/12/15	Attended Coronado Hospital Foundation Gala Reception	Was briefed on plans for gala fundraiser
3/12/15	Attended City of Coronado Commissioner's dinner	
3/13/15	Attended SANDAG Board Meeting	
3/13/15	Attended Women of the Year luncheon	Supported Coronado's Woman of the Year Doug St. Dennis
3/21/15	Attended Coronado Middle School production of Wizard of Oz	
3/22/15	Attended the James Shirey, Jr. Memorial fundraiser	
3/28/15	Represented Coronado at the Chamber of Commerce salute to the Military Ball	
4/7/15	Met with Dave Gillingham, Coronado Historic Resource Commissioner	Discussed possible clarification of historic designation criteria
4/8/15	Represented Coronado on CUSD-Coronado Healthy Children's Initiative Joint Powers Authority Meeting	
4/15/15	Met with Dr. Jennifer Lewis and Rhonda Haiston	Discussed Coronado Bridge Collaborative- Suicide Prevention Group's concerns with Bridge suicides

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AUTHORIZATION TO ADVERTISE THE FY 14-15 STREET PREVENTIVE MAINTENANCE PROJECT FOR BID AND DIRECTION TO STAFF ON INSTALLATION OF ASSOCIATED BICYCLE MARKINGS

RECOMMENDATION: Authorize staff to advertise the FY 14-15 Street Preventive Maintenance project for bid, including installation of the bicycle-related pavement markings included in the City’s Bicycle Master Plan for Tenth Street and Alameda Boulevard, as well as shared-lane markings on I Avenue, J Avenue, Fifth Street, Second Street (between Alameda and Orange), and Orange Avenue (between First and Third). Additionally, install a buffered Class 2 bike lane on Olive Avenue and convert the existing front-in diagonal parking on Olive Avenue to back-in diagonal parking.

FISCAL IMPACT: As identified in the FY 14-15 Capital Improvement Program (CIP), a total of \$340,000 (\$60,000 from the General Fund and \$280,000 of Highway User Tax Account funds) was appropriated for the design and construction of the FY 14-15 Street Preventive Maintenance project. Although \$16,000 was budgeted for design, no design costs are anticipated as construction plans and documents are being prepared internally. The engineer’s construction estimate for the project, including all recommended improvements and bicycle markings described in this report, is approximately \$380,000. Thus, it is anticipated that additional funds may need to be allocated to the project at the time the project is before the City Council to award the construction contract.

CEQA: The project is categorically exempt from the provisions of CEQA based on Article 19, Sections 15301 (existing facilities), 15302 (replacement or reconstruction), and 15304 (minor alternations to land).

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: Residents, property owners, and businesses along the affected streets were mailed a notification explaining the scope of the project and requesting input regarding the installation of bicycle markings. Notifications were mailed on March 17 and stated that the City Council would consider the scope of work for the project at the April 21, 2015, City Council meeting, providing the 30-day review period previously requested by the Council. In addition, notifications were sent to the Coronado Unified School District, Chamber of Commerce, Coronado Shores HOAs, and MainStreet, and informational flyers were distributed to the City’s Community Center, Police Department, and Library. All notifications and flyers provided contact information for staff associated with the project and included the web address for an online questionnaire. A link to the online questionnaire was also provided under the News Center on the City’s homepage and on the Police Department’s Facebook page.

BACKGROUND: At the February 3, 2015, City Council meeting, staff was directed to align the recommended improvements in the City's adopted Bicycle Master Plan with the City's Pavement Management Program (PMP). The Council's direction also included a 30-day public review/comment period regarding installation of bicycle markings as part of the street maintenance schedule, with public opinion ultimately being considered by the Council prior to any bicycle markings being installed.

The City's PMP schedules slurry seals throughout the City on a rotating basis with each street receiving a slurry seal once every seven years. 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, seals cracks in the asphalt, and provides a clean black surface which helps with visibility.

The PMP helps extend the life and the quality of the existing pavement. Staff rates the quality of every street in the City and calculates 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 Public Services and Engineering 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 improvements such as costly overlays or reconstruction.

ANALYSIS: The Council's authorization to advertise the FY 14-15 Street Preventive Maintenance project would allow staff to issue the construction documents for public bid. The following streets and parking lots are included in the FY 14-15 project: I, J, Orange (from First to Third), and Olive Avenues; Second (from Alameda to Orange), Fifth, and Tenth (from Alameda to Orange) Streets; Alameda Boulevard (from First to Olive); Avenida del Sol; Avenida Lunar; and the public parking lots adjacent to Avenida Lunar and Avenida de las Arenas. In addition, a portion of the Bayshore Bikeway is included in the scope of the project (roughly one third of the bikeway within Coronado's jurisdiction) to begin providing bikeway asphalt maintenance on a regular basis as part of the City's overall PMP. This year's section includes the Bayshore Bikeway beginning 2,000 feet south of the Cays entrance and extending to the City's southern boarder (see Attachment A for a scope of work map). The project is anticipated to be constructed in fall 2015.

Annual slurry seal projects have typically replaced the existing striping configurations in kind. However, depending upon the Council's direction, striping configurations can be modified to include bicycle-related pavement markings either identified in the City's Bicycle Master Plan or as desired by the community. The Bicycle Master Plan currently recommends a Class 2 bicycle lane on both Alameda Boulevard and Tenth Street, and a Class 3 bicycle route on Olive Avenue, in conjunction with converting the existing front-in diagonal parking on Olive Avenue to back-in diagonal parking.

The City’s Bicycle Master Plan was adopted in 2011; however, since that time, both the Bicycle Advisory Committee (BAC) and Coronado Transportation Commission (CTC) have recommended modifications to projects contained within the Plan in an effort to improve safety and provide traffic calming measures. These recommendations include installation of a buffered bike lane with 10'-wide driving lanes along Olive Avenue as opposed to the Class 3 bicycle route proposed in the Bicycle Master Plan.

The PMP identifies Alameda Boulevard as receiving a slurry seal this cycle between First Street and Olive Avenue. However, should the City Council direct staff to implement the recommended Class 2 bike lane on Alameda Boulevard, it is recommended to extend both the slurry seal application as well as the Class 2 bike lane to Ocean Boulevard at this time, as recommended in the Bicycle Master Plan.

Public opinion regarding the installation of bicycle-related pavement markings received by staff and through the City’s online questionnaire is presented in full in Attachment C (data obtained through April 8 only – additional public opinion and questionnaire results gathered through April 21 will be “blue sheeted” and available at the Council meeting). As of April 8, the majority of respondents have expressed support for the bicycle markings included in the Bicycle Master Plan, and for additional shared-lane markings on the streets scheduled for regular maintenance where no markings are included in the Bicycle Master Plan. Overall, it is recommended that the bicycle-related pavement markings included in the Bicycle Master Plan for Tenth Street and Alameda Boulevard, as well as shared-lane markings on I, J, Fifth, Second (between Alameda and Orange), and Orange Avenue (between First and Third), and a buffered Class 2 bike lane on Olive Avenue as recommended by the CTC and BAC be installed, in conjunction with converting the existing front-in diagonal parking on Olive Avenue to back-in diagonal parking. A summary of these recommendations on a street-by-street basis, as well as a summary of public input, estimated costs, and whether or not the improvement is included in the Bicycle Master Plan, is outlined in Attachment B.

ALTERNATIVE: The Council could 1) direct staff to implement a different combination of streets to slurry seal and/or add bicycle markings; 2) choose not to authorize staff to advertise the project for bid or elect to bid the project at a later date.

Submitted by Public Services & Engineering/Newton

- Attachments: A) Scope of Work Map
 B) Summary of FY 14-15 Street Preventive Maintenance Recommendations
 C) Public Opinion and Online Questionnaire Results (as of April 8, 2015)

N:\All Departments\Staff Reports - Drafts\2015 Meetings\04-21 Meeting - SR Due Apr. 9\Authorization to Advertise Street Preventive Maint. Project for Bid.doc

CM	ACM	AS	CA	CC	CD	CE	F	G	L	P	PSE	R
BK	TR	NA	RRS	MLC	NA	EW	NA	NA	NA	NA	CMM	NA

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Summary of FY 14-15 Street Preventive Maintenance Recommendations

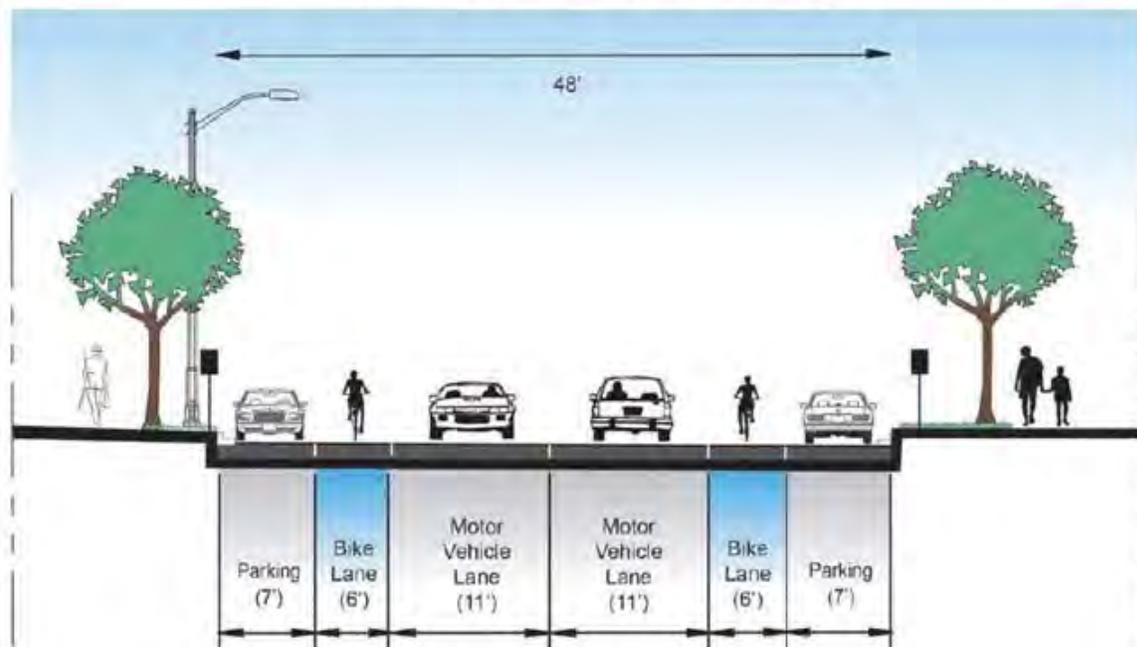
The following is a summary of the Bicycle Master Plan recommendations and shared-lane marking recommendations, including information and conceptual drawings shared with the public in the notification letters and online questionnaire. Recommendations on a street-by-street basis, as well as a summary of public opinion, estimated costs, and whether or not the improvement is included in the Bicycle Master Plan, are outlined in Table 1. Should staff be directed to implement any of the following recommendations, during final design staff would strive for 10' wide driving lanes where feasible, as successfully implemented on Glorietta Boulevard and supported by the Transportation Commission and Bicycle Advisory Committee.

Bicycle Master Plan Recommendations

The Bicycle Master Plan recommends bike lanes along Tenth Street and Alameda Avenue. A bike lane is a painted lane that would be similar to the bike lanes currently in place along First and Sixth Streets. A bicycle lane is a traffic lane just like any other; however, it is designed to improve safety by separating bicycle and vehicle traffic and giving bicyclists a dedicated travel lane. A bicycle lane helps channel bicycle traffic and increases driver awareness that bicyclists may be present. It also helps drivers to better anticipate where to look for bicyclists. The addition of bike lanes does not eliminate any on-street parking.

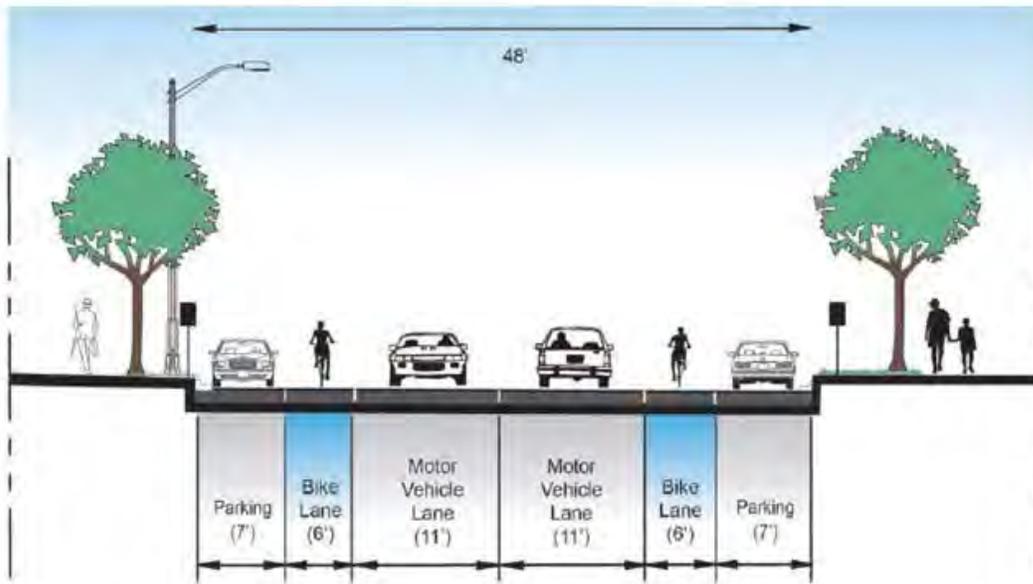
The recommended bike lanes on Tenth Street would be located on both sides of the street and run between Alameda Boulevard and the alley between Orange Avenue and D Avenue. A conceptual sketch of the proposed bike lanes on Tenth Street is shown below.

Bicycle Master Plan Conceptual Sketch for Bike Lanes on Tenth Street

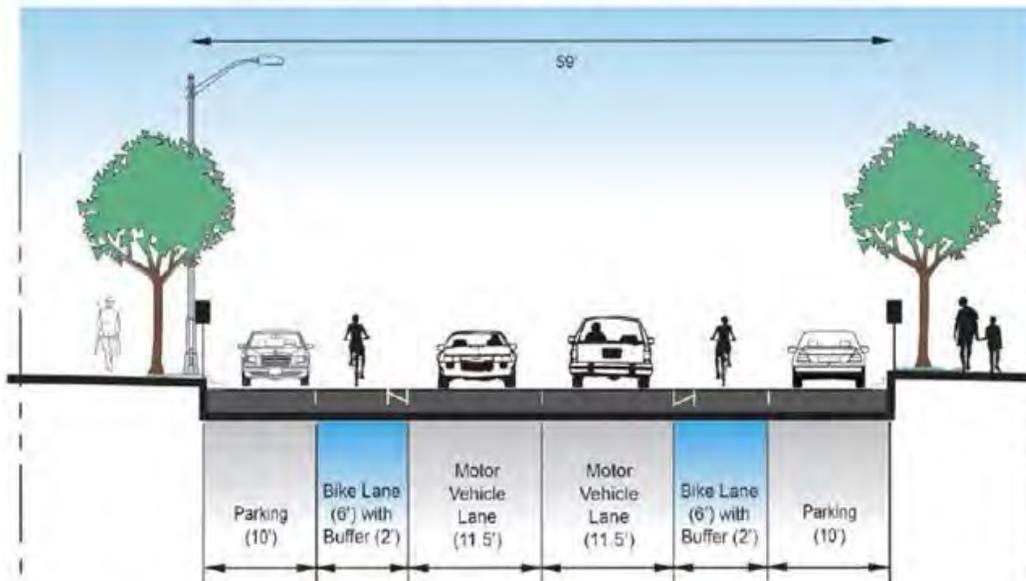


The recommended bike lanes on Alameda Boulevard would be located on both sides of the street and run between First Street and Ocean Boulevard (except for the block between Third and Fourth Streets, which is owned by Caltrans). The portion of the recommended bike lane on Alameda between First and Sixth Streets was previously discussed by the City Council as part of a separate project that was subsequently discontinued. Due to the varying width of Alameda Boulevard, portions of the bike lane may be buffered. Conceptual sketches of bike lane and buffered bike lane configurations on Alameda Boulevard are shown below.

**Bicycle Master Plan Conceptual Sketch:
Bike Lanes on Alameda Boulevard**



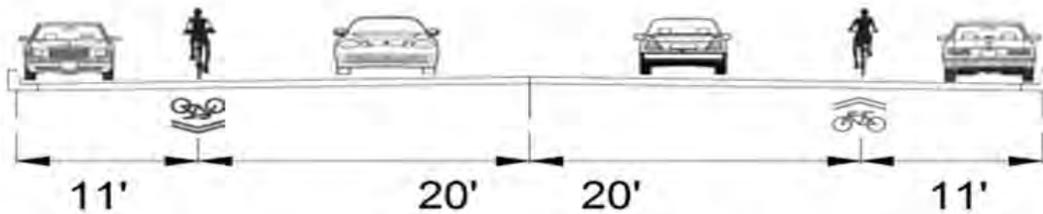
Buffered Bike Lanes on Alameda Boulevard



The Bicycle Master Plan recommends installation of shared-lane markings along Olive Avenue. As discussed in the staff report, in 2013, the Bicycle Advisory Committee and Transportation Commission voted to recommend the installation of bike lanes along Olive Avenue instead, to help narrow the travel lanes to 10 feet and reduce speeding. Conceptual sketches of what bike lanes or shared-lane markings (sharrows) on Olive Avenue might look like are shown below.

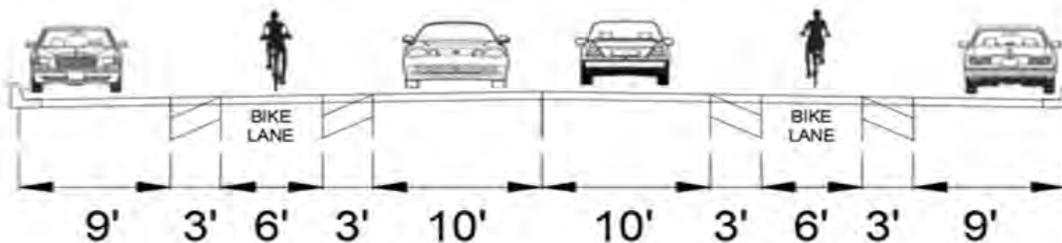
Shared-Lane Markings on Olive Avenue
Conceptual Sketch

Drawing Not To Scale



Bike Lanes on Olive Avenue
Conceptual Sketch

Drawing Not To Scale



Buffered bike lanes on Olive Avenue are also recommended, rather than shared-lane markings, due to the available right-of-way and greater potential for traffic calming.

The Bicycle Master Plan also recommends “back-in” diagonal parking adjacent to bike lanes and shared-lane markings. This is because front-in diagonal parking requires drivers to back up into traffic, which can be dangerous when adjacent to a bikeway.

Back-in diagonal parking is similar to parallel parking, except without the need to straighten out into the parallel position afterwards. The angle of the parking stripes is realigned when changing from front-in to back-in diagonal parking to make it easier for drivers to back in. Back-in diagonal parking has many advantages, including better sight lines when pulling out

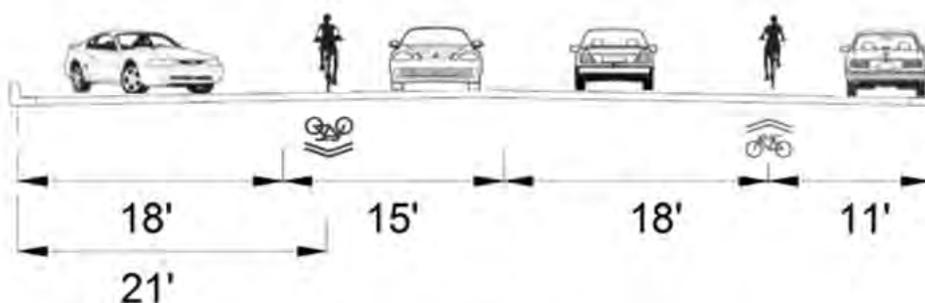


into traffic, the ability to load the trunk of a car from the sidewalk rather than from the travel lane, and the ability for car doors to open in a fashion that directs passengers toward the sidewalk rather than the travel lane (important for young children). Groups such as the National Center for Safe Routes to School support back-in diagonal parking. Back-in diagonal parking is being implemented in many jurisdictions. A video from National City that explains how it works is available online at the following link: <https://youtu.be/f7jd4PxD6sg>.

Conceptual sketches of both shared-lane markings and bike lanes on the portion of Olive Avenue with diagonal parking (Olive Avenue near D Avenue) are shown below.

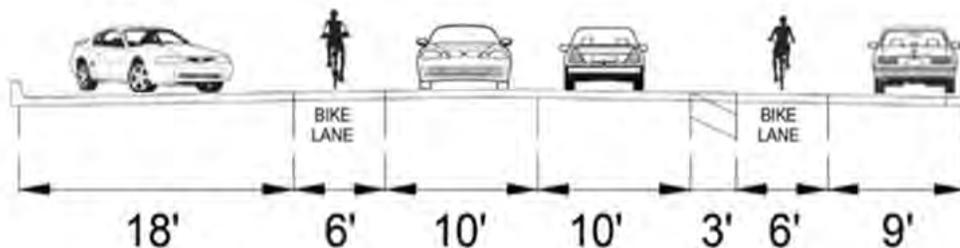
Shared-Lane Markings on Olive Avenue
Conceptual Sketch – with Diagonal Parking

Drawing Not To Scale



Bike Lanes on Olive Avenue
Conceptual Sketch – with Diagonal Parking

Drawing Not To Scale



It is recommended that the existing 14 front-in diagonal parking spaces on Olive Avenue near D Avenue be converted to back-in diagonal parking if either a bike lane or shared-lane markings are installed on Olive Avenue. This could be done in conjunction with the installation of an educational sign showing how back-in diagonal parking works. Additionally, it is recommended that a 30-day adjustment period be implemented where the Police Department issues educational brochures rather than citations to vehicles that are not parked correctly.

Shared-Lane Markings

At its February 3, 2015 meeting, the Council stated that the community could request shared-lane markings on the additional streets scheduled for regular preventive maintenance each year.

Shared-lane markings (sharrows) are bicycle symbols carefully placed to guide bicyclists to the best place to ride in the travel lane and alert drivers to the likely location of bicyclists. They combine a white bicycle symbol and arrows and are painted on the roadway (typically 11' or more from the curb). Research has shown that shared-lane markings improve safety by:



Shared-lane Marking

- Helping bicyclists avoid car doors being opened
- Increasing the distance between bicyclists and passing cars
- Reducing the incidence of wrong-way bicycle riding
- Reducing the incidence of bicycle riding on the sidewalk

Shared-lane markings increase driver and bicyclist awareness of existing traffic laws, have no impact on on-street parking, do not designate a part of the street for exclusive bicycle use, and do not convey any additional rights to bicyclists that are not already provided by law.

Due to the public safety benefits of shared-lane markings, it is recommended to install them on the additional streets scheduled for regular maintenance where other bicycle marking improvements are not already proposed in the Bicycle Master Plan.

In regard to Orange Avenue (between First and Third), shared-lane markings are recommended for the right-most travel lane because, based upon California law,¹ bicyclists may already legally take the lane since the travel lane is too narrow for a bicycle and a vehicle to travel safely side by side within the lane, while avoiding hazards such as the “door zone” and observing the California Three Feet for Safety Act.² The shared-lane markings would help bicyclists better position themselves in the lane for safety and help promote better understanding of existing laws among both drivers and bicyclists, lessening the potential for conflict.

The only additional streets scheduled for regular maintenance where staff does not recommend installation of shared-lane markings at this time is Avenida del Sol and Avenida Lunar. The primary reason for this exception is that, while all the benefits of shared-lane markings would still apply, it is recommended to install shared-lane markings on these streets at a time when additional supporting bicycle infrastructure and crossing improvements can be made concurrently along Silver Strand Highway (SR 75), as proposed in the Bicycle Master Plan.

¹ CVC 21202(a)(3)

² AB 1371

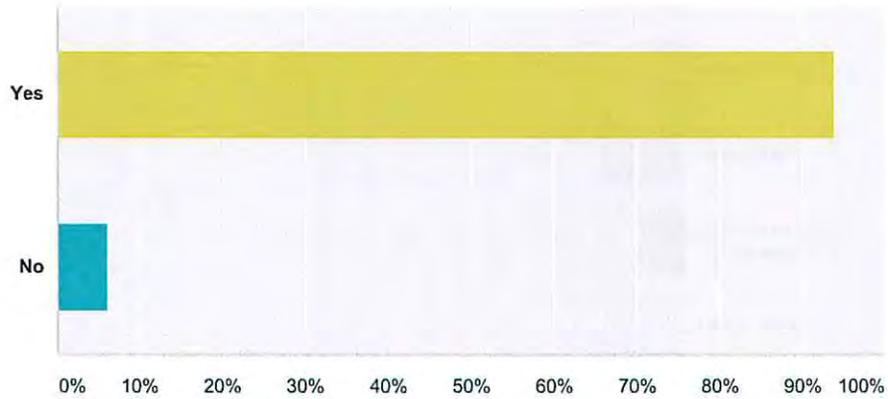
Table 1

Location & Proposed Improvements	In Bicycle Master Plan	Public Opinion	Estimated Cost	Staff Recommendation
I Avenue Shared-lane Markings	No	Support: 62.8% Oppose: 19.8% No Opinion: 17.4%	\$2,520	Install
J Avenue Shared-lane Markings	No	Support: 66.7% Oppose: 19.5% No Opinion: 13.8%	\$2,520	Install
Orange (First – Third) Shared-lane Markings	No	Support: 69% Oppose: 21.8% No Opinion: 9.2%	\$560	Install
Olive Avenue Shared Lane Markings Vs Bicycle Lane	Shared Lane Markings	Shared Lane: 27.1% Bike Lane: 54.2% Neither: 13.5% No Opinion: 5.2%	Shared Lane Markings: \$2,740 Vs. Bike Lanes: \$5,400	Install Bike Lanes
Olive Avenue Convert Existing Front-in Diagonal Parking to Back-in Diagonal Parking	Yes	Support: 58.5% Oppose: 21.3% No Opinion: 20.2%	\$1,500	Install
Second Street (Alameda – Orange) Shared-lane Markings	No	Support: 70.9% Oppose: 16.3% No Opinion: 12.3%	\$2,240	Install
Fifth Street Shared-lane Markings	No	Support: 72.4% Oppose: 14.9% No Opinion: 12.6%	\$3,640	Install
Tenth Street (Alameda – Orange) Class 2 Bicycle Lane	Yes	Support: 79% Oppose: 17% No Opinion: 4%	\$4,530	Install
Avenida del Sol Shared-lane Markings	No	Support: 55.8% Oppose: 17.4% No Opinion: 26.7%	\$280	Do Not Install
Avenida Lunar Shared-lane Markings	No	Support: 55.3% Oppose: 17.7% No Opinion: 27.1%	\$280	Do Not Install
Alameda Boulevard (First – Ocean) Class 2 Bicycle Lane	Yes	Support: 79.8% Oppose: 10.1% No Opinion: 10.1%	\$12,750	Install
Total Estimated Cost			\$37,460	

Note: Public Opinion as of April 8, 2015; Total Respondents: 103

Q1 Are you a Coronado Resident?

Answered: 83 Skipped: 0

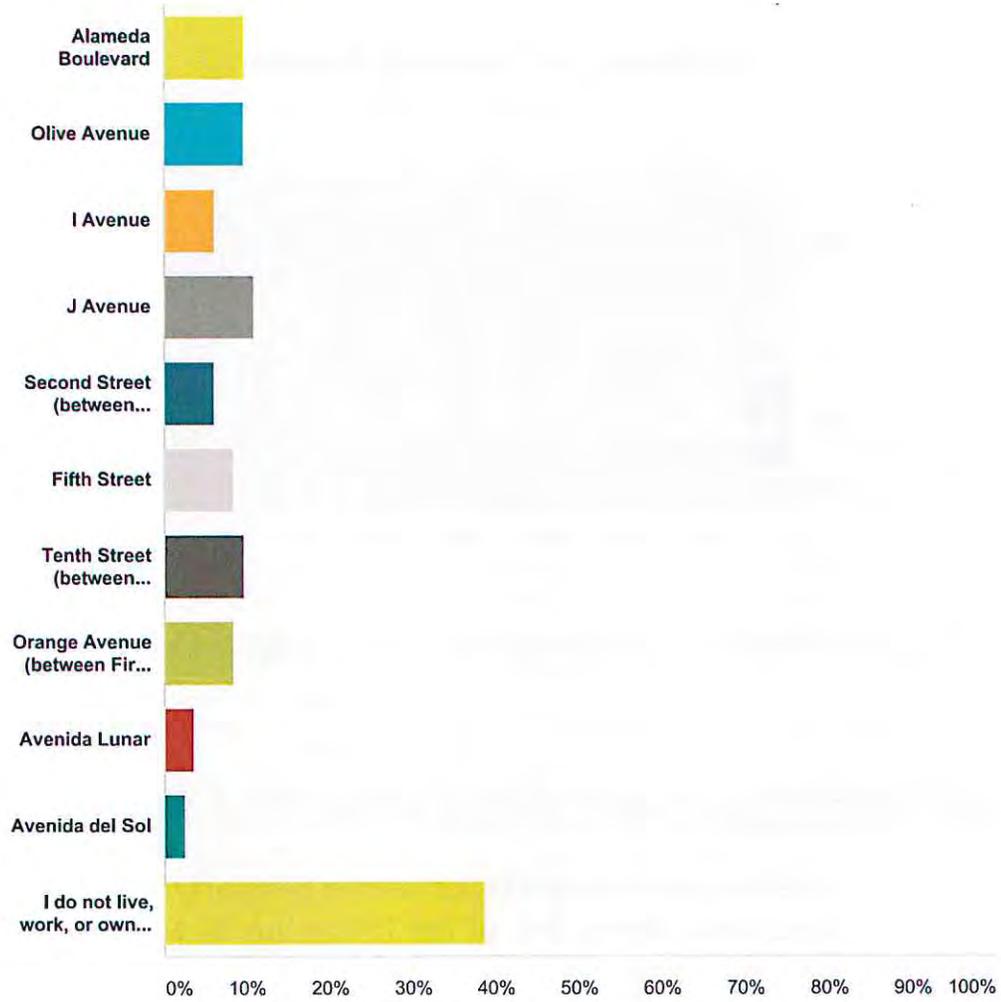


Answer Choices	Responses
Yes	93.98% 78
No	6.02% 5
Total	83

Q2 Do you live, work, or own a property or business along any of the following streets in Coronado scheduled for regular maintenance in 2015? If yes, please mark the street(s):

Answered: 83 Skipped: 0

Street Maintenance Bike Markings Questionnaire



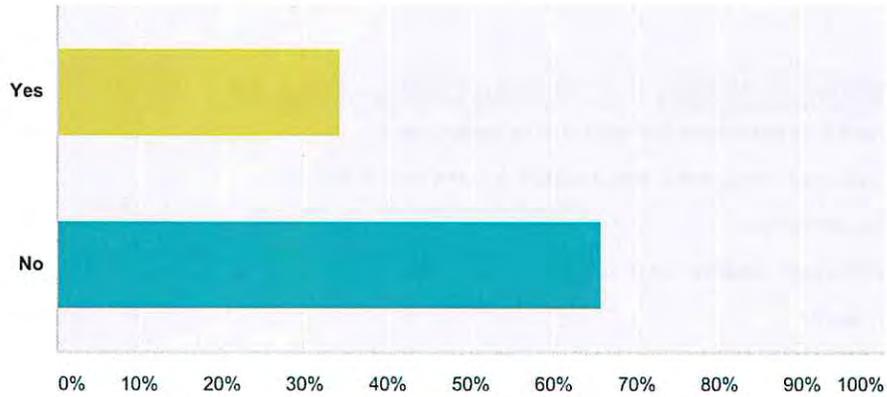
Answer Choices	Responses
Alameda Boulevard	9.64% 8
Olive Avenue	9.64% 8
I Avenue	6.02% 5
J Avenue	10.84% 9
Second Street (between Alameda and Orange only)	6.02% 5
Fifth Street	8.43% 7
Tenth Street (between Alameda and Orange only)	9.64% 8
Orange Avenue (between First and Third Streets only)	8.43% 7
Avenida Lunar	3.61% 3
Avenida del Sol	2.41% 2
I do not live, work, or own a property or business along any of the streets scheduled for maintenance in 2015	38.55% 32

Street Maintenance Bike Markings Questionnaire

Total Respondents: 83

Q3 Do you have one or more children in your care that ride a bicycle to school or to other locations within Coronado?

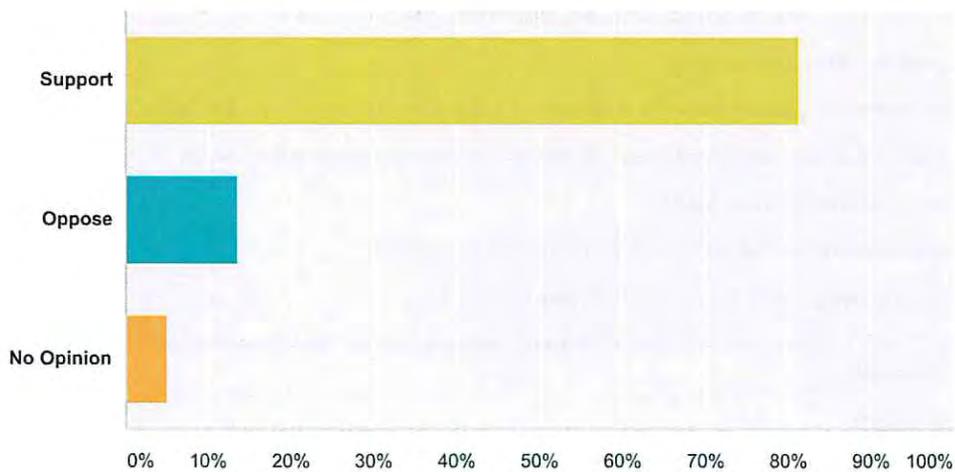
Answered: 82 Skipped: 1



Answer Choices	Responses	
Yes	34.15%	28
No	65.85%	54
Total		82

Q4 Do you support the addition of bike lanes on Tenth Street?

Answered: 81 Skipped: 2



Answer Choices	Responses	
Support	81.48%	66

Street Maintenance Bike Markings Questionnaire

Oppose	13.58%	11
No Opinion	4.94%	4
Total		81

Q5 Why or why not?

Answered: 54 Skipped: 29

#	Responses	Date
1	The bike lanes look horrible and make the traffic lanes too narrow.	3/31/2015 3:44 PM
2	Provides a safe designation for kids of where to ride. Also driver awareness.	3/31/2015 10:52 AM
3	Safe route to schools	3/30/2015 3:29 PM
4	It makes it safer to bike/run on the street.	3/30/2015 1:53 PM
5	Busy street!	3/30/2015 10:21 AM
6	safety, give physical aspect of bicycle rights and need for motorists to recognize rather than see as mere nuisances.	3/29/2015 3:16 PM
7	Increases safety, probably cuts down "dooring", and indicates that bicyclists have vehicular rights/status.	3/29/2015 2:58 PM
8	Would be safer for bicyclists	3/28/2015 6:34 PM
9	It's a major road between Alameda and Orange, and seems to have the width to support this change. It may also slow down the vehicle traffic some with the narrower motor vehicle lanes.	3/28/2015 4:04 PM
10	Bike lanes significantly increase safety for the rider and serve to calm traffic flowing down the street making it safer for everybody (motorists, bike riders, runner, and pedestrians).	3/28/2015 3:07 PM
11	I'm supportive of more bike transport and safe space to bike will only increase and support more bikes and less car travel by locals (and visitors)	3/28/2015 6:42 AM
12	Bicyclists are a danger on city streets...they may be treated as a vehicle legally, but they're not and that makes them dangerous to cars...	3/27/2015 8:28 PM
13	safety - better flow of bicycle and auto traffic	3/27/2015 2:32 PM
14	They are safer for everyone. I am a bicyclist, and appreciate the value of bike lanes.	3/27/2015 1:37 PM
15	They facilitate all travel within the City.	3/26/2015 3:05 PM
16	It reminds drivers to watch for bikers and reminds bikers to stay in their lane so cars can pass safely.	3/26/2015 12:00 PM
17	It's a direct link to all the commercial uses on Orange Avenue from many locations in the village	3/25/2015 7:45 PM
18	For the safety of the numerous bicyclists.	3/25/2015 4:47 PM
19	any additional bike lanes are a good idea. D Ave is even more important.	3/25/2015 4:28 PM
20	There are too many bikes in Coronado NOT to make space for them	3/25/2015 4:04 PM
21	ABSOLEUTLY!! Tenth is a very busy street and wide enough for bike lanes. Painting bike lanes will make transit that much safer.	3/25/2015 2:10 PM
22	Traffic calming	3/25/2015 11:17 AM
23	will add level of safety for cyclists	3/25/2015 8:49 AM
24	Love the ones on 6th and feel much safer.	3/25/2015 8:42 AM
25	We need to feel safer on our streets while riding our bikes	3/25/2015 8:33 AM
26	Any action that makes biking safer is a good action.	3/25/2015 7:02 AM

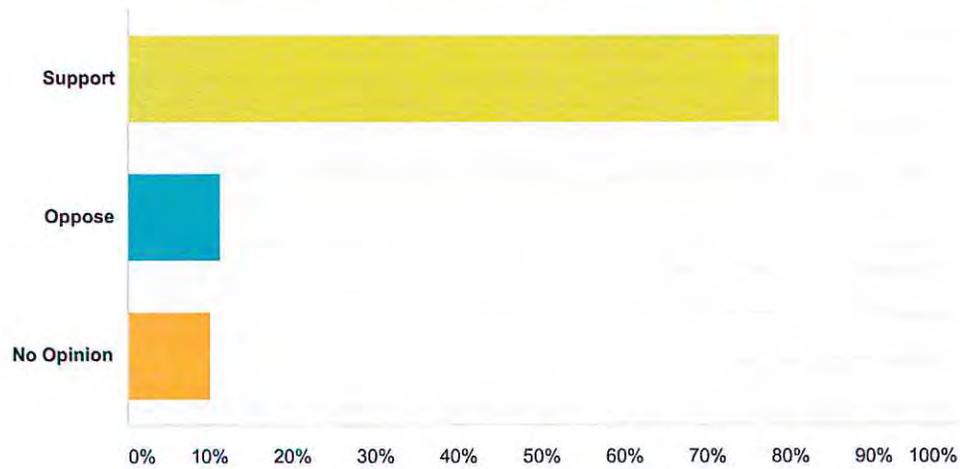
Street Maintenance Bike Markings Questionnaire

27	We need to provide for increased bicycle traffic.	3/25/2015 6:10 AM
28	We prefer to reduce the auto and bike traffic on 10th St. because it is already highly utilized as a thoroughfare.	3/25/2015 5:44 AM
29	Bike lanes increase driver awareness of the presence of cyclists and help encourage giving leeway to riders.	3/24/2015 8:57 PM
30	The bike lane will help drivers to notice bikes and allow for more room on a street that is hard to avoid.	3/24/2015 8:50 PM
31	Safety	3/24/2015 2:23 PM
32	safety for bike riders and traffic calming	3/24/2015 11:14 AM
33	Good street for same treatment at 6th.	3/24/2015 8:07 AM
34	safe distance from parked cars	3/24/2015 6:03 AM
35	SAFER FOR CHILDREN AND ADULTS WHO BIKE AND CREATES AWARENESS ON VEHICLE DRIVERS	3/23/2015 6:49 PM
36	To encourage biking on Tenth Street.	3/23/2015 4:17 PM
37	Safety	3/23/2015 2:49 PM
38	Bike lanes anywhere are a positive thing	3/23/2015 2:06 PM
39	To help both bikes and cars to stay alert and follow the flow of traffic.	3/23/2015 10:49 AM
40	we need another east/west thoroughfare in that part of town	3/23/2015 9:19 AM
41	The addition of bike lanes helps to slow the overall speed of vehicles. Though signs say 25mph, many people have a hard time obeying - and I don't think all of them are tourists. So, adding bike lanes encourages slowing and watching where the bicyclists are. It also keeps them off the sidewalks. Plus, it creates a picturesque atmosphere! Makes Coronado seem like a beautiful place from another century... Safety as well!	3/22/2015 6:54 PM
42	We enjoy traveling in Coronado on bikes and often find it dangerous because there are few bikes lanes available.	3/21/2015 3:16 PM
43	i feel crammed as a biker so it would give me more room to ride safely	3/21/2015 9:56 AM
44	Easier for me to get to work	3/21/2015 9:24 AM
45	It would prevent bikers from riding their bikes in front of cars or in the middle of the street	3/20/2015 8:09 PM
46	reduces traffic flow on busy 10th Street. Street is fine as is.	3/20/2015 7:26 PM
47	We need to cut down on auto traffic by riding bikes & walking	3/20/2015 6:20 PM
48	Complete disregard for the traffic laws by bikers.	3/20/2015 3:57 PM
49	ugly, confusion, own home there	3/20/2015 3:15 PM
50	safety	3/20/2015 2:08 PM
51	This is a pedestrian and bicycle oriented City.	3/20/2015 1:54 PM
52	Safety! There should be bike markings on EVERY street.	3/20/2015 1:28 PM
53	Traffic is way too fast on Tenth and bike lanes will help slow traffic down. Also, the lane would feed into the 2 bike corrals which is a logical thing to do.	3/20/2015 1:26 PM
54	The visual representation supplied is not representative of the intersection at 10th and Orange, and this survey states the work will be done between Alameda and Orange. I do not see how there is any room for a bike lane at the intersection due to the addition of the left turn lanes.	3/20/2015 12:12 PM

Q6 Do you support the addition of bike lanes on Alameda Boulevard?

Answered: 80 Skipped: 3

Street Maintenance Bike Markings Questionnaire



Answer Choices	Responses	
Support	78.75%	63
Oppose	11.25%	9
No Opinion	10.00%	8
Total		80

Q7 Why or Why Not?

Answered: 44 Skipped: 39

#	Responses	Date
1	Bike lanes detract from our village atmosphere and make our streets look terrible.	3/31/2015 3:44 PM
2	Clear designation of where to ride, and driver awareness.	3/31/2015 10:54 AM
3	Safety from traffic	3/30/2015 3:30 PM
4	It makes it safer to bike/run on the street	3/30/2015 1:54 PM
5	We have a great deal of NASNI traffic! Dangerous.	3/30/2015 10:22 AM
6	safety and recognition that streets are not just for motorists.	3/29/2015 3:17 PM
7	Safer for bicyclists	3/28/2015 6:34 PM
8	A lot of bikes use Alameda, and it appears there's room to support this separation.	3/28/2015 4:06 PM
9	Alameda is my main thoroughfare to the beach. I ride my bike on that street often and the dedicated bike lane would make transit significantly safer.	3/28/2015 3:08 PM
10	the city is bending over for bicycles...WHY?	3/27/2015 8:29 PM
11	auto calming as on Glorietta, safety	3/27/2015 2:33 PM
12	Same reason: safety	3/27/2015 1:38 PM
13	They facilitate travel and proper lane use.	3/26/2015 3:05 PM
14	I see bicycles using the street all the time and having a dedicated Lane would provide additional safety	3/25/2015 7:46 PM
15	Safe bicycle riding.	3/25/2015 4:47 PM

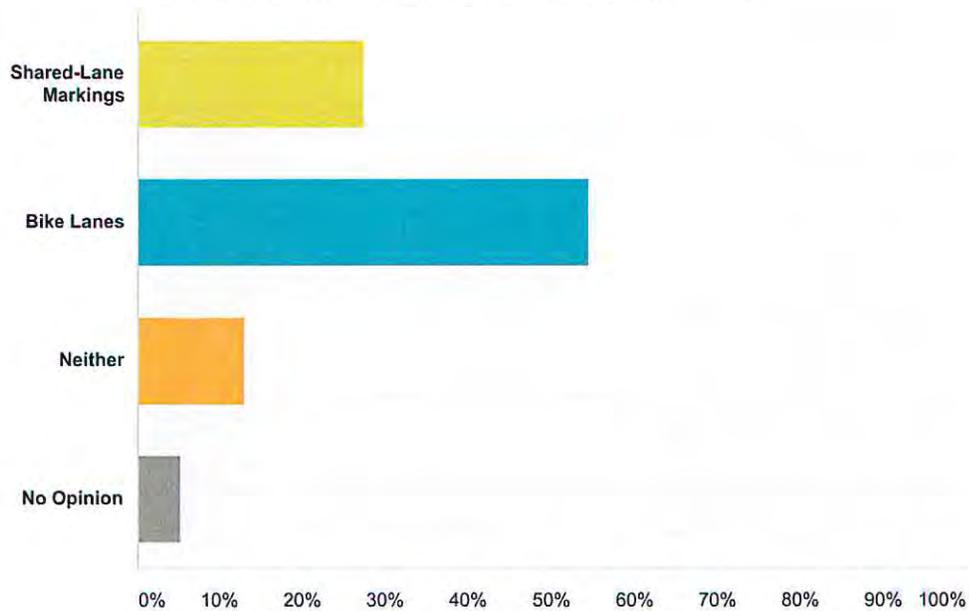
Street Maintenance Bike Markings Questionnaire

16	more bikes lanes is better	3/25/2015 4:29 PM
17	Alameda is a direct route, but cars tend to drive too fast on it	3/25/2015 4:04 PM
18	Buffered bike lanes will make transit down a busy street that much safer. Full support for buffered bike lanes down Alameda and 10th.	3/25/2015 2:12 PM
19	Safety and traffic calming	3/25/2015 11:18 AM
20	cyclists safety	3/25/2015 8:50 AM
21	Feel safer when riding with mu children.	3/25/2015 8:42 AM
22	same answer from before	3/25/2015 8:33 AM
23	Cars seem to drive fast on Alameda and I feel unsafe. We need a safe lane for bicycles.	3/25/2015 6:12 AM
24	It's a wider street that can accommodate cyclists.	3/25/2015 5:45 AM
25	The buffered lanes on Glorietta have been a great success and Alameda is a very similar street.	3/24/2015 8:58 PM
26	Another path that is hard to avoid when riding around the island. This will make riding a bike on this road safer.	3/24/2015 8:51 PM
27	Unnecessary. I ride my bike along Alameda Blvd frequently and have never felt the need for a separate bike lane. Money and resources better used elsewhere.	3/24/2015 4:28 PM
28	Alameda is 100% residential and already too busy. We do not want to encourage more bike traffic.	3/24/2015 3:47 PM
29	Safety - slow the traffic	3/24/2015 2:24 PM
30	bike safety and traffic calming	3/24/2015 11:15 AM
31	Will slow traffic like on Glorietta	3/24/2015 8:07 AM
32	SAFER FOR CHILDREN AND ADULTS WHO BIKE AND CREATES AWARENESS OF VEHICLE DRIVERS	3/23/2015 6:50 PM
33	To increase safety for bicyclists on Alameda.	3/23/2015 4:18 PM
34	Safety	3/23/2015 2:49 PM
35	To assist both bikes and cars to follow the flow of traffic.	3/23/2015 10:50 AM
36	Wide street, lots of tourists end up there, good north south corridor outside country club	3/23/2015 9:20 AM
37	All the reasons previously stated. Slowing of traffic. Safety for bicyclists. Beauty of Coronado - like a town of the past!	3/22/2015 6:54 PM
38	perfect street for bike lane. Wide with not a lot of cross streets	3/22/2015 3:00 PM
39	added safety for the biker & driver	3/20/2015 6:21 PM
40	Many commonly bike this busy road.	3/20/2015 3:51 PM
41	safety	3/20/2015 2:08 PM
42	Bicycles reduce traffic, noise and pollution.	3/20/2015 1:55 PM
43	Again, Safety. Alameda is a de facto route to the beach, and one end of Alameda is a terminus of the 1st St bike lane.	3/20/2015 1:29 PM
44	In addition to Alameda being a popular route to the beach, the bike lanes will perhaps narrow the lanes which might then lead to slower traffic speeds.	3/20/2015 12:13 PM

Q8 What would you prefer on Olive Avenue?

Answered: 77 Skipped: 6

Street Maintenance Bike Markings Questionnaire



Answer Choices	Responses	
Shared-Lane Markings	27.27%	21
Bike Lanes	54.55%	42
Neither	12.99%	10
No Opinion	5.19%	4
Total		77

Q9 Why?

Answered: 48 Skipped: 35

#	Responses	Date
1	Bike lanes look awful and they detract from our simple village atmosphere.	3/31/2015 3:45 PM
2	It would be more consistent with the bike lane markings used on other streets.	3/31/2015 10:57 AM
3	Safety from traffic	3/30/2015 3:31 PM
4	A clear place for bicyclists seems to make more sense than a shared lane. Motorists crossing Olive never look for bicyclists anyway, they're always in such a rush to make it across Olive that they only look for cars and don't see bikes.	3/30/2015 1:56 PM
5	Way too busy!	3/30/2015 10:23 AM
6	safety and recognition that streets are not the sole domain of motorists.	3/29/2015 3:18 PM
7	Believe the bike lane would be safer than a shared lane	3/28/2015 6:36 PM
8	Less traffic than Alameda; sees these markings raise awareness to watch for bikes and share the road with them.	3/28/2015 4:08 PM
9	Motorists ignore shared-lane markings and give no leeway to riders. They also do nothing to calm and reduce the speed of traffic making it even more dangerous for the rider.	3/28/2015 3:10 PM
10	you want to give 12' to a bike and 10' to a car? Ridiculous	3/27/2015 8:30 PM

Street Maintenance Bike Markings Questionnaire

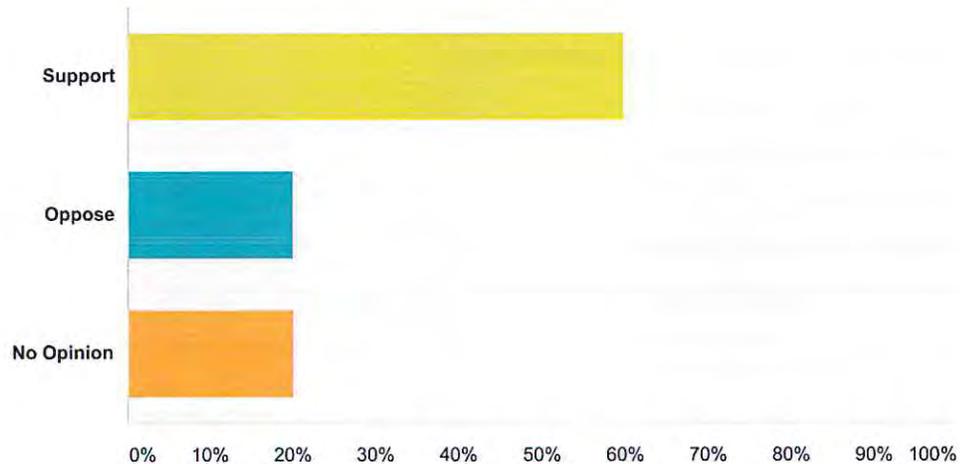
11	auto calming and safety...as happened on Glorietta	3/27/2015 2:34 PM
12	safer	3/27/2015 1:39 PM
13	Trying to cross Olive on streets such as 8th is extremely difficult in a vehicle to see other vehicles. You have to pull out into the intersection quite far before being able to see vehicles. Bike riders would be even more difficult to see. I am an avid bike rider and hate riding down Olive - too dangerous, (unless the bike lane is in the CENTER of Olive)	3/27/2015 11:26 AM
14	I am comfortable riding mixed among cars.	3/26/2015 3:05 PM
15	All of his White Street that promotes high-speed for cars. Having narrowing the road to accommodate bicycles would be a form of traffic call me that would begin to slow cars down	3/25/2015 7:48 PM
16	Cars tend to stay out of bike lanes when driving.	3/25/2015 4:48 PM
17	buffered bike lanes like those on Glorietta area big safety improvement.	3/25/2015 4:30 PM
18	Keeps bikes and cars apart from each other	3/25/2015 4:06 PM
19	Olive gets a lot of firetruck traffic so 20' motor vehicle lanes make the most sense.	3/25/2015 2:27 PM
20	Bike lanes will help motorists traveling down Olive control their speed and give them a place to look for bicycles. Shared-lane markings are still too ambiguous, bicyclists will still feel they are required to cram themselves as far right as possible (potentially getting hit by a parked car door or traffic exiting a cross-street) and motorists will still feel like they can veer to the right. Clear bike lanes will mitigate this.	3/25/2015 2:14 PM
21	The street would look narrower and thus slow and cam traffic	3/25/2015 11:19 AM
22	street wide enough for separate bike lane	3/25/2015 8:50 AM
23	Feel safer when riding with mu children.	3/25/2015 8:42 AM
24	Too much markings	3/25/2015 8:40 AM
25	Olive is plenty wide enough for bike lanes.	3/25/2015 6:12 AM
26	To reduce traffic speed and improve safety along this street.	3/25/2015 5:47 AM
27	The more we can separate cars and bikes the better -- particularly for young and inexperienced riders. Olive is so wide that there's plenty of room for lanes.	3/24/2015 9:00 PM
28	This road is wide enough to not need a specific lane for bikes. I think the share the road will be enough to allow for bikes to have a safe riding location	3/24/2015 8:52 PM
29	Riding a bike on Olive is already easy since it is not that busy. No striping for bike lanes is necessary.	3/24/2015 3:49 PM
30	"watch for bicyclists!" they will be here too!	3/24/2015 2:25 PM
31	bike safety and it might have an effect towards lowering the number of motorists that habitually roll through the stop signs	3/24/2015 11:18 AM
32	Plenty of room.	3/24/2015 8:08 AM
33	SAFER FOR CHILDREN AND ADULTS WHO BIKE AND CREATES AWARENESS OF VEHICLE DRIVERS	3/23/2015 6:51 PM
34	The current, excessive width of the car lanes on Olive Avenue encourages speeding and illegal passing.	3/23/2015 4:20 PM
35	No Need	3/23/2015 1:34 PM
36	To assist in the flow of traffic for both bikes and cars.	3/23/2015 10:52 AM
37	Olive is tricky to bike because of all merges without stop signs. IT's plenty wide but I wouldn't want to promote heavy use on this street.	3/23/2015 9:21 AM
38	I tend to prefer bike lanes over shared-lane markings. Seems like we're not both "fighting" for the same space. But, I'm "open" to what the majority prefer.	3/22/2015 6:56 PM
39	without additional stop signs this street is too dangerous already	3/22/2015 3:02 PM
40	Bike lanes clearly identify for drivers that a bicycle rider maybe in the area.	3/21/2015 3:18 PM

Street Maintenance Bike Markings Questionnaire

41	its fair to all	3/21/2015 9:57 AM
42	provides better option for the driver due to cross traffic on Olive	3/20/2015 7:31 PM
43	Leaves a wider street for the vehicle that all speed down Olive	3/20/2015 6:24 PM
44	safety	3/20/2015 2:08 PM
45	Bicycles reduce traffic, noise and pollution. The bike lane design may have more of a traffic calming effect.	3/20/2015 1:56 PM
46	Safety. It will slow down traffic on Olive.	3/20/2015 1:30 PM
47	Whatever it takes to slow cars down the most, do it. Olive is like a freeway sometimes.	3/20/2015 1:29 PM
48	This is already such a dangerous street to cross over due to the diagonal nature of it. Adding lane markings to Olive would add one more visual distraction to an already hazardous street.	3/20/2015 12:15 PM

Q10 Do you support the conversion of the existing front-in diagonal parking spaces on Olive Avenue (between Seventh Street and D Avenue) to back-in diagonal parking?

Answered: 75 Skipped: 8



Answer Choices	Responses
Support	60.00% 45
Oppose	20.00% 15
No Opinion	20.00% 15
Total	75

Q11 Why or Why Not?

Answered: 46 Skipped: 37

#	Responses	Date
1	This is stupid. Backing in would cause accidents!	3/31/2015 3:46 PM

Street Maintenance Bike Markings Questionnaire

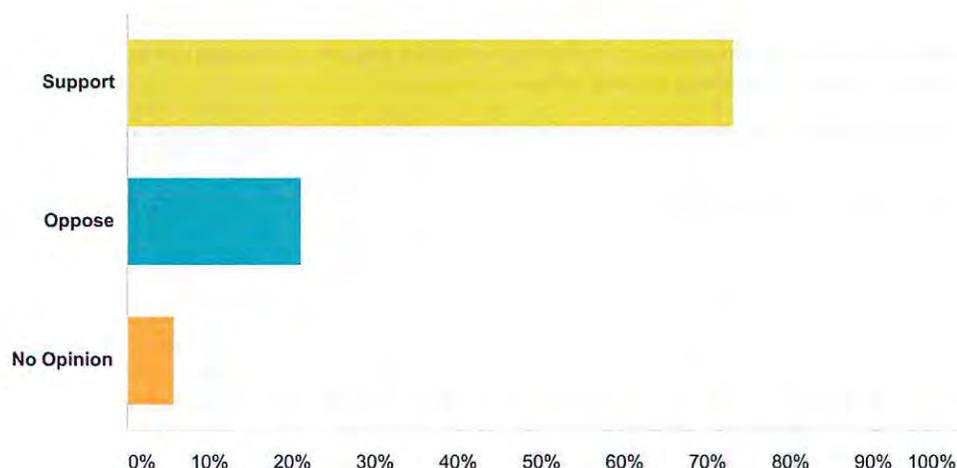
2	The number of spots are the same, but back-in diagonal parking is safer.	3/31/2015 11:00 AM
3	Safety from cars backing out	3/30/2015 3:32 PM
4	Does not make sense!	3/30/2015 10:24 AM
5	safety, plus the current "backing out into traffic" is just plain dangerous at that intersection.	3/29/2015 3:21 PM
6	Difficult to back into the diagonal parking	3/28/2015 6:37 PM
7	It seems safer.	3/28/2015 4:11 PM
8	Diagonal parking discourages speeding and is more bike friendly since drivers have to look before they back out increasing rider safety.	3/28/2015 3:12 PM
9	oppose any back in parking	3/27/2015 8:31 PM
10	better visibility for cars exiting parking	3/27/2015 2:36 PM
11	Easier for cars to exit and safer fro everyone.	3/27/2015 1:39 PM
12	Bike lanes on Olive would be dangerous under any circumstance.	3/27/2015 11:27 AM
13	It provides easier use.	3/26/2015 3:06 PM
14	We need to start turning the existing diagonal so this is a good street to start the conversion.	3/26/2015 12:03 PM
15	I seen this application used in Tucson and it does provide a safe means of entering the street from a park position much better than backing out onto the road	3/25/2015 7:49 PM
16	I support but doubt the success based on same concept at Mission Bay.	3/25/2015 4:50 PM
17	Drivers can more easily see approaching traffic of all kinds. Why not D Ave and Palm Ave too?	3/25/2015 4:31 PM
18	safer for bikes and cars	3/25/2015 4:07 PM
19	Support only at the intersection of Olive & D. Further north on Olive is single family residential and diagonal parking would add too much traffic to the neighborhood.	3/25/2015 2:38 PM
20	I support back-in diagonal parking WITH the additoin of bike lanes. Again, bike lanes give motorists a place to look for bicyclists.	3/25/2015 2:16 PM
21	Safer for drivers, pedestrians, and cyclists	3/25/2015 11:21 AM
22	Want more room in the street for bike lanes. Drivers have a hard time seeing us when parked diagonal.	3/25/2015 8:43 AM
23	Not sufficient bike traffic to warrant parking restrictions.	3/25/2015 8:41 AM
24	Back-in diagonal parking near Tecolote shores (south of the Hilton hotel in Mission Bay) has been a disaster. After a year, people are still confused and making dangerous u-turns to try to back in. It is still dangerous to pull out of the space if you are parked next to an SUV or a larger (taller) or a longer car than yours. I suggest Council members visit Tecolote shores to see what I mean.	3/25/2015 6:23 AM
25	It increases the ability of drivers to spot cyclists, skaters, joggers, etc., when pulling out	3/24/2015 9:01 PM
26	Overall makes things safer for both cars and cyclists as the drivers will be able to see the traffic easier.	3/24/2015 8:53 PM
27	Seems like good idea. Give it a try.	3/24/2015 4:30 PM
28	I like back-in parking and have seen this more and more when traveling. Seems like a good idea.	3/24/2015 3:51 PM
29	Safety for all	3/24/2015 2:26 PM
30	safety for all concerned	3/24/2015 11:19 AM
31	Dangerous	3/24/2015 8:08 AM
32	SAFER FOR CHILDREN AND ADULTS WHO BIKE AND CREATES AWARENESS OF VEHICLE DRIVERS	3/23/2015 6:52 PM
33	Easier for the driver to see oncoming traffic when exiting a parking spot.	3/23/2015 4:22 PM
34	I don't life or use parking on Olive Ave.	3/23/2015 10:53 AM
35	seems more efficient	3/23/2015 9:22 AM

Street Maintenance Bike Markings Questionnaire

36	Agree that it would be safer to drive forward when leaving instead of backing out when leaving the spot.	3/22/2015 6:57 PM
37	don't think there should be bike lanes on olive	3/22/2015 3:03 PM
38	promotes more car density which our city does not need	3/22/2015 7:20 AM
39	Creating diagonal parking creates more parking spaces in Coronado.	3/21/2015 3:19 PM
40	diagonal parking is great for bikers and cars alike	3/21/2015 9:58 AM
41	back in is slow, people have enough trouble with doing regular diagonal parking.	3/20/2015 7:34 PM
42	safety reasons	3/20/2015 6:25 PM
43	Rational erroneous, still have to do backing up which is still problem as you explained	3/20/2015 3:17 PM
44	safety	3/20/2015 2:09 PM
45	Safety for everyone! Back in parking is safer for exiting passengers and cargo loading and unloading.	3/20/2015 1:31 PM
46	Safety to important. I've seen these in Hillcrest and they work great. as long as people let you back up!	3/20/2015 12:17 PM

Q12 Do you support the addition of shared-lane markings to the streets scheduled for regular maintenance in 2015 that do not have improvements recommended in the Bicycle Master Plan?

Answered: 71 Skipped: 12



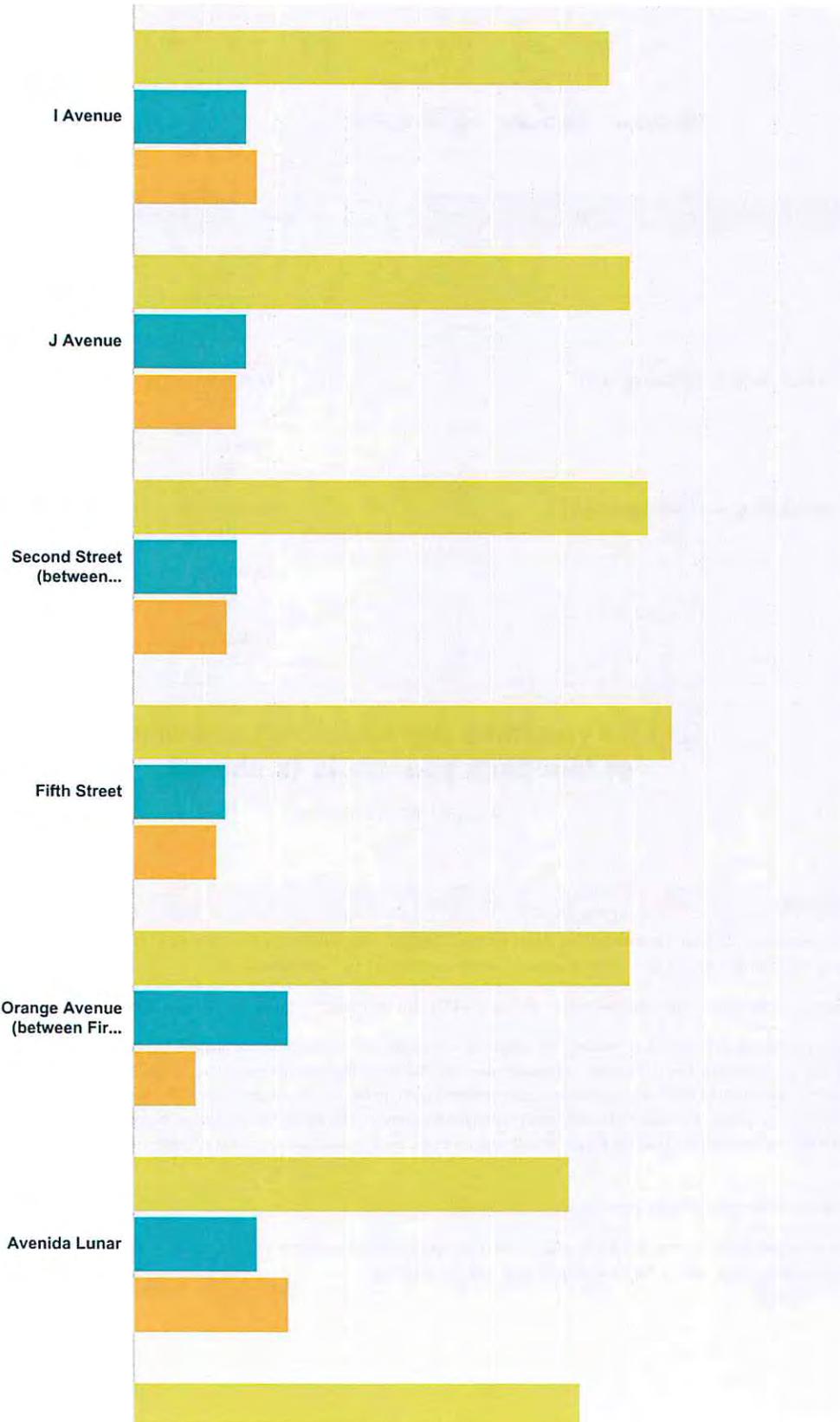
Answer Choices	Responses
Support	73.24% 52
Oppose	21.13% 15
No Opinion	5.63% 4
Total Respondents: 71	

Q13 Please let us know if you support, oppose, or have no opinion on whether shared-lane markings should be added to

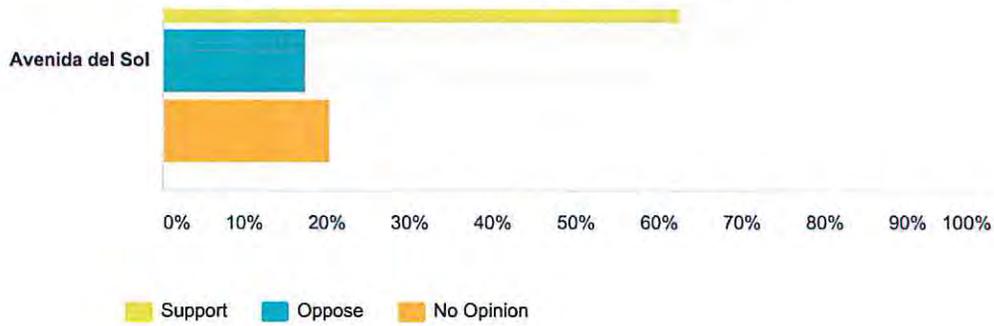
Street Maintenance Bike Markings Questionnaire

the following streets scheduled for maintenance in 2015:

Answered: 72 Skipped: 11



Street Maintenance Bike Markings Questionnaire



	Support	Oppose	No Opinion	Total
I Avenue	66.67% 46	15.94% 11	17.39% 12	69
J Avenue	69.57% 48	15.94% 11	14.49% 10	69
Second Street (between Alameda and Orange only)	72.06% 49	14.71% 10	13.24% 9	68
Fifth Street	75.36% 52	13.04% 9	11.59% 8	69
Orange Avenue (between First and Third Streets only)	69.57% 48	21.74% 15	8.70% 6	69
Avenida Lunar	60.87% 42	17.39% 12	21.74% 15	69
Avenida del Sol	62.32% 43	17.39% 12	20.29% 14	69

Q14 Do you have any additional comments or feedback you would to share?

Answered: 40 Skipped: 43

#	Responses	Date
1	Our streets should not have to look like an airport tarmac! These bike lanes are ugly and create a nuisance for drivers. I would not want to look out the front of my home and see paint all over the streets.	3/31/2015 3:47 PM
2	Bike lanes on all three of the opposed makes above would cause the streets to be too narrow for safe car traffic.	3/31/2015 3:08 PM
3	Riding bicycles on Orange Ave is freaking impossible. It is illegal to ride on the sidewalk, but SO SO dangerous to try to ride on the street. The streets are just too narrow and drivers are fast and unpredictable. I don't know what effect the sharrow thing will have on Orange, but it would be great to be able to ride on Orange instead of having to get off a bike and walk (which SUCKS!! totally defeats the purpose of being able to bike to get to a restaurant or coffee shop or whatever.) Maybe consider putting a bike lane on the sidewalk. Seriously. Figure something out.	3/30/2015 2:01 PM
4	Bicyclists are dangerous! They have their own set of rules.	3/30/2015 10:25 AM
5	I both drive and bike ride, and feel those whom only drive need physical recognition that streets are not just for them; that bike riders have rights to and each must respect the other.	3/29/2015 3:25 PM

Street Maintenance Bike Markings Questionnaire

6	I would request the city consider dedicated bike lanes and diagonal parking for Second Street. Despite the signage Second Street has become a major ingress and egress route for base traffic trying to avoid First and Third Avenues. Traffic often violates the posted speed limit and ignores the stop signs at F and J. There are also a lot of bike riders (residents and commuters) who use Second to get to school or work. Respectfully request the city treat Second like Fifth, First and Olive. Dedicated bike lanes and diagonal parking would significantly narrow the street and calm the speeding traffic that has invaded Second Street.	3/28/2015 3:16 PM
7	Thank you for your efforts to increase bike safety in our neighborhood!!	3/28/2015 6:46 AM
8	again, the question....WHY is Coronado bending over to bikes? The city streets are narrow and making bikes a priority over cars is STUPID	3/27/2015 8:33 PM
9	A bike friendly city such as Coronado should have the safest streets possible ie sharrows	3/27/2015 2:39 PM
10	I see kids on 6th street who used to ride in the middle of the rode,or in packs of kids across the road, who now ride safely in the marked bike lane. It's just so much safer for them and for cars who share the road with them.	3/27/2015 1:41 PM
11	Although bikers are allowed on Orange I wish we could do something to encourage them to use D or C or even the allies.	3/26/2015 12:06 PM
12	I think the sharrows are of limited effectiveness. Marked bike lanes are far superior and should be included on almost all streets.	3/25/2015 5:18 PM
13	It is obvious bicycle riding is a way of life in Coronado. Please put our safety first before cars. Don't forget, bicyclists are car owners too. We just recognize the importance of quality of life.	3/25/2015 4:53 PM
14	unsupervised children riding on residential sidewalks are a growing hazard. they are not governing their speeds to accommodate the short view they have of people exiting their front yards. Two incidents on F Ave this school year, so far.	3/25/2015 4:34 PM
15	I support shared-lane markings ONLY as a second option to dedicated bicycle lanes. I believe shared-lane markings still give motorists too much leeway to drift right and wedge a bicyclist off the travel lane.	3/25/2015 2:17 PM
16	Move to a full complete streets plan. Streets must be made safe for all!!	3/25/2015 11:24 AM
17	The 'NO BICYCLE' markings on ALL Sidewalks in Coronado should be redone so that they are clearly visible. Too many bikes on sidewalks.	3/25/2015 9:14 AM
18	Another example of a solution looking for a problem. Unnecessary spending and upkeep.	3/25/2015 8:43 AM
19	Accept that cycling is very dangerous. Both drivers and cyclists alike almost never stop for stop signs in this community..it is epidemic!! Mr recommendation is do whatever you can to make cycling safer before we have a death or deaths.	3/25/2015 7:07 AM
20	Bicycles traffic is rapidly increasing in Coronado as citizens of all ages learn that a bike is frequently the fastest and easiest way to run errands. The safety of our biking tourists, who are unfamiliar with our streets, should be considered as a priority.	3/25/2015 6:27 AM
21	Shared lane markings should extend the length of Orange. Based upon California law, and the constant "door zone," the width of the lanes already make it legal for bikes to take the lane. The markings simply communicate that fact to drivers who don't understand the law -- lessening the potential for conflict/road rage. Plain and simple, the lanes on Orange cannot accommodate bikes and cars traveling parallel while affording the bike 3 feet of clearance, thus, bikes can always take the lane on Orange and should be afforded markings communicating such .	3/24/2015 9:06 PM
22	My answers to 12 and 13 would depend largely on the cost. It should be a matter of common sense that bicycles have the right to share the road with motor vehicles. But I would not oppose shared-lane marking if the cost is modest and if it has proven to be effective measure for increasing motorists' awareness of bikes on the road.	3/24/2015 4:36 PM
23	Bikes must be walked on the Shores Boardwalk..no bike riding; These streets Lunar & Sol are too short to also have "sharrows" ..NOT NEEDED HERE!! painted on them	3/24/2015 2:34 PM
24	Don't encourage bikes on Orange	3/24/2015 8:10 AM
25	Shared lane markings should continue down orange ave from the ferry landing to the hotel del	3/24/2015 6:07 AM
26	SAFETY FOR CHILDREN AND ADULT BIKERS IN CORONADO SHOULD BE A PRIORITY	3/23/2015 6:53 PM
27	"Sharrows" should reduce the nuisance of bicyclists on sidewalks.	3/23/2015 4:24 PM

Street Maintenance Bike Markings Questionnaire

28	I believe that the parking along Orange Ave that is not metered (already marked) should be marked to identify and maximize the efficient use of all public parking. Currently people are parking and wasting space that could have allowed for other parking and in an environment where parking is already limited marked parking places would ensure all available space was utilized. Doing this along with the resurfacing of the street would be cost effective.	3/23/2015 2:14 PM
29	WE don't need shared lane markings on every street, should try to point people to those streets that have them.	3/23/2015 9:24 AM
30	I guess I have to say that I'm for sharing roads. I would like to say, though, that bicyclists should not ride side-by-side in the shared areas. That becomes dangerous, and I've seen that too many times. Single file in shared areas, just like cars are single file in their lanes. Good luck with this! I hope it works out for these improvements to Coronado. Though I don't currently live on that side of the bridge, I come over often and hope to live "in town" in the future. Thank you for listening to my thoughts.	3/22/2015 6:59 PM
31	I don't think they would make a difference. Waste of money	3/22/2015 3:05 PM
32	the more we can do to support alternative transportation and make it safer - the better!	3/22/2015 7:21 AM
33	I think that adding new bike lanes to many streets will encourage cars to drive slower; given that they have less space, they should be more cautious.	3/21/2015 9:44 AM
34	Bike lanes should be provided all along Orange Avenue. I'm tired of walking on Orange and being nearly run over by bike riders and skateboarders. Having bike lanes all along Orange would hopefully eliminate the issue of pedestrian safety on the sidewalks.	3/21/2015 9:26 AM
35	The bike lanes would also help deal with tourists who honestly act like they have never ridden a bike before	3/20/2015 8:10 PM
36	Orange is a death trap for anyone riding a bike much less a tourist. The lanes are narrow, traffic busy.	3/20/2015 7:39 PM
37	It would mean a lot to me if the City would do everything it can to encourage bicycling as the primary mode of transportation; and implement as many safety features as possible to keep bicyclists safe. Also, keeping the kids (who often rely on bicycle transportation) safe is very important.	3/20/2015 2:00 PM
38	Why would anyone oppose these? They improve safety and it's just some paint in the street. I fully support bike infrastructure on all city streets.	3/20/2015 1:33 PM
39	These recommendations are for the safety of ALL street users.	3/20/2015 1:32 PM
40	It is always nerve wracking watching someone try to ride a bike down Orange. I would not want to put markings to encourage this practice!	3/20/2015 12:18 PM

Phone & Email Public Comment Log (3/17/15 – 4/8/15)
Street Maintenance and Bike Markings Project

Date	Name	Phone/Email	Street	Question/Comment Summary
3.20.15	Bruce W.	Phone call	400 block of J Ave	Supportive of street maintenance and bike markings. Asked whether 400 block of J Ave on the list for this year (it is).
3.20.15	Condo HOA	Phone call	Olive & E	Supportive of converting the existing diagonal parking spaces on Olive, but would not support converting any of the parallel parking to additional diagonal parking due to street sweeping concerns.
3.20.15	Mike Turner	Email – see attached	300 block of Alameda	Supportive of bike markings. Asked what is being done about enforcement.
3.23.15	Eric Dawson	Email – see attached	Tenth St	Both a driver and a cyclist and is supportive of bike lanes on Tenth Street.
3.23.15	Kathie Woiwode	Email – see attached	J Ave	Supportive of bike markings in conjunction with slurry seal.
3.25.15	Chuck Meson?	phone call	10th & Olive	Asked if diagonal parking being proposed along all of Olive? Supportive of conversion of existing spaces, but not converting parallel parking to additional diagonal parking.
3.30.15	Alex McKenzie	phone call	600 Block Ocean Blvd	Concerned about aesthetic appearance of bike lanes - thinks they are unattractive; too many signs and markings and speed bumps in town. Can the lines be made thinner? Prefer bike lanes don't run right up to the crosswalk of Ocean of Alameda.
4.8.15	Jean Gazzo Ray Gazzo Carolyn Elledge-Baker Bud Baker	Email – see attached	1200 block of Alameda	Concerned that bike lanes on Alameda between Marina and Ocean would decrease safety.

Comments Received by Email (3/17/15 – 4/8/15)



Fri 3/20/2015 1:47 PM

Mike Turner

BICYCLE LANES

To VanZerr, Mariah

Follow up. Completed on Monday, March 23, 2015.
You replied to this message on 3/23/2015 10:23 AM.

Mariah, the lanes are great. My issue is bicyclists riding side by side and not riding with with the traffic flow but in the opposite direction/"wrong" side of the road. Additionally bicyclists frequently ride across intersections in the pedestrian crossing lanes, ignoring stop/yield signs etc. What is the city/pd planning to do rectify this situation.

V/R

Michael A. Turner



Mon 3/23/2015 4:30 PM

Eric W.G. Dawson

Bicycle Lane Markings on Tenth Street

To VanZerr, Mariah

You replied to this message on 3/23/2015 4:38 PM.

Dear Ms. VanZerr:

I am the owner and occupant of [REDACTED] Tenth Street. As both a frequent driver and bicyclist on Tenth Street, I fully support the installation of "Class 2" bike-lane markings on my street.

Sincerely,

Eric Dawson



Mon 3/23/2015 4:41 PM

Katherine Woiwode

bicycle marking improvements

To VanZerr, Mariah

You replied to this message on 3/23/2015 4:42 PM.

Hi Mariah, I received a letter from the city asking for my response to having bike markings put on street simultaneously with their slurry seal. My answer is an emphatic yes! Very sensible, cost-effective, and above all, safe. Thank you. Kathie Woiwode, [REDACTED] J Ave.



Wed 4/8/2015 12:54 PM

Raymond J Gazzo

Bicycle lane marking, Alameda Blvd.

To: VanZerr, Manah

Cc: Gazzo Jean

 Follow up. Start by Wednesday, April 08, 2015. Due by Wednesday, April 08, 2015.

Dear Ms. Van Zerr and Commissioners,

We live on the 1200 block of Alameda Blvd., and are very concerned about the impact of the proposed bicycle lanes in front of our houses. This end of Alameda has heavy traffic from both North Island and beach visitors. This section of the street is curved, and the visibility of oncoming cars or bikes is extremely limited.

Beach goers and cyclists are usually from out of town, and are often foreigners. They don't know or disregard the rules of the road on a regular basis. Families and other large groups of people park along this block, and get in or out of their cars with loads of beach gear like surfboards and coolers. They often stand out in the street without looking for traffic, or keep their street side car doors open. Cars and bicyclists coming around the curve, often quite fast, have to swerve toward the center of the road to avoid hitting them.

If the car lanes are narrowed by installing bike lanes on both sides, then there is no place for swerving vehicles to go. Also, many military vehicles and commercial trucks are very wide, and could not safely pass by vehicles going in the opposite direction if the lanes are narrower due to the installation of bike lanes. There are also many pedestrians, bikes, and cars which turn around in our driveways without being able to see oncoming traffic. Additionally, many pedestrians cross the street to the other side, sometimes stopping in the middle of the road to take photos.

Then there is the problem of congestion from rush hour traffic, and general beach traffic. Many people are distracted looking for parking, or backing up waiting for a space, which would block bike lanes. The cyclists, especially kids, ignore stop signs. We have also often observed many of these people cycling side by side or in groups, and drifting in and out of the bike lane lines in other parts of Coronado. If bike lanes are put on Alameda, then they should turn toward Ocean Boulevard on Marina, which is much wider, and has better visibility.

If bike lanes are put up on a street that functions as a truck route and highway secondary to Orange Avenue, then expect major traffic jams. And EXPECT pedestrian and cyclist fatalities and injuries. We don't allow our children and grandchildren to ride bikes on the street, which is already unsafe. A group of our neighbors will be meeting with us to discuss this problem when everyone returns from spring break.

Thank you for your consideration,

Jean and Raymond Gazzo-
Carolyn Elledge-Baker, and Bud Baker

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REVIEW PROPOSED RATE ADJUSTMENTS FOR SOLID WASTE AND RECYCLING AND SET A PUBLIC HEARING

RECOMMENDATION: Review proposed rate adjustments for solid waste and recycling and schedule a public hearing for June 16, 2015.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA): The setting of rates, tolls, fares, and charges for operating expenses for a public service are statutorily exempt from environmental review pursuant to Section 15273 of the CEQA Guidelines.

FISCAL IMPACT: Rates were last increased July 1, 2007, over seven years ago.

The proposed rates will increase single-family residential solid waste costs by \$3.16 per month for a total cost of \$12.34 per month; multi-family curbside service by \$.66 per month for a cost of \$8.95; and a commercial three-cubic-yard bin served once per week by \$6.10 for a cost of \$109.09.

The proposed rates are comprised of an increase of \$1.31 for the “EDCO” monthly residential service rate of \$18.98 per unit, and then a reduction provided by the City’s General Fund of \$6.64 per month per unit (35% of the cost) for a rate to the user of \$12.34.

Multi-family and commercial customers pay the full EDCO rate for Solid Waste Service. The General Fund pays 100% of the cost of recycling for multifamily and single-family customers.

The above proposed residential rate reduces the General Fund’s previous contribution from 48% to 35%, which will reduce the General Fund expenditure of \$463,000 by \$79,000 to approximately \$384,000.

CITY COUNCIL AUTHORITY: Rate increases cannot be implemented without notice, protest and a public hearing as required under Proposition 218.

PUBLIC NOTICE: None required. However, pursuant to Proposition 218 procedures, each customer will be mailed a notice 45 days in advance of a public hearing to be held in June 16, 2015.

BACKGROUND: The agreement between the City of Coronado and EDCO allows for an annual rate adjustment for solid waste collection and recycling services based on changes in the San Diego Region Consumer Price Index (CPI). The last approved adjustment was implemented July 1, 2007. Since that time, the CPI has increased 16.2%. Pursuant to the rate formulas in the Franchise Agreement, EDCO is now requesting to increase single-family residential curbside service by \$1.31; multi-family curbside service from \$8.29 to \$8.95; and commercial three-cubic-yard bin serviced once per week from \$102.99 to \$109.09. As part of this proposal, EDCO has agreed to include an additional 200 hours of street sweeping services per year. Attachment A is a detailed proposed rate schedule.

Any adjustment to the solid waste and recycling rate for residential and commercial collection services is subject to detailed notice, protest and public hearing requirements. This process, often referred to as a Proposition 218 protest hearing, requires a minimum of 45 days between

the mail-out of the Notice of Public Hearing (Attachment B) to all property owners and the proposed Public Hearing.

As a matter of public policy, Californians' are encouraged to reduce, reuse, and recycle solid waste. Consistent with this objective, in 1992, the City Council approved a plan that would gradually eliminate a City subsidy for single-family solid waste service. By subsidizing payment for these services from the General Fund, costs that are directly attributable to single-family residents are distributed to all City taxpayers, creating an inequity between residents of single-family dwelling units receiving the subsidy and residents of multi-family dwelling units and commercial users paying full cost, and creates a disincentive to reduce and recycle waste. Similarly, in other utilities, increased water costs encourage conservation and lower costs encourage consumption.

Previously, a portion of this subsidy was offset from recycling revenue. However, the market value for recycling commodities has declined to the point where the recycling revenue no longer exceeds the cost of collecting the recyclables.

The General Fund subsidy has changed over time, with the General Fund subsidy reduced over six years in two-phases. During the first phase (January 1, 1993 through December 31, 1995), the City and the single-family resident split the trash component cost 48/52 (City/resident). During the second phase (January 1, 1996 through December 31, 1998), the City subsidy was reduced to 25% of the trash component. The final phase of the plan (after January 1, 1999) called for the elimination of the subsidy. Under this plan, the single-family resident would continue to pay for green waste service and the City would pay for the recycling program (consistent with a policy objective of encouraging recycling over waste). In 1999, the City Council decided to restore part of the previous subsidy, increasing the General Fund portion from 25% to 48%, and to revisit the subsidy in the future.

The issue before the Council is to review the proposed rates and whether to schedule a public hearing for June 16, 2015, for the purpose of considering the proposed solid waste rate adjustments for residential and commercial collection services and tabulation of the written protests.

Rate Review: The proposed EDCO rates are comprised of adjustments to four separate categories: (1) landfill tip fee; (2) estimating the weights of solid waste collected per customer; (3) EDCO's cost of living adjustment for service based on the CPI; and (4) recycling revenue. Changes to these factors, along with the cost sharing plan, are discussed below:

Landfill Tip Fee Changes: The trash disposal fees, commonly referred to as "tip fees," have increased \$2.00 per ton (from \$39.42 to \$41.42). The green waste tip fees have increased \$1.29 per ton (from \$25.36 to \$26.65).

Adjusted Disposal Weight: Tip fee costs are passed on to the customer based on an estimated weight per cart service for residential customers and an estimated per cubic yard weight of bin service for commercial customers. Waste collected at City facilities and public places is allocated into this component of the formula (City parks, beaches, streets, alleys, facilities, etc.). There is no proposed adjustment in how these disposal weights are allocated.

EDCO Service Adjustment: Using the Cost of Living Adjustment (COLA) formula as outlined in the EDCO Franchise Agreement, service costs have increased 5.87%. The formula tracks costs of labor, fuel, truck replacement, and administrative costs. While the CPI has increased more than 16% since July 1, 2007, the formula limits the increase.

Recycling Adjustments: Recycling costs and/or revenue vary considerably depending on the market value for recycling commodities (metals, plastics, paper, etc.). In general, commodity prices for recyclables have decreased over the last several years, precluding the past practice of defraying some of the residential solid waste costs with recycling revenue. For FY 2015-2016, the curbside recycling program costs \$5.31 per customer. However, recycling revenue has been forecast by EDCO at \$5.14 per residential curbside customer, for a deficit of \$0.17 per each residential unit per month.

ANALYSIS: The proposed EDCO rate adjustments are based on a formula in the Franchise Agreement. The overall rate adjustment (7.4% residential and 5.9% commercial) is in compliance with the Franchise Agreement and reasonable given that the overall CPI increased 16.2% since the rates were last adjusted eight years ago, in 2007.

Attached is a survey by the San Diego Region Solid Waste Technical Advisory Committee (Attachment C). It is the hauler’s cost to the City. Coronado residential rates are lower than EDCO’s proposed costs. Even if the City Council did not subsidize EDCO rates, Coronado would be the third lowest agency for residential solid waste.

In order to fulfill the public policy objectives of reducing, reusing, and recycling, and to provide equal treatment for all residents, the City should continue decreasing the residential solid waste subsidy over the next two or three rate adjustments until the subsidy is eliminated. Solid waste collection is a definable service provided to specific residents, where a fee for service model is best applied. The current cost sharing plan distributes the City’s portion of the cost among all taxpayers via a General Fund subsidy. The reduction in the cost sharing plan (from 48% to a 35% subsidy) to the City’s portion can begin a reasonable “glideslope” over the next two or three rate adjustments to eventually eliminate the subsidy.

Based on the preceding information, staff recommends approval of the proposed rate changes.

ALTERNATE RECOMMENDATIONS:

1. Approve EDCO’s rate adjustment, but continue the current 48/52 or other Cost Sharing Plan for single-family residential service.
2. Approve EDCO’s rate adjustment and decrease the General Fund subsidy to 25% of the cost.

Submitted by Public Services & Engineering/Maurer

Attachments:

- A: Proposed Solid Waste Collection Rate Schedule to be effective July 1, 2015
- B: Proposed Notice of Public Hearing
- C: Residential Rate Comparison by City

CM	ACM	AS	CA	CC	CD	CE	F	G	L	P	PSE	R
BK	TR	LS	JNC	MLC	NA	NA	NA	NA	NA	NA	CMM	NA

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ATTACHMENT A

Proposed Solid Waste Collection Rate Schedule To Be Effective July 1, 2015

1. Cart Service: Single-Family Residential Cart Collection: \$12.34
Collection of refuse, recycling, compost: *

- Multi-Family Residential Cart Collection: Cost per unit for manual collection of refuse and compost: \$ 8.95
- Commercial Cart Collection (3 cans per week): \$13.63
- Additional Carts \$ 3.77

2. Bin Refuse Service: Multi-Family, Commercial and Industrial receiving bin service (3 cubic yard bins, other bin size costs attached) for DISPOSAL; monthly rate with the following pick-ups per week:

1 x week	\$ 109.09	4 x week	\$ 336.39
2 x week	\$ 186.00	5 x week	\$ 411.59
3 x week	\$ 261.21	6 x week	\$ 486.79

3. Bin Recycling Service: Multi-Family, Commercial and Industrial receiving bin service (3 cubic yard bins) for RECYCLING; monthly rate with the following pick-ups per week:

1 x week	\$ 43.15	4 x week	\$ 135.60
2 x week	\$ 73.98	5 x week	\$ 166.43
3 x week	\$ 104.79	6 x week	\$ 197.25

4. Roll-Off/Compactor Service:

Permanent 20-40 cubic yard (loose):	\$ 187.34/load plus landfill fees
Permanent 15-30 cubic yard (compacted):	\$ 248.31/load plus landfill fees
Refuse	\$ 395.53
Mixed C&D	\$ 484.10
Clean Demolition	\$ 561.20
Clean Green waste (6 tons)	\$ 326.31
Clean Concrete and Dirt (10 tons)	\$ 283.71
Compactor Rates	Double the basic bin size rate
City Street Sweep Fee (incl in above rates)	\$9.98
Mixed C&D rate/ton (incl in Mixed C&D)	\$56.00

* Low-income head of household and senior citizens will receive a 20% discount.

ATTACHMENT A (con't)

5. Bin Refuse Service (Other Bin Sizes):

Cubic Yard	1 x week	2 x week	3 x week	4 x week	5 x week	6 x week
1.5	\$ 83.63	\$133.85	\$184.06	\$234.25	\$284.49	\$334.66
2	\$ 91.34	\$148.52	\$205.76	\$262.92	\$320.16	\$377.31
3	\$ 109.09	\$186.00	\$261.21	\$336.39	\$411.59	\$486.79
4	\$130.29	\$222.52	\$314.78	\$406.97	\$499.27	\$591.41
5	\$149.79	\$260.94	\$372.13	\$483.29	\$594.57	\$705.63
6	\$169.26	\$298.40	\$427.59	\$556.74	\$686.05	\$815.10

6. Miscellaneous Rates

a.	Private Bin Repair	\$209.34
b.	Compactor Cleaning per Hour (3 Hour Minimum)/hour	\$84.03
c.	Bin Cleaning in Excess of 1 x per Year per hour	\$84.03
d.	Bulky Items (each)	\$42.20
e.	or per Hour plus Landfill Fees	\$118.75
f.	Extra Pick-Ups	\$38.36
	Extra Dumps (Reloads)	\$38.36
g.	Lock Set-Up	\$28.99
h.	Replace Lock	\$15.35
i.	Replace Key	\$6.82
j.	CBL Lids (per month)	\$15.49
k.	Lid Lock (per month)	\$7.36
	Lock Charge	
	1 x week	\$3.20
	2 x week	\$5.61
	3 x week	\$8.42
	4 x week	\$11.21
	5 x week	\$14.03
	6 x week	\$16.84
l.	Bin Roll-Out and Backyard Services	
	Per Month for First 20 Feet	\$22.44
	Per Month Each Additional 20 Feet	\$11.00
m.	Deduction for Customer-Owned Bins	
	1.5 cy bin	\$13.15
	2 cy bin	\$14.70
	3 cy bin	\$17.35
	4 cy bin	\$19.00
n.	Temporary Bin Services	\$114.44

7. Navy Rates: The Navy pays the same rates as listed above, less charges related to tip fees (dump fees).

City of Coronado
Notice of Public Hearing to Consider
Proposed Refuse Rate Increase
To Be Effective July 1, 2015

If you are the owner of this property, but have a tenant who is responsible for the refuse collection bill related to this property, please forward this notice to the tenant.

NOTICE OF PUBLIC HEARING ON PROPOSED REFUSE RATES

NOTICE IS HEREBY GIVEN that the City Council of the City of Coronado will hold a Public Hearing at a regular meeting of the City Council of the City of Coronado on June 16, 2015, at 4 p.m., or as soon as possible thereafter as the matter can be heard in the Council Chamber in City Hall, 1825 Strand Way, Coronado, California, 92118 for the purpose of considering an increase in rates for refuse services effective July 1, 2015. The City of Coronado last raised rates for the solid waste disposal/recycling rates in 2007. Additional information pertaining to this matter may be obtained from the Public Services Department, 101 B Ave, Coronado, California 92118.

PURPOSE OF PROPOSED RATE INCREASES

The City Council will consider proposed changes to the Integrated Solid Waste Management Services fees charged by EDCO Disposal Corp. for Fiscal Year 2015/2016. Adjustment of the refuse rate is being proposed due to the increased costs of providing refuse collection and recycling services to residential and business customers. Revenues derived from the refuse rates are used solely for the actual and necessary expenses of providing refuse services to customers. The purpose of the proposed rate increases is to allow EDCO to collect sufficient revenue to enable it to continue providing refuse service to its customers in the face of increasing operating costs.

PROTESTS

At the public hearing, the City Council will consider objections and protests to the proposed charges either delivered to Attn: City Clerk, City of Coronado, 1825 Strand Way, Coronado, California 92118, by 5 p.m., June 5, 2015, or filed with the City Clerk prior to the conclusion of the public hearing. Persons interested may appear before the Council at the above date, place and time to present oral or written testimony. Any property owner may submit a written protest to the proposed rate increase to refuse rates provided; however, only one protest will be counted per identified parcel. Any written protest must: (1) state that the identified property owner is in opposition to the proposed rate increase to the refuse rates; (2) provide the location of the identified parcel (by assessor's parcel number or street address); and (3) include the name and signature of the property owner submitting the protest.

If, at or prior to the close of the public hearing, the City receives or is presented with written protests against the proposed increases to the rates for the refuse service charges by a majority of owners of the parcels within the City upon which the City imposes refuse service charges, the City will not impose the proposed rate increases.

PROPOSED INCREASES

The amount of your refuse bill is determined by the quantity and size of your refuse containers and the frequency of collection. The information below shows the proposed rate increase effective July 1, 2015, which was calculated by applying a weighted rate adjustment based on changes in the Consumer Price Index (All Urban Consumers for the San Diego Area) and changes in disposal tipping fees. The total monthly rate adjustment equates to a \$3.16 increase, for a monthly bill of \$12.34, for single-family customers; a \$6.10 increase, for a monthly bill of \$109.09, for commercial customers (3-yard bin service one time per week); and a \$0.66 increase for a monthly bill of \$8.95, for multi-family customers.

Proposed New Solid Waste Disposal/Recycling Rates per Month to be Effective July 1, 2015

Single-Family Rates			
	Current Rate	Proposed Rate	Change
Resident Pays	\$ 9.18	\$ 12.34	\$ 3.16

Multi-Family Rates			
	Current Rate	Proposed Rate	Change
Resident Pays	\$ 8.29	\$ 8.95	\$ 0.66

Commercial Rates (Three-cubic-yard bin service)			
	Current Rate	Proposed Rate	Change
Service (1Xweek)	\$ 102.99	\$ 109.09	\$ 6.10
Service (2Xweek)	\$ 175.60	\$ 186.00	\$ 10.40
Service (3Xweek)	\$ 246.60	\$ 261.21	\$ 14.61
Service (4Xweek)	\$ 317.58	\$ 336.39	\$ 18.81
Service (5Xweek)	\$ 388.57	\$ 411.59	\$ 23.02
Service (6Xweek)	\$ 459.57	\$ 486.79	\$ 27.22

**ATTACHMENT C
RESIDENTIAL RATE COMPARISON**

RANK ORDER	CITY	EDCO RATE FOR RESIDENTIAL \$ / MONTH
1.	Imperial Beach - Proposed	28.65
2.	Solana Beach	23.96
3.	Chula Vista – 94 gal.	23.21
4.	El Cajon	21.89
5.	San Marcos – Proposed	21.49
6.	Poway – Proposed	21.19
7.	Lemon Grove – Proposed	21.10
8.	Vista	20.50
9.	Carlsbad	20.40
10.	Oceanside	20.13
11.	Encinitas – Proposed	19.78
12.	La Mesa – Proposed	19.77
13.	Santee	19.74
14.	Chula Vista – 64 gal.	19.72
15.	Del Mar	19.40
16.	Coronado – Proposed	18.98
17.	Escondido	18.71
18.	National City – Proposed	18.13

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**INFORMATION REPORT ON CHANGES IN CALPERS FUNDING
METHODOLOGIES AND CONSIDERATION OF OPTIONS TO REDUCE THE
UNFUNDED LIABILITY FOR THE CITY'S SAFETY RETIREMENT PLAN**

ISSUE: Consideration of options available to the City for paying the unfunded actuarial liabilities (UAL) associated with its CalPERS Safety Retirement Plan (Safety Plan).

RECOMMENDATION: Receive report on funding options and direct staff to return at a subsequent meeting with an implementing resolution, proceeding with one of the presented funding options.

FISCAL IMPACT: This report presents options for modifying the amount of funding for the City's pension liabilities associated with the Safety Plan. Each option has different short-term and long-term fiscal impacts, the details of which are discussed in the Analysis section of this report. If the City Council directs a funding option that involves a lump-sum prepayment, then it is proposed that this payment be made before year end in order to affect the City's contribution for FY 2015-16 year. A lump-sum payment for the Safety Plan would be funded from unencumbered General Fund reserves. If the Council does not elect to prepay or otherwise modify the amortization of its Safety Plan UAL, the City's required FY 2015-16 contribution payment toward its UAL will be \$852,921.

BACKGROUND: Since 2011, the City has taken several steps to manage its long-term liabilities associated with employee pensions and other post-employment benefits (OPEB). On four separate occasions, the City has made advance payments on either its pension or OPEB liabilities, in efforts to achieve long-term savings, maintain fiscal health, and continue to provide good benefits to its employees.

In June 2013, the City made a \$5 million advance payment on its Miscellaneous Plan liabilities, but not on its Safety Plan. The reason for this disparity was because the Safety Plan is part of a "risk pool"¹ with several hundred other public agencies. Had the City made an advance payment on its Safety Plan liabilities, the payment would have been credited to the *pool* rather than to the City of Coronado and any benefit would have been significantly diluted. Due to recent changes made by CalPERS, beginning with FY 2015-16, the City will have its first opportunity to make advance payments on its UAL related to the Safety Plan.

Structural Changes to Risk Pools: The passage of the Public Employment Pension Reform Act (PEPRA) in January 2013 required the CalPERS Board to approve structural changes to the risk pooled pension plans to maintain their viability. In addition to creating new retirement formulas for newly hired employees, PEPRA also effectively closed the existing risk pools to new employees. Without the continued growth in payroll from new employees, funding the pension benefits as a percentage of payroll would lead to the underfunding of the plans. Furthermore, the declining payroll of the risk pool would lead to unacceptable levels of employer rate volatility. As a result, CalPERS will implement the following changes to the risk pools beginning with FY 2015-16:

- 1) CalPERS will collect employer contributions toward the employer's UAL as a dollar amount rather than the prior "*contribution rate*" method. The contribution associated with the Safety

¹ CalPERS began risk pooling of smaller pension plans in FY 2005-06 to protect small employers (i.e., individual member agency plans that had less than 100 active employees) against large fluctuations in employer contribution rates caused by unexpected demographic events.

pension plan UAL will be a fixed dollar amount. The contribution for the plan's "normal cost" will continue to be collected and remitted as a percentage of payroll (18.524% for FY 2015-16).

- 2) The unfunded liability of the entire risk pool will be allocated to each member agency in the risk pool. This unbundling effort will allow employers to track their *own* UAL independent of the other risk pool members. As a result, member agencies will be able to pay down their liability faster if they choose.

Changes in Actuarial Methods and Funding Policies.

Since January 2013, in addition to the structural changes related to risk pools, CalPERS has made a number of other actuarial methodological changes which will impact the City of Coronado's funding of its pension obligations, both for its Safety and Miscellaneous Plans. Key changes will affect rates in FY 2015-16 or in FY 2016-17.

Amortization and Smoothing: The first of these changes concerns a new amortization and smoothing policy. The CalPERS Board of Administration adopted a new policy in April 2013, to address the slow progress toward full funding, reduce market risk and rate volatility, and to make actuarial reporting more transparent. Under the new policy, CalPERS will employ an amortization and smoothing policy that will pay for each year's gains and losses over a fixed 30-year period. This 30-year period comes with a 5-year ramping up of Employer Rates, a 20-year stability period, and a 5-year ramp down of employer rates (years 25-30). Previously, CalPERS spread investment returns over a 15-year period, but utilized a 30-year *rolling* amortization period for other actuarial gains and losses. Another significant change beginning with the June 30, 2013, valuations (the 6/30/13 valuation sets the FY 2015-16 rates), CalPERS will no longer use an actuarial value of assets (AVA), which typically valued the assets higher, and instead will use the market value of assets (MVA). As a result of these changes, the City's UAL increased for both its Miscellaneous and Safety Plans with the 6/30/13 valuation.

In addition to the changes in amortization methods, the CalPERS Board adopted new demographic assumptions in February 2014 that will impact rates for the first time in FY 2016-17. These new demographic assumptions include an improvement in mortality rates.

ANALYSIS: As of June 30, 2013, the date of the valuation, the City had plan assets in the Safety risk pool of \$64.6 million against accrued liabilities of \$83.1 million and a funded status of approximately 78%. CalPERS has projected the June 30, 2013 balance of the City's unfunded liabilities forward to June 30, 2015. For the coming year, the UAL has been estimated/projected to be \$20.2 million (See page 1 of Attachment A). Absent any action to reduce or prefund any of these liabilities, the City will be expected to remit this \$20.2 million on an amortization basis over 30 years, at a rate of 7.5%, in addition to its normal retirement cost, which would result in interest costs of approximately \$31 million over 30 years. Steps that the City can take in FY 2014-15 to reduce this \$20.2 million liability could result in millions of savings in future interest payments.

Prefunding Options

Staff has considered a number of scenarios for prepaying or otherwise modifying the City's payment on its UAL for the Safety Plan. There are a number of variables that can be altered to produce minor or major changes in the fiscal impact. This report presents two basic options in addition to a status quo, which will give the City Council a range of options to choose from. If the City pursues one of these or other modified options, it will be irrevocable until this UAL is paid off. It is also important to note that future gains and losses will also be amortized over 30 years. So no matter what action

the City takes with regard to the present UAL, there will be future adjustments to what the City pays. For example, if the CalPERS investment portfolio earns greater than 7.5% in any given year, that gain will be amortized over 30 years and reduce the scheduled contribution. And, vice versa, if the investment portfolio earns less than 7.5% in any given year, that will be a loss, amortized over 30 years.

The options presented include a prepayment option, which applies a recommended \$1-, \$3-, or \$5-million advance lump-sum payment toward the present liability (Option A). A second option does not include a prepayment, but instead is presented with a shortened 20- or 25-year amortization period instead of a 30-year period (Option B). Staff is seeking direction to pursue one of these two options, or some combination of the options.

Considerations

Whichever option the City decides to pursue will produce long-term savings compared to the status quo no change option. At its most basic, the City is considering options to pay off its UAL sooner. Both options present variations on the same theme. Whichever decision the City decides, however, will be an irrevocable decision. If the City decides to shorten the amortization period for the current UAL, paying it over 25 years, for example, instead of 30 years, it cannot decide later that the annual expected payment is too high and then go back to a 30-year amortization. The lump-sum prepayment option has the added benefit of immediately reducing the UAL amount that would be paid over 30 years at a much higher interest rate than what the City’s portfolio currently earns.

Another important reminder is that each year’s valuation report will present new gains and losses which will either increase or decrease the City’s liabilities. CalPERS is currently working on the valuation report for the year ending June 30, 2014, which will be presented to the City in October 2015 and used to set the contribution amount for FY 2016-17. The projected payments discussed in this report will not match exactly what is presented in that report.

Finally, City staff has also been in discussions with the company that set up the City’s OPEB Trust Fund. The City could further benefit from setting aside its CalPERS Stabilization Fund balance into an IRS Section 115-style trust fund. The current balance in the CalPERS Stabilization Fund is \$440,000 and there will be an additional amount placed in this fund at the end of FY 2014-15. Invested through a Section 115 trust fund, the earnings would mirror those of the CalPERS investments. Setting up this type of trust fund will require a separate action from the one to modify the City’s payment on the UAL.

Submitted by Administrative Services /Suelter

Attachment: Options to Reduce the Unfunded Liability for the City’s CalPERS Safety Retirement Plan

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CM	ACM	AS	CA	CC	CE	CD	F	G	L	P	PSE	R
BK	TR	LS	RRS	MLC	NA	NA	MB	NA	NA	JF	NA	NA

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**OPTIONS TO REDUCE THE UNFUNDED LIABILITY FOR THE CITY'S
CALPERS SAFETY RETIREMENT PLAN**

The three options presented for consideration are derived from the *Safety Plan of the City of Coronado Annual Valuation Report as of June 30, 2014 (Valuation Report)* and with review and advice from the City's assigned CalPERS Plan Actuary. There is a two-year lag between the valuation date and the contribution fiscal year. The Valuation Reports for the Safety Plan and the Miscellaneous Plan are available for review on the CalPERS website through the following link:

<http://www.calpers.ca.gov/index.jsp?bc=/about/forms-pubs/calpers-reports/actuarial-reports/home.xml>.

The following chart shows the amortization bases for the Safety Plan Unfunded Actuarial Liability and is taken directly from the Valuation Report.

Reason for Base	Date Established	Amortization Period	Balance 6/30/13	Expected Payment 2013-14	Balance 6/30/14	Expected Payment 2014-15	Amounts for Fiscal Year 2015-16		
							Balance 6/30/15	Scheduled Payment for 2015-16	Payment as Percentage of Payroll
SIDE FUND	6/30/2013	9	\$0	\$0	\$0	\$0	\$0	\$0	0.000%
SHARE OF PRE-2013 POOL UAL	6/30/2013	22	\$9,764,877	\$529,276	\$9,948,478	\$722,548	\$9,945,460	\$708,009	9.571%
ASSET (GAIN)/LOSS	6/30/2013	30	\$9,017,866	\$0	\$9,697,206	\$0	\$10,421,271	\$146,576	1.981%
NON-ASSET (GAIN)/LOSS	6/30/2013	30	(\$102,374)	\$0	(\$110,052)	\$0	(\$118,306)	(\$1,664)	-0.022%
TOTAL			\$18,680,369	\$529,276	\$19,535,632	\$722,548	\$20,248,425	\$852,921	11.530%

The unfunded accrued liability (UAL) is used to determine the employer contribution and therefore is rolled forward each year by subtracting the expected payment on the UAL for the fiscal year, plus adjusting for interest. The City's share of the risk pool's UAL is based upon the City's accrued liability and is amortized over the *average amortization period* of the prior bases and merged into one line (Share of Pre-2013 Pool UAL). The Asset (Gain)/Loss is the City's share of the risk pool's asset (gain)/loss for FY 2012-13, the change in unfunded liability due to the direct rate smoothing, and the City's allocated share of the risk pool's other liability gains and losses for FY 2012-13. This base is being amortized according to the CalPERS Board policy over 30 years with a 5-year ramp up. Since the City has previously paid off its "side fund," this line shows a zero balance. There would still have been nine years remaining had this side fund not been paid off in 2011.

Each line on the chart above has a separate amortization schedule. For simplicity, the chart below shows the combined amortization schedule for the \$20.2 million balance that is from the above schedule. If the City decides not to prefund or otherwise modify the amortization period, these are the expected payments that will be made going forward.

Combined Amortization Schedule			Combined Amortization Schedule		
Contribution Fiscal Year	(6/30/13 valuation)		Contribution Fiscal Year	(6/30/13 valuation)	
FY 2016	852,921		FY 2031	2,231,893	
FY 2017	1,027,767		FY 2032	2,298,849	
FY 2018	1,212,337		FY 2033	2,367,815	
FY 2019	1,407,056		FY 2034	2,438,849	
FY 2020	1,612,367		FY 2035	2,512,015	
FY 2021	1,660,738		FY 2036	2,587,375	
FY 2022	1,710,560		FY 2037	2,664,996	
FY 2023	1,761,877		FY 2038	1,388,328	
FY 2024	1,814,733		FY 2039	1,429,978	
FY 2025	1,869,175		FY 2040	1,472,877	
FY 2026	1,925,250		FY 2041	1,517,063	
FY 2027	1,983,008		FY 2042	1,250,060	
FY 2028	2,042,498		FY 2043	965,671	
FY 2029	2,103,773		FY 2044	663,094	
FY 2030	2,166,886		FY 2045	341,494	
				51,281,301	

Option A – Advance Lump-Sum Payment

The City has recent experience of making a lump-sum payment on its UAL. This step was taken in June 2013 with the City’s Miscellaneous Plan. The City continues to reap the benefits of having made this payment. Option A explores this approach with the Safety Plan.

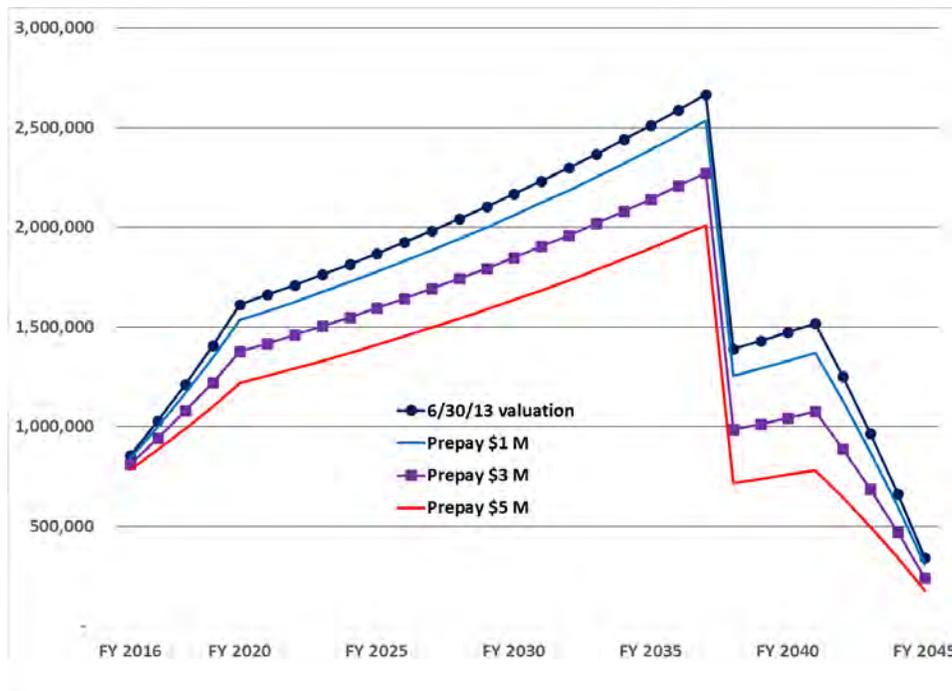
Shown below are the expected savings from making a pre-payment on the UAL. The pre-payment would be applied to the portion of the UAL associated with the Asset Loss from 6/30/2013 (see Page 1 of Attachment A). The projected savings shown below are net of the original pre-payment.

Pre-Pay Amount	2015-16 Payment	Total Payments (including prepay amt)	Total Interest Paid	Savings
-	\$ 852,921	\$ 51,281,301	\$ 31,032,876	-
\$1 million	\$ 838,856	\$ 49,402,422	\$ 29,153,997	\$ 1,878,879
\$3 million	\$ 810,726	\$ 45,644,666	\$ 25,396,241	\$ 5,636,635
\$5 million	\$ 782,595	\$ 41,886,909	\$ 21,638,484	\$ 9,394,392

The City could elect to pre-pay a portion of its UAL amount in order to reduce future interest payments on the outstanding balance.

As expected, the largest pre-payment option creates the largest amount of net savings over the 30 years and the smallest amount of interest payments. Furthermore, if the City were to set aside the annual savings from having made a prepayment, as it has done with the Miscellaneous Pension Plan, these savings could be used in the future to further reduce liabilities.

If the City completes a prefunding of \$1-, \$3-, or \$5-million, staff would suggest that the annual savings from having made this payment be segregated into the new CalPERS Stabilization Fund 118. Furthermore, the City Council could elect to establish an irrevocable *Section 115 Trust Fund*, similar to the OPEB trust fund, where these savings could be deposited in order earn a higher interest rate than the City’s portfolio. These assets could also be counted as assets against the City’s reportable pension liabilities. This decision would be brought back as a separate action from the decision on whether to pre-pay.



Option B – Shorter Amortization Schedule

CalPERS has recognized that some public agencies are interested in paying off their UAL more rapidly than required because of the possible future savings. As a result, CalPERS has identified alternative amortization periods that the City could elect in order to accelerate the payments to pay off the \$20.2 million UAL.

The two alternative amortization periods, in addition to the June 30, 2013 valuation schedule, would “fresh start” or merge the three amortization bases shown on Attachment A Page 1 into one single amount and amortize this amount over 20 or 25 years. The annual payment under both alternatives increases by a level 3 percent each year.

Period	2015-16 Payment	Total Payments	Total Interest Paid	Savings
30, 5-yr ramp	\$ 852,921	\$ 51,281,301	\$ 31,032,876	-
25, no ramp	\$ 1,338,308	\$ 45,793,725	\$ 28,545,600	\$ 2,457,578
20, no ramp	\$ 1,528,866	\$ 41,081,202	\$ 20,832,777	\$ 10,200,101

Rather than making a large prepayment, the City could elect to shorten the amortization period in order to make larger annual payments. With a 25-year amortization schedule, the City would pay \$1 million more in the first five years. With the 20-year schedule, the City would pay \$2 million more over the five-year period. But, over the 30-year period, the City will save \$2.4 million or \$10.2 million, respectively.

The other feature of the two shorter amortization schedules is that they do not have the “ramp up” feature that is part of the 30-year schedule. With each of the alternate options, the annual contribution is exactly 3% greater than the prior year, producing a constant level of increase. In the June 30, 2013 valuation schedule, there are multiple amortization schedules. This chart shows only the combined payment. The shorter amortization would produce less budgetary variation.

