

**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, July 21, 2015**

**CALL TO ORDER / ROLL CALL**

Attendance was taken at 3:15 PM. A Quorum of members was present to conduct a meeting by the following results:

Present: (4) Mike Woiwode; Bill Sandke; Casey Tanaka; Richard Bailey  
Absent: (1) Carrie Downey

Councilmember Downey was absent at roll call but joined the Council during the course of the closed session.

**ANNOUNCEMENT OF CLOSED SESSION**

- CLOSED SESSION: CONFERENCE WITH LABOR NEGOTIATOR**  
**AUTHORITY:** Pursuant to Government Code Section 54957.6  
**CITY NEGOTIATORS:** Blair King, City Manager; Leslie Suelter, Director of Administrative Services; Johanna Canlas, City Attorney  
**EMPLOYEE ORGANIZATION:** Coronado Police Officers' Association; Coronado Firefighters' Association; American Federation of State, County, and Municipal Employees (AFSCME), Local 127; Self-Represented Employees; Executive Employees
- CLOSED SESSION: CONFERENCE WITH LEGAL COUNSEL – INITIATION OF LITIGATION**  
**AUTHORITY:** Pursuant to Government Code Section 54956.9(d)(4)

One (1) Potential case(s).

3. **CLOSED SESSION:** **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**  
**AUTHORITY:** Pursuant to Government Code Section 54956.9(d)(1)  
**NAME OF CASES:** Arthur Young v. City of Coronado  
Case No. 37-2014-00037469-CU-EI-CTL  
  
Sidney Jones v. City of Coronado  
Case No. 37-2015-00014523-CU-OE-CTL  
  
City of Coronado v. Michael Cohen, et al.  
Sacramento Superior Court  
Case No. 34-2013-80001694-CU-WM-GDS

4. **COMMUNICATIONS – ORAL:** None.

The meeting adjourned to Closed Session at 3:16 pm.

The meeting reconvened at 3:55 pm. Mayor Tanaka announced that 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 June 16, 2015 and the Special meeting of June 23, 2015.

**MSUC** (Downey/Woiwode) moved to approve the minutes of the Regular Meeting of the City Council/the City Council Acting as the Successor Agency of June 16, 2015, and the Special meeting of June 23, 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: Optimist Coronado Sports Fiesta Week.** Mayor Tanaka presented the proclamation to Councilmember and Optimist Club member Richard Bailey.

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

Councilmember Bailey proposed the addition of Items 11b, 11d, 11e, 13a and 13b.

Councilmember Downey requested the removal of Item 5f.

Councilmember Sandke commented on Item 11e. The compromise to retain the bus stops at Second and Orange is a good one as put forth by staff.

Councilmember Woiwode is concerned about Item 13a and staff work load. He asked Mr. King if putting this on a future agenda compromises any existing work.

City Manager Blair King explained that he knows the intent of the item is simply to put the item on a future agenda. He assumes that the Council would like some staff analysis. Staff has a lot of tasks in front of it that the Council had previously directed. This includes follow up from the direction that Council provided at the Special meeting regarding the short term or the near term implementation items for Third and Fourth Street. Staff is working on a report on the community grants and a report on valet parking. Staff has a Transportation Commission study on Third and Fourth Street that they are trying to move forward for a presentation to the Council. There is a lot of work right now for staff but staff will do its best to honor the Council's wishes.

Mr. Woiwode wondered whether Mr. Bailey had time constraints on his request or whether it is okay for staff to fold this in with everything else they are doing.

Mr. Bailey would leave that up to staff to decide.

Ms. Downey asked where the presentation on the Traffic Commission recommendations fits in.

Mr. King responded that, originally when the Council gave staff direction on bringing a report back on the community grants and valet parking, September was the month mentioned in the motion. Staff is working against that assumption. Also, September is the tentative date for when the Transportation Commission report might be coming to the Council.

John Orłowski commented on Item 13a. Councilmember Bailey's request to agendize City Council discussion directing staff to report on restricting left hand turns from Third Street onto the 300 block of A, B and C Avenues is something that he recommends the City Council wait on. He

thinks they should wait until the final, comprehensive CTC report regarding Third and Fourth Street is released before moving Item 13a onto a City Council agenda. If the City Council decides to move 13a onto a future agenda, then he requests the same and equal consideration for D Avenue as may be provided for A, B and C Avenues. He also requests that the City comply with CEQA. There is not enough capacity on Orange Avenue. As the additional vehicles will come across Orange Avenue they will then turn left onto the 300 block of D Avenue as occurred during 2002 and 2004 when the City restricted access to the 300 blocks of A, B and C Avenues. You need a long-term traffic solution.

**MSUC** (Bailey/Woiwode) moved that the City Council approve the Consent Calendar Items 5a through 5m with the exception of Item 5f and the addition of Items 11b - Approval of Reappointment of Douglas Siegfried to Serve a Second Term on the Coronado Library Board of Trustees; 11d - Approve the Design of the Spreckels Park Restroom Replacement and Authorize the City Manager to Execute a Contract Amendment with Hanna Gabriel Wells to Complete the Construction Documents; 11e - Authorization to Advertise the Bulb-Outs at the Intersection of Second Street and Orange Avenue Project for Bid; 13a - Consideration of Councilmember Bailey's Request to Agendize City Council Discussion Directing Staff to Improve the Safety of the Third and Fourth Street Corridor; and 13b - Receive and File a Copy of Letter Sent Expressing Opposition for SB 608 – the Right to Rest Act.

**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 and FY 2015-16.** The City Council approved payment of City warrant Nos. 10107441 thru 10108065 and City of Coronado Acting as the Successor Agency to the Community Development Agency of the City of Coronado warrant Nos. 90005577-90005578. The City Council approved the warrants as certified by the City/Agency Treasurer.

**5c. Accept the Golf Course 15<sup>th</sup> Fairway Barrier Netting Project and Direct the City Clerk to File a Notice of Completion.** The City Council accepted the Golf Course 15<sup>th</sup> Fairway Barrier Netting project and directed the City Clerk to file a Notice of Completion.

**5d. Award of Contract to Roy Allen Slurry Seal, Inc. in the Amount of \$310,765 for the Street Preventive Maintenance FY 14-15 Project.** The City Council awarded a contract to Roy Allen Slurry Seal, Inc. in the amount of \$310,765 for construction of the Street Preventive Maintenance FY 14-15 project (Contract No. 15-CO-ES-569).

**5e. Award of Contract to Circulate San Diego in the Amount of \$35,200 for the Coronado Safe Routes to School Education Project. The City Council awarded a contract to Circulate San Diego in the amount of \$35,200 for the Coronado Safe Routes to School Education project.**

**5f. Adoption of a Resolution Designating the Intersection of H Avenue at Olive Avenue as a Yield-Controlled Intersection.**

Councilmember Downey commented that this intersection met some of the warrant requirements but there have not been any accidents at that location. If there haven't been any accidents, why is staff recommending this? We have many other intersections like this where this isn't done. What is so unique here?

Jim Newton, Principal Engineer, agreed that there haven't been any accidents in this location. While staff was designing the striping for Olive Avenue, it was observed that this is the only intersection where the side street is not controlled. From a consistency standpoint, staff felt it would be wise to make it consistent with all the other streets that intersect with Olive and would help improve the organization and control of the intersection considering its non-traditional geometry.

Ms. Downey asked if we have other diagonal streets where there are inconsistencies in town where some of them are marked and some are not.

Mr. Newton explained that it was suggested at the TOC to do a similar review of Palm. That hasn't been completed yet but is something staff can look into.

Mayor Tanaka referred to page 103 of the staff report. He thinks the request for a yield at H is going to fit into the bigger picture of the new striping and the bike lanes, etc. All of the markings are going to help make it clearer for everyone as to what you are supposed to do in your lane and your intersection. He is happy to support this because he feels as if that yield sign fits into that network.

Ms. Downey respects and understands that. She raised the question because normally when we get one of these it is because the residents have come up and said it is a dangerous intersection. She hasn't seen a flurry of requests from the residents in the area. This is just unusual to her. There haven't been any accidents or requests.

Councilmember Sandke spoke with a resident in the area who thought the sign was a good idea for safety.

**MSUC (Sandke/Tanaka) moved that the City Council adopted A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONADO DESIGNATING THE INTERSECTION OF H AVENUE AT OLIVE 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. 8759.**

Councilmember Bailey is curious to hear the Council's thoughts. There has been a lot of talk about signs lately. In the construction notes, Items 6, 7 and 13 talk about installing bike lane signs. How would the Council feel about maybe striking those since you can obviously see a bike lane when you are on the road riding a bike.

Mayor Tanaka pointed out that it says per MUTCD. He thinks we aren't supposed to ad hoc that.

Mr. Bailey asked if that is a requirement.

Councilmember Woiwode agrees that this is question for staff and it has come up before.

City Manager Blair King clarified that the question is whether the City can just leave striping on the street and not put signs up to be enforceable pursuant to transportation standards.

Mayor Tanaka commented that when we see MUTCD that means Manual of Uniform Traffic Control Devices which is the State's rule book about signs.

Mr. Newton added that staff tries to follow it as best we can. Their rules fall into three categories – you shall do things, you should do things, or it is recommended to do things. He believes this is one of the 'you should' situations.

Mr. Bailey asked the Council, if it is a 'should', if it desires additional signs on the street stating that there is a bike lane here.

Mr. Woiwode would be happy to support something that says we want to minimize signs associated with this thing and that staff would only do what it feels they are required to do.

Mr. Bailey feels that if they must do it to be compliant that is fine but if not, he would not mind seeing those go away.

Mr. Sandke would be happy to make that a friendly amendment to his motion.

Mayor Tanaka asked if the friendly amendment applies to just this intersection or for Olive.

Mr. Sandke's current motion consists just of this Olive Avenue situation. He would entertain looking at other opportunities to minimize signage in town to the extent we can.

Ms. Downey asked if this is everything on this construction notice, up and down Olive Avenue, or just the intersection with H.

Mr. Sandke is only talking about Item 5f and this particular intersection.

Mr. Newton confirmed that it is a 'should.'

Ms. Downey guesses she will go along with this. It seems to her that, in the interest of not having signs that we don't necessarily need, there isn't any reason we couldn't have all these new things done and see if we really needed the yield sign and then put it up there but she guesses there is a

cost savings in doing it all at the same time as part of the construction notice. She will be willing to support this one but before we come back she would like to see how this works.

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

**5g. Adoption of a Resolution for a One-Lot Final Subdivision Map to allow for the Conversion of Nine Existing Apartments to Seven Condominium Units for the Historically Designated Property Addressed as 1106 Fourth Street and Located in the R-4 (Multiple Family Residential) Zone of the Orange Avenue Corridor Specific Plan (PC 2013-09 1106 Fourth Avenue LLC).** The City Council adopted A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONADO APPROVING A ONE-LOT FINAL SUBDIVISION MAP TO ALLOW FOR CONVERSION OF NINE EXISTING APARTMENTS TO SEVEN CONDOMINIUM UNITS FOR THE HISTORICALLY DESIGNATED PROPERTY LEGALLY DESCRIBED AS LOTS 21 AND 22, BLOCK 121, OF MAP 376 CBSI, ADDRESSED AS 1106 FOURTH STREET AND LOCATED IN THE R-4 (MULTIPLE FAMILY RESIDENTIAL) ZONE OF THE ORANGE AVENUE CORRIDOR SPECIFIC PLAN (PC 2013-09 1106 FOURTH AVENUE LLC). The Resolution was read by title, the reading in its entirety unanimously waived and adopted by City Council as RESOLUTION NO. 8760.

**5h. Adoption of a Resolution Authorizing Participation in the PARS Post-Employment Benefits Trust Program to Prefund Pension Obligations.** The City Council adopted A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONADO APPROVING THE ADOPTION OF THE PUBLIC AGENCIES POST-EMPLOYMENT BENEFITS TRUST TO BE USED TO PREFUND PENSION AND OPEB OBLIGATIONS. The Resolution was read by title, the reading in its entirety unanimously waived and adopted by City Council as RESOLUTION NO. 8761. The City Council directed the City Manager to execute all necessary agreements and plan documents associated with the establishment of a new trust and directed staff to advance funds set aside in the City's internal CalPERS Rate Stabilization Fund 118 to the new trust.

**5i. Designation of Voting Delegate for the League of California Cities Annual Conference on September 30 to October 2, 2015.** The City Council appointed Councilmember Carrie Downey as the voting delegate at the League of California Cities Annual Business Meeting and appointed Councilmember Bill Sandke as the alternate.

**5j. Approval of Request from the Cultural Arts Commission to Waive the Alcohol Prohibition in Tidelands Park at an Event to be Held on Saturday, August 15, 2015, in Celebration of Coronado's 125<sup>th</sup> Anniversary.** The City Council approved the request to waive the alcohol prohibition in Tidelands Park so that the public may consume alcohol during the free Symphony Concert in celebration of Coronado's 125<sup>th</sup> Anniversary.

**5k. Annual Review and Approval of the City of Coronado Investment Policy.** The City Council reviewed and approved the investment policy.

**5l. Adoption of a Resolution Amending the FY 2015-16 Personnel Authorization and Compensation Plan Related to Cafeteria Plan (Health) Benefits and Other Minor Adjustments.** The City Council adopted A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONADO AMENDING ITS PERSONNEL AUTHORIZATION AND COMPENSATION PLAN FOR FY 2015-16. The Resolution was read by title, the reading in its entirety unanimously waived and adopted by City Council as RESOLUTION NO. 8762.

**5m. Authorization for the City Manager to Execute a Professional Services Agreement with Merkel and Associates for \$75,564 to Provide Permitting Support for the Dock C and Boat Launch Ramp Facility (BLRF) Reconstruction Project.** The City Council authorized the City Manager to execute a Professional Services Agreement with Merkel & Associates (M&A).

**6. ORAL COMMUNICATIONS:**

- a. **Todd Little**, Executive Director, CTID, shared some good news about CTID II. Although the district is only 35 days old, they have been working very hard and because of those efforts they were able to secure a very highly coveted group meeting convention for September 2016. This would not have happened without the Council's support. What is key to this decision and this opportunity is that those attending this convention will be advising other corporations on where and how to hold their events and group meetings in the future.
- b. **Linda Stanton & Suzanne Metz** spoke as chairmen of "Unforgettable Evening" with the San Diego Symphony on the evening of August 15 starting at 7 p.m. at Tidelands Park. It is a free concert honoring Coronado's 125<sup>th</sup> Anniversary since incorporating as a city in 1890. This is the first time a concert of this magnitude featuring the San Diego Symphony will perform in Coronado and is one of three signature events planned on behalf of the City by the Cultural Arts Commission. To celebrate the significant milestone in Coronado's history, the evening will be filled with celebratory songs. Much of the available parking at Tidelands will be designated for handicapped access. The Coronado Summer Shuttle will be running that day and that evening from their regular designated stops throughout the Orange Avenue corridor. As both the Embarcadero concert and the Coronado concert will end at 9:30 p.m., the usual fireworks will be enjoyed by both venues. Needless to say, this wonderful evening at Tidelands Park would not be possible without the financial support of the City of Coronado and support from three major sponsors – the Port of San Diego's Tidelands Activation Program, the San Diego Neighborhood Reinvestment grant, and County Supervisor Greg Cox. There was also a generous grant from the Coronado Women's Club.
- c. **Artie Rose** is the president of Solar Alliance of America. There is something before the Council called 'Why Green,' a type of PACE (Property Assessed Clean Energy) financing. Currently the City of Coronado is involved in a type of PACE financing through HERO (Home Energy Renovation Opportunity). He highly recommended that we include Why Green as a provider for PACE for two specific reasons. One is it is easier to qualify for the residents of Coronado than the existing HERO program. The other is competition and lower fees. The fees with Why Green are lower than HERO.
- d. **Patrick Franz, General Sales Manager, Pacific Home Remodeling**, agreed with the previous speaker. His clients are hoping that they will have more options when it comes to energy efficient funding. It allows companies like his to do more work in upgrading

homes on Coronado and it gives the residents options on better rates and different terms when it comes to energy efficient upgrades. He asked the Council to adopt Why Green.

- e. **Toni McGowan** is a member of the TAF group. She noticed on the agenda that Circulate San Diego is working with the Safe Route to School funding. She was happy to see that because she has been talking more and more about Vision Zero and the Mayor's Challenge. Those are both international programs that could help with something that drives her crazy. The yield sign drove her crazy. It is another piecemeal little project. She would really like to see the City get to the point where it is collaborating with the schools and the safe crossings. They didn't get crosswalks or bike paths on F. That is a little frustrating. She is hoping that brings us more current. San Diego just adopted Vision Zero and she hopes Coronado will. We need a more holistic view. She also mentioned the toll plaza. TAF still checks the crisis phone monthly. We have new signs up now. She showed a poster that they made in conjunction with the crisis team.
- f. **Fern Nelson** is also with TAF and the Concerned Citizens of Coronado. She seconded Ms. McGowan's thoughts about having everything cohesive. The residents in the neighborhoods are getting really frustrated and confused because we have the Bicycle Master Plan which is fine but is not particularly coordinated with the Safe Route to School plans. She is not sure that is coordinated with the signage plan. She does not understand the price tag associated with that project. She is in favor of closing off A, B and C but to then just sift the traffic to D is not reasonable. She thinks we really need a full, comprehensive study of all of these minor points. The Third and Fourth Street study was, in fact, a Third and Fourth Street study. That is what it was supposed to be but it has not taken into consideration all of the problems that are going to come from implementing the recommendations in just that study. She hopes that we can somehow look at everything as one and not continue to do a sign here, a sign there, a this and that. We are just spreading the difficulties everywhere. If we are going to be bringing more tourists in we really need a comprehensive system.
- g. **Carolyn Rogerson** commented that on July 10 the eCoronado newsletter contained an article about the City of Coronado's proposed \$450,000 to \$474,000 in wayfinding signage. About a dozen citizens agreed with the writer that such an amount of money was wasteful. Today more protests continue to be heard. Please listen to those protests and those people who have another opinion about the number of signs that need to be done. Former Councilmember Phil Monroe was correct in stating that in 2003, 47 wayfinding signs may have been needed for Coronado. During the past 12 years, however, technology has rendered that need very questionable. We have automobile GPS, smart phones, iPads, smart watches, smart everything to direct us and most people don't look for City signage anymore. Technology has really surpassed the needs for signage to help citizens as well as visitors find their way around little Coronado. She wishes the Council would rethink this. If we cut the number of wayfinding signs and devote more City funds for perhaps additional police to deal with serious issues, she thinks that would be a far better use of City funds.
- h. **Barbara DeMichele** respectfully disagreed with the last speaker. She thinks we do need wayfinding signs because most of the directions that are given are for cars and it takes them across A, B and C and beyond to get to the Del, the ocean, wherever they are headed in the main part of town. It doesn't tell pedestrians how to safely navigate our streets and it doesn't tell bike riders that there is a bike path under the bridge. She does believe signs are very important, especially for our visitors that are coming in off of the ferry. Many of

them don't even speak English. Some very visually impactful signs, which the City has come up with, will help considerably.

- i. **Councilmember Downey** provided copies of the San Diego Forward quick guide. She has spoken about the Regional Transportation Plan and the SANDAG Forward Plan for the last couple of months. The comment period on the EIR just ended. There will be several articles in addition to one that she and Mr. Woiwode did for *Coronado Lifestyle* magazine talking about it. She wanted to be sure that Mayor Tanaka and Mr. Bailey have a copy as a reference as they have not been part of the SANDAG discussion. Coronado is specifically receiving funds for some of our bicycle paths and planning. The Planning Commission and the Transportation Commission both heard at SANDAG the recommendations for grants and the vote will be on Friday to approve those recommendations. She encouraged people to look at San Diego Forward on the SANDAG website.
- j. **Councilmember Sandke** gave a shout out to the folks who run the Coronado Happenings Facebook page. He believes them instrumental in prodding him personally to work a little harder on the signage issue. In a meeting with the City Manager earlier in the week they found a way to, through a minor design change, save about \$80,000 on the project. The City Manager shared with Mr. Sandke that we fully expect that number to come down as we move forward as other savings and possible elimination of a few unnecessary signs become part of that project. It is an example of City government listening.
- k. **Councilmember Woiwode** commented that the grant the City received is for a Pedestrian Master Plan and he thinks that will go a long way towards some of the things that have been brought up already in public comment today. There will be a vehicle, going forward, to talk about some of the things like Vision Zero. Circulate San Diego has been awarded a grant to do education in the schools and Circulate San Diego is the group that is advocating the Vision Zero program. He thinks some of these things are coming together and are moving in the right direction.

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

- 7a. **Update on Council Directed Actions and Citizen Inquiries.** There was no report.

At this point in the meeting, Mayor Tanaka took **Item 10a Report from the Port Commissioner Concerning Port Activities** out of order.

8. **PUBLIC HEARINGS:**

8a. **Public Hearing: Appeal of the Historic Resource Commission's Denial of a Request for a Historic Alteration Permit for an Exception for Parking Requirements for the Property Addressed as 427 A Avenue and Located in the R-1B (Single Family Residential) Zone (HAP 2015-04 Stephen Mullin).**

Mayor Tanaka reported that he has spoken twice with Mr. Mullin and has driven by the house.

Councilmember Downey walked around the outside of the premises to determine where the lawn and the palm trees were in the pictures that were included in the agenda.

Councilmember Bailey has driven by the house.

Councilmember Sandke is familiar with the property but has made no contact with the property recently or with the owner.

Councilmember Woiwode has not had any contact but has been past it, both front and back.

Tricia Olsen, Associate Planner, gave the presentation.

Councilmember Downey wanted to talk about the two factors that, if the Council disagreed with, it could overturn the recommendation and approve the request. The first one is the finding that by approving Alternative 1 there would be an adverse impact to the historic dwelling. As she understands it that is because the HRC has decided that the historic designation was for the entire site. She asked if that is correct.

Ms. Olsen responded that the HRC felt that the placement of the parking, because it is a small area, is in such close proximity to the dwelling and would therefore be an adverse impact. In order to have the parking be the right size in that placement, it was very, very close to the dwelling.

Ms. Downey commented that didn't actually answer her question. Unless the car hits the house, it is not impacting the house. How is it adversely impacting? It is because the area was all lawn and all green and now that is not the same relationship this historic house is going to have with the lawn.

Ms. Olsen agreed that plays a factor as well as the proximity to the house.

Ms. Downey wanted to talk through the proximity piece. In the Secretary of the Interior standards for rehabilitation, under discussing building sites and why it is important to preserve, sometimes, the landscaping and everything around it, it talks about the significance of that. At this point, looking at all the slides Ms. Olsen showed, it has always been a lawn, only a lawn, there isn't anything other than these palm trees which were not there in 1906, so we are really talking about the relationship of this house to the lawn that is being adversely impacted. That is why we couldn't approve Alternative 1. Does the Council agree that would be adversely impacted? She asked why putting a car where the palm trees are adversely impacts the historic home.

Ms. Olsen commented that the HRC determined that it would adversely impact the historic home because there is not parking there historically and so placing parking where it had not been historically would be an adverse impact to the historic resource, which is the home as you see it now. Also, the close proximity to the house was mentioned.

Ms. Downey moved on to say that the other issue is that it was determined that, normally, when someone applies for a Historic Alteration Permit, and we have granted them for all kinds of reasons to receive zoning waivers because it improved the property. She wanted to talk about improving the property. It was determined that, by providing this parking in the front, we weren't improving the property so therefore it was irrelevant in the HRC's understanding. She asked if we have developed regulations or guidance on exactly how we are defining 'improvement of the property.'

Ms. Olsen responded by saying not that she is aware of.

Ms. Downey commented that a decision was made long ago that the City wanted people to park in the alley. Even though we have homes all along Country Club and on A, B and C that don't have alley access, everyone else has to park around back in the alley as this house did. Back in 1906 when this house was built, people would have walked in and out the front door. They wouldn't have gone around the back to get to the front of this house.

Ms. Olsen commented that if you were on A Avenue you would have walked up to the front door.

Ms. Downey is trying to understand what it is about not having the parking in the front that is an issue. She understands not wanting to interrupt the view but it is way over to the side so she thinks it has something to do with impacting how people view the relationship of the house to the street and it seems to her that by allowing people to come in and out that front door it is actually using the property more in line with how that property historically was used rather than coming in from the back.

Ms. Olsen agreed that you could look at it that way.

Mayor Tanaka reminded everyone of the process that will be used for the hearing.

**Mayor Tanaka opened the public hearing.**

Steve Mullin, appellant, has lived in the property for 21 years. He has lived and worked in Coronado since 1971, 44 years. He hired onto the Coronado Fire Department in 1971 and retired as a captain in 1999 after 28 years of service. He bought his first home in Coronado in 1989. Things have changed since 1912 when his house was built. There are no more horses and carriages on the back alley and the carriage house was there because the horses smelled badly. Things have changed since he built the Adella Avenue house in 1994. He followed the codes then and has tried this parking situation for 20 years and reported that it doesn't work very well. He read a statement that he submitted to the Council: He is trying to split his lot on A Avenue. His intent is to preserve the historic home at 427 A Avenue. He is not doing anything to the house. He is not doing anything to either house. He is not building anything or tearing anything down. He wants to make it as user friendly for whoever lives there. The secondary goal is to prevent future conflict over parking and to as efficiently, pragmatically, and realistically use the existing structures to park in rather than store in. The parking for A Avenue is on Adella Lane in a separate house, 424 Adella Lane. There are three garages and one uncovered parking space. The occupants of Adella Lane park in the existing garages. They are used to park in. There is no street parking. City staff requires one covered and one uncovered parking spot for A Avenue. He is asking for a variance for the uncovered spot, a curb cut and a parking space on A Avenue. He is not building, tearing down or changing in any way either house. He wants the people on Adella to continue to use the garages as parking. They will not be able to do this if he has to deed them to the A Avenue house. The A Avenue house won't use them to park. They are too far away and down a flight of stairs. They will park on the street, as he does. As a practical matter, the garages will end up being storage lockers as so many garages are. We have done a traffic study that shows the curb cut as a parking spot and the street parking in front of his house is long enough for the curb cut and a street spot. He included a petition signed by his neighbors that includes every occupied house on the block. What he is asking for is neither unusual nor uncommon. He is willing to do the curb cut on either side of his house and to do any mitigating measures the City wants. He read from the City code and the Secretary of Interior standards. These were intentionally written not to burden a property

owner but to help a property owner preserve and develop his property since historical preservation places special restrictions on his property that the property owner needs relief and assistance from. The intent is to allow exceptions so that the historical preservation is promoted and not discouraged so that both the City and the owner will benefit.

Councilmember Woiwode thinks Mr. Mullin is missing a key point here. He said that if he doesn't move a parking space, the uncovered parking space, then he would have to deed the two-car garage to go with the A Avenue house. Why would he have to do that?

Mr. Mullin responded that because he owns both houses now and then it would be two titles.

Mr. Woiwode asked why the two-car garage would not stay with the Adella house.

Mr. Mullin presumes it could go either way. Right now, the one-car garage and the uncovered space go with A Avenue and the two-car garage goes with Adella.

Mr. Woiwode commented that if he moves the uncovered spot out to the front then he still needs the one car garage with the A Avenue house in order to meet the requirement. The two-car garage would stay with the Adella house. If he left the uncovered spot in the back, would he not just continue as he does now and have the uncovered spot and the covered spot stay with the A house and the two-car garage stay with the Adella house.

Mr. Mullin doesn't use any of the parking on Adella Lane now. He parks on the street.

Mr. Woiwode is trying to figure out why he made the statement that the two-car garage, if this is not granted, would become part of the A house and would therefore not be used by the people on Adella.

Mr. Mullin commented that the people on Adella would still use the two-car garage.

Mr. Woiwode concluded that whether or not they use the two-car garage is unaffected by this decision.

Mr. Mullin agreed.

Mr. Woiwode continued by saying that if he moves the uncovered space to the front, he would still need the easement on the side to include the covered space.

Mr. Mullin agreed. The rest of the stuff all stays the same.

Councilmember Sandke referred to Mr. Mullin's comment that he doesn't use any of the parking on the back of the house at the current time. One of the options he gave the City asked for the elimination of the requirement for the uncovered spot. He would settle for not having a parking place that he already doesn't use now.

Mr. Mullin lets the Adella people use all the parking on the alley.

Mr. Sandke clarified that when he does the lot split he will still be required to have that easement that would exist to connect him to that back parking place but it would continue to be not used.

Mr. Mullin commented that it is too far away and it is down a flight of stairs.

Dave Gillingham, HRC Chairperson and representative, commented that staff's analysis of the request was really well put together. There were parts of the presentation that he was confused about what Mr. Mullin was asking the HRC to do. The HRC felt that Alternative 1 simply did not comply with the standards. It wasn't because they were afraid that he would run into his porch and damage the house or anything but they just felt that a parking place in front of the historic structure did not meet the criteria, detracted from the appearance of the place and even though it is a parking place meant for a car, it could be a motor home. It isn't that the HRC doesn't understand the desires of the homeowner but Alternative 1 clearly, in the 5-0 opinion of the HRC, does not comply. Alternative 2 was harder for the HRC. That was partly because the HRC wasn't sure why he was asking the HRC for parking relief. Typically, when someone comes to the HRC and asks for parking relief, it is so that they can convert apartments to condos and not meet minimum parking standards. In this case, in 1996 when he built the house on the rear of the lot, he complied with the parking standards. He has the parking for the rear house and the parking for the front house. Staff discovered in research, that before that house was built, that is where the parking was. Now the homeowner wants the King's X on the parking requirements. There wasn't any reason, from the HRC's point of view, to approve that request or to recommend to the Council that the request be approved. There was no particular benefit to doing it. The parking already existed. It seemed as if the process was backward.

Ms. Downey asked about the decision that the HRC thought there would be an adverse impact to the historic dwelling if we relocated the parking spot. There are some precedential issues here. This is a grass lawn. She wants to be real clear. Under the impact of the historic dwelling, we are talking about building sites and she is reading from the regulations. It discusses features of the building site. It talks about site features including circulation, paths, vegetation such as trees, or terracing or lights or benches or decorative elements. Nowhere here does it mention lawn. She wants to make sure she understands that what we are concerned about is affecting the lawn and its relationship, the spatial relationship, to the lawn and the house.

Mr. Gillingham doesn't think you can look at them as absolute separate items. You can't say here is the house and here is the grass. The goal of the historic standards is primarily to maintain the façade of the structure and the way it looks from the street. Why don't we put five parking places there? He thinks it is a qualitative as opposed to a completely subjective issue. The HRC didn't think that would add and felt it would actually detract from the appearance of the property.

Mr. Mullin offered a rebuttal. He commented that he doesn't own a motor home. He read from the Secretary of Interior Standards for Rehabilitation, "Rehabilitation is defined as the process of returning a property to its stated utility through repair or alteration which makes possible an efficient, contemporary use while preserving those portions and features of the property which are significant to its history." He thinks he is doing that. "The standards are not meant to prevent change. Instead they represent a sophisticated and nuanced framework for managing change. The standards do not require that every feature of the historic property be preserved but do seek to preserve the most significant character defining features of a historic site." He thinks he is doing that, too.

Councilmember Bailey asked Mr. Mullin to restate where he is currently parking.

Mr. Mullin responded that he is parking on the street.

**Mayor Tanaka asked if anyone from the public wished to comment on this item and seeing none, closed the public hearing.**

Mayor Tanaka commented that the competing interests as he sees them are that we have a homeowner who would like to be able to use his property the same way his neighbors are using theirs. Ordinarily we don't have uncovered parking spaces in front yards but in areas where we have something like Adella Lane where you are allowed to do a lot split where half of your lot faces the alley and half faces the street, this is one of those areas. Both of his neighbors have this. This is something he would like to do. From one logical perspective, we have someone who currently has four parking spaces designated and wants to move one of those four to a place where it will be more pragmatic for his usage or for whoever uses that front house. The other interest, and the one he thinks prevailed at the HRC, is the one that is trying to more globally look at this as a historic resource, what makes the most sense for this historic resource, what makes the most sense for the program at large. For him, one of the areas of disconnect is that the whole reason the Council is hearing this appeal is because the system is supposed to give someone who owns a historic resource an advantage. This variance wouldn't even be eligible for someone if this wasn't historic. The irony is that the gentleman who is supposed to be advantaged by owning a historic resource has been disadvantaged by the fact that he has applied and received designation as a historic resource. One could reasonably go either way. If he was going to go with the HRC, he would have to say that the greater good needs to be served. He is just not convinced that locating all four off of Adella is such a strong public policy position that it should outweigh the ability of this homeowner to try to avail himself of something that he would be entitled to ask for and reasonably expect to apply if he weren't the owner of this historic resource. To go against the homeowner on this, he would have to be convinced that putting that parking space there really blocks the façade, really wrecks the public's appreciation or ability to enjoy looking at this home, and he is not there. In defense of the HRC, he understands that they are trying to use their best common sense. Their argument is that there are four spaces already there and they don't have to be moved. He does understand why the HRC recommendation is what it is. The issue of fairness is that if this gentleman wants to try to utilize his property in this way and he is not entirely convinced that this has anything to do with the Secretary of Interior Standards he is inclined to support overturning the HRC to allow this gentleman to park his car a little closer to his front door.

Councilmember Downey is glad to hear Mayor Tanaka say that. She actually has three different legal ways the Council could get there. This was the easiest one. She looked at it from several standpoints. The one that she kept coming back to is that she became concerned that we are saying the historic site includes just a lawn. In this era of water restrictions, what are we setting ourselves up for if now we are saying that the lawn is part of the historic designation? Are we going to have issues we don't want to think about in terms of how they are able to or supposed to keep this part of historic preservation up when we are telling everyone that they have to cut down their watering? The Standard talks about features. She is comfortable overturning the HRC on the grounds that there isn't an adverse impact to the historic dwelling because she doesn't think a lawn is enough to impact the historic dwelling. That gets us away from the bigger problem of whether we are looking at lawns all over town that are historic that are now going to have to be addressed. She

certainly understands why the HRC interpreted the rules they did. She saw providing an ability to park where it would be used and efficient use of the property as an improvement. One of the things the Department of Interior Rehabilitation rules talks about is they recognize the need for solar, energy efficiency, air conditioning where that might be required. How do you deal with that? It addresses the fact that we have to recognize that times change and how we are incorporating what we need to live in these historic homes so that we want to keep them up. She thinks that, under both of the criteria necessary that the Council can find that there is not an adverse impact and that it is an improvement to the property so we can grant the request for the Historic Alteration Permit.

Mr. Bailey commented that after reviewing the minutes from the HRC meeting, he really appreciates that the commissioners considered this property on its own merits. He knows that they were advised by the City Attorney to do that and they did so he appreciates that. He will say, though, that the point Mr. Gillingham makes about being primarily concerned with maintaining the façade and the reason we are concerned with maintaining the façade is so we can actually see it and enjoy it. He is not necessarily sure that is enough to go against the property owner's wishes. However, when looking at the different alternatives, Alternative 2 requests to waive the requirement for an uncovered space for the historic house. That makes a lot of sense to him. He is willing to trade one off street parking space, which isn't being used already, in exchange for relieving the burden of this historic home on the property owner. Alternative 2 would be his preference, especially if the property owner is okay with it, which it sounded like he was.

Mayor Tanaka's clear preference is for Alternative 1 because it maintains the same number of spaces and puts the space where the person is the most likely to use it. The most simple logic is this person saying that if you put his ability to park right next to my front door he will use it. He would rather try to create that parking space. The neighborhood probably supported it under that premise more than under the premise that one space would disappear. His preference would be for Alternative 1.

Ms. Downey prefers Alternative 1 as well.

Councilmember Sandke agrees that there are two ways to go with this. We are asked to ignore a 1996 Development Agreement. We are asked to ignore the front yard setback policy and parking. We are asked to ignore regulations on curb cuts and we are asked to do something, even though he can still do what he wants to do in terms of splitting the lot. Pragmatically speaking, as Councilmember Bailey pointed out, the spot isn't getting used anyway. Defacto, Alternative 2 is a no brainer because it is no harm, no foul. It changes how he can do his easement which may be the advantage to him. Relief and assistance to promote historic preservation. That rings really true to him. Finding a way to make the appellant happy is probably the Council's duty under the historic guidelines given to us. He feels like supporting the HRC because their hearts are in the right place. He also feels like supporting the neighbors. If you come with a unanimous petition from everyone on your street, he thinks that carries a lot of weight. One of the most compelling things for him is not the lawn logic. He does think there will be a visual impact. If you park a car there, you can't see the house. If there was a way to incorporate half a driveway on his property so that they were able to utilize that curb cut cooperatively, eliminate the palm trees, leave or not leave the pony wall – there is a way to make it work that is cooperative almost in a sense that visually, from the street, it almost opens things up a little bit and makes it look like two houses that are somehow related. There is a way to make it work. That is a tough neighborhood for parking anyway. He could be convinced to go 1 or 2 at this point. Finding a way for this

homeowner to find a parking place off the street, with the least amount of visual impact to the house, and if that is possible with Alternative 1, he could go that way. He applauds the decision of the HRC on this because he concurs that it is a visual impact to the historic resource.

Councilmember Woiwode began by saying that if this were not designated historic, there would be no ability to even consider putting a driveway in the front.

Ms. Olsen responded that if the property were not a historic resource, the avenue for requesting this would be asking for a variance by the Planning Commission.

Mr. Woiwode agrees that this is really unusual. He agrees with the logic of the HRC, both in the determination that a parking space in the front affects the façade of the historic home and Alternative 2 just seems unnecessary since the property can be split as it is now and he doesn't see that it brings any additional value so, from an HRC standpoint, he believes they made the best decision and he is supportive of their decision.

**MSC (Downey/Tanaka) moved that the City Council grant the appeal and approve the Historic Alteration Permit to require the applicant to relocate the existing uncovered parking space from the rear of the lot to the front of the lot; that it should be in the spot closest to his neighbor's where the palm trees are; and that the appellant work with staff and the neighbor to see if they can enlarge the existing curb cut as opposed to having two separate ones, unless staff determines there has to be two separate cuts.**

Mayor Tanaka commented that the appellant is asking for the ability to put a curb cut in there. Mr. Sandke's point is that there might be a possibility to do something more creatively. Assuming the worst-case scenario, if the appellant wants a curb cut to access the parking in question, does Ms. Downey's motion allow for that?

Ms. Downey responded that it does. She would request that he work with staff and the neighbor to see if it is just enlarging the one that is there as opposed to two separate ones.

Mr. Bailey asked if Ms. Downey's motion includes that she is allowing him to relocate his parking spot or requiring it.

Ms. Downey is requiring it because this motion does not include the option of not putting the space in there.

Mr. Sandke wants to be sure that the intent is to minimize the impact, both to the curb and to the visual impact on the house.

Ms. Downey is not because she is not agreeing that there is any. She would encourage that it be closer to the neighbor, which would then have the impact that it would be less obstructive of the view.

Mr. Bailey asked if, since Mr. Mullin presented both alternatives to the Council, Ms. Downey would change her motion from requiring to allowing and simply allowing the owner to decide for himself whether or not he would like that parking spot there since he is already using off street parking.

Ms. Downey responded that he provided both options when he did this original request for the HAP to the HRC so she thinks he has agreed to accept either of those because if we allow it to be optional, then she would have to change the motion. She is not ready to do that.

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

The City Council recessed at 5:41 pm and reconvened at 5:49 pm.

**Following the recess, Mayor Tanaka took Item 11g Accept Presentation from Sharp Coronado Hospital and Coronado Hospital Foundation Regarding Implementation of the Second Owner Participation Agreement and Affirm that the Out Patient Pavilion Project is Consistent with the Approved Scope of Development out of order.**

Following Item 11g, Mayor Tanaka announced the meeting would return to the regular order.

**8b. Public Hearing: Consideration of Environmental Initial Documents and Determination of Whether to Proceed by Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report for the Third, Fourth and I Avenue Storm Drain Project (City of Coronado IS 2013-02).** Principal Engineer Jim Newton provided a presentation concerning the scope of the project. Director of Community Development Rachel Hurst discussed the environmental review and permitting.

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

**MSUC (Bailey/Woiwode) moved that the City Council prepare a Mitigated Negative Declaration and directed that the Mitigated Negative Declaration and Initial Study be circulated for public review and comment.**

Councilmember Sandke is disappointed that we have to do the Mitigated Negative Dec and would prefer to do the Negative Dec. He still supports the motion.

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

**9. ADMINISTRATIVE HEARINGS: None.**

**10. COMMISSION AND COMMITTEE REPORTS:**

**10a. Report from the Port Commissioner Concerning Port Activities.** Port Commissioner Garry Bonelli introduced the new president and CEO of the Port, Randa Coniglio. Ms. Coniglio addressed the Council and the public.

Admiral Bonelli recalled that there was another night where the full San Diego Symphony played in Tidelands Park. It will be a special night. The deal points have been memorialized between the residents, the Yacht Club, the Silver Strand beautification folks, and Coronado Resort Cays Limited regarding North Grand Caribe Isle. They will start the work on the boat storage facility probably by the end of this month. He took a walking tour of Grand Caribe South. That is a park but has been neglected over the years. One of his goals is to try to get down there to see what can be done to improve the area. The Port contributed about \$200,000 this year from its Capital Improvement Program for the wayfinding signage if it is needed. He has people asking him all the time how to get to places in Coronado. Staff is working very closely with Port staff on Dock C as well as the \$470,000 the Port has contributed for the Glorietta Bay Boat Ramp and extra dock down there. They hope to be under construction around 2017. The leadership at the Coronado Yacht Club seems to be working very closely with Port staff. Port staff is going to have to let them go and they are going to have to submit a project and the Port will independently take a look at what they would like to do. The bike statue is back up on the pedestal in Tidelands Park. They have pushed real hard to get the pad developed next to Il Fornaio. The Ferry Landing folks have come up with a restaurateur named Mr. An and he wants to build An the Bay. He thanked the Mayor and Councilmembers who participated in the ribbon cutting at Tidelands Park. The Port invested about \$160,000 to make that above ADA compliance for universally accessible playground equipment. The two biggest things the Port continues to work on are the integrated Master Planning, the 50-year planning, which will give the framework for how to develop the Bay, and the 575 acre development at the Chula Vista Bayfront with a hotel and convention center there.

Councilmember Sandke applauded the staff who were very quick to respond to some email inquiries about the watering at the sports fields in Tidelands Park. He asked if there have been changes to the watering cycle.

Admiral Bonelli responded that the Port has a variance from California American Water Company so that the Port can water three times a week.

Councilmember Woiwode was at the State Committee meeting on goods movements and ports and he thought our Port showed particularly well. Their presentation about the impact of the military in the region was very good. Those things seemed to be eye opening to our state legislators, which is worrisome. It was great that the Port hosted that and brought those people in to give those presentations.

**11. CITY COUNCIL BUSINESS:**

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

**Councilmember Woiwode** has submitted in writing but reported on a Naval Complexes meeting where the public expressed concerns about the Silver Strand Training Complex and the Imperial Beach ALUCP meeting. We also heard the Navy say that they would like to put another 700

person barracks at North Island. He attended the Special Olympics Torch Run in Spreckels Park; a SANDAG Transportation Committee meeting.

**Councilmember Sandke** submitted his report in writing but commented on what a joy it was to be in the Fourth of July Parade. He also highlighted a City officials' tour to Comic-Con.

**Councilmember Downey** submitted her report in writing but neglected to reference that she attended a SANDAG Planning Committee meeting on Friday. The grant that we expect to receive will be voted for approval this Friday.

**Councilmember Bailey** submitted his report in writing.

**Mayor Tanaka** attended the Low Tide Ride and Stride; welcomed the Good Will Delegate Assembly; met with Transportation Commissioners John Moutes and Pat Garahan to receive a briefing on the recommendations they will bring to the City Council in September; visited the CERO Field Day; welcomed the Yoga Wounded Warrior event to the Hotel Del; attended the Mayors and Managers meeting with the City Manager; spent some time with PAWS as they celebrated their one-year anniversary of running the Animal Control Facility on behalf of the City; thanked the Concerts in the Park for recognizing Gene Czech for all the work he did to help get Concerts in the Park started; attended the Change of Command ceremony for Admiral Lorge and Admiral Rich; thanked Chief Froomin for helping to put together the Special Olympics Torch Run through the City of Coronado.

**11b. Approval of Reappointment of Douglas Siegfried to Serve a Second Term on the Coronado Library Board of Trustees.** Under Consent, the City Council reappointed Douglas Siegfried to the Library Board of Trustees for a second term to expire August 31, 2018.

**11c. Review of the Design and Materials for the Senior Activity Center Project.** Director of Public Services and Engineering Cliff Maurer gave an introduction and reviewed the schedule. Robert Coffee, architect, gave the presentation.

Council consensus was to keep the outside of the building consistent with other City buildings. The compass rose could be incorporated in the inside of the building.

**The Mayor invited the public to comment.**

Francette Roeder can't believe that the dirt is going to fly very soon. She thanked the City.

Berie Grobe explained the compass rose. One of the seasonal Lawn Bowling Club members comes from Seattle and lives half of the year here on his boat in Coronado. His boat stays here. He is very much the seaman and he makes furniture and things with the compass rose design in it. In the process of all of this, his input was to see if somewhere, in the building, as art, there could be a compass rose. He never intended it to replace the crown on the outside of the building. It was just an idea for the inside of the building because we are a seaworthy town with a Yacht Club and the Navy. Some of the members of the Senior Association and the Lawn Bowling Club kind of picked up on the theme and said that everything about this project is to be looking at that facility in new ways and finding new directions.

Mayor Tanaka has been consistently very happy with the design features and the vision that Mr. Coffee and others have put into this. He continues to be very pleased with this. He thinks Mr. Coffee has been very consistent about keeping what he said this is going to look like and it still is. He appreciates the attention to detail in terms of the materials. He doesn't want to discourage the compass rose if there are ways to integrate it inside.

Councilmember Bailey completely concurs. He thinks Mr. King was alluding to the previous council having a rather uncomfortable discussion with changing the leadership of this project. It was an uncomfortable decision but he thinks it was the right one and this is a testament to that. He is satisfied with the progress to this point and looks forward to supporting the recommendation.

Councilmember Downey is ready to get her golden shovel and get going.

Councilmember Woiwode has one concern about something he heard today. Mr. Maurer talked about the schedule. We are more than a year away from the ribbon cutting and we are forecasting doing it on the day Mayor Tanaka leaves office, practically. He is hoping we can find ways to compress the schedule so that if the inevitable bad thing happens along the way we can still get it done during Mayor Tanaka's term of office.

Mayor Tanaka would love to see that happen as well but what matters is that this project is done properly.

**MSUC (Sandke/Woiwode) moved that the City Council receive the presentation.**

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

**11d. Approve the Design of the Spreckels Park Restroom Replacement and Authorize the City Manager to Execute a Contract Amendment with Hanna Gabriel Wells to Complete the Construction Documents.** Under Consent, the City Council approved the design of the restroom, the contract amendment with Hanna Gabriel Wells, and directed staff to return at a subsequent meeting with a refined cost estimate and budget adjustment for approval.

**11e. Authorization to Advertise the Bulb-Outs at the Intersection of Second Street and Orange Avenue Project for Bid.** Under Consent, the City Council directed staff to advertise the project for bid with the two 904 bus stops incorporated in the travel lane at their current locations.

**11f. Direction to Staff Regarding Orange Avenue Median Pavement Markings and Signage.** Councilmember Bailey was considering putting this on consent but his hesitation was, once again, with the suggestion that we would increase the number of signs throughout town. Ms. Downey made the point earlier with the Olive and H intersection that usually the Council hears from the residents. We aren't hearing that at these intersections. The traffic report indicated that

there hadn't been many accidents at several of these intersections. He does appreciate staff's desire to see more unified markings. He would be in favor of moving forward with the markings without the yield signs installed if that would be okay according to the California rulebook.

Mayor Tanaka commented that brings the question to Mr. King or City staff. Because we are in the Caltrans right-of-way, even though we might factor a 'should' as something differently, will we not get this project done if we try to keep the unneeded signs out of this?

City Manager Blair King explained that, based upon the Council's previous comments, this is what the staff's approach would be. We would try to proceed just with the pavement markings not supported by the signs if we could. That would be staff's position. He thinks the Council understands, too, that this is a risk issue for the Council. The further you deviate away from the standard manual, if something unfortunate should happen, any exceptions that are being taken would expose the City more. The Council is aware of that and is providing policy direction and staff would pursue the project, if it can, with just the markings on the pavement and not supported by the signage as well.

Mayor Tanaka asked if the Council is okay with waiving the staff report. It is a pretty self-explanatory issue. Is the liability issue something that the Council is okay with? This is right in the middle of Orange Avenue.

Councilmember Woiwode commented that these medians are unconventional to begin with. When you are teaching your kid to drive and you try to get them to learn how to negotiate this thing, or when someone is new to town, it is a tricky business. There is a lot to be said for a standardized approach. He even would go to the extent of putting the 'Keep Clear' in there if we continue to have some of the behaviors we have seen at Fifth, Seventh and Ninth. If we do the other things other than the "Keep Clear" signs, maybe that will help matters out. He thinks the yield line will help a lot. He would like to see us moving in the direction of standardization. He is fully on board with getting rid of signs to the extent we can. Obviously bike lane signs are stupid when you are right next to a bike lane. This is a different story. He thinks there is a lot of merit in going towards standardization. It will also help with pedestrian crossings in these places. That is where the real risk is.

**The Mayor invited public comment; none was forthcoming.**

Councilmember Sandke would like to think this is a little bit about a discussion he had with Mr. Maurer in May. He firmly believes that there are significant ways to help people navigate that area, including the "Keep Clear" which may be necessary eventually. He would move forward. He hears what was said about the liability issue and if we could avoid the signs that would be great but he doesn't think it is worth the risk of incurring additional problems, particularly because it is on Orange. If we have to install a sign or two to make the place safer, particularly for pedestrians, that is a good thing.

Mayor Tanaka is also in favor of this. He isn't looking for more signs but he isn't necessarily opposed to them in these areas. The danger threshold is higher. There is a certain amount of education that you have to gain as a resident of Coronado about how to navigate that area safely.

Mr. Bailey agrees and thinks that the questions that Mr. Woiwode brought up are valid. The markings go a long way to addressing some of those. He thinks the signs serve less of a purpose so if we can get away with implementing the markings without the signs, great. If we have to swallow the signs, alright.

Councilmember Downey agrees with the discussion but, as Mr. Woiwode said, she is okay for right now not putting "Keep Clear" and let's put all these and see if they work. She personally likes "Keep Clear". People just don't know where you are supposed to stop. She is willing now to do this but she would be willing, at a future date, to go back and put the "Keep Clear."

Mr. Sandke commented that there have been requests, especially at the Orange and B Avenue intersection, for the "Keep Clear."

Mayor Tanaka doesn't want to make the "Keep Clear" thing a deal breaker. He wants to make sure we move forward with what we can get done now. Are any Councilmembers against "Keep Clear" markings? He would like to keep the staff empowered, where if they can get that out of Caltrans, great.

Mr. Woiwode added that it would make it consistent with Second and consistency is the goal in his mind.

**MSUC (Sandke/Downey) moved that the City Council direct staff to apply for encroachment permits from Caltrans to install the recommended improvements using City staff and resources and, to the extent possible, pursue "Keep Clear" markings as well, subject to state mandates in terms of signage to minimize the visual impact of signs in the area.**

<b>AYES:</b>	<b>Bailey, Downey, Sandke, Woiwode, Tanaka</b>
<b>NAYS:</b>	<b>None</b>
<b>ABSTAINING:</b>	<b>None</b>
<b>ABSENT:</b>	<b>None</b>

**11g. Accept Presentation from Sharp Coronado Hospital and Coronado Hospital Foundation Regarding Implementation of the Second Owner Participation Agreement and Affirm that the Out Patient Pavilion Project is Consistent with the Approved Scope of Development.** City Manager Blair King gave a brief overview and introduced former Councilmember and Council representative to the Hospital, Al Ovrom. Mr. Ovrom gave brief remarks and introduced Hospital CEO Susan Stone who gave a presentation.

Councilmember Sandke asked if consideration was given for some underground parking in this area.

Ms. Stone explained that an existing footprint is being used so underground parking is not an option.

Mayor Tanaka asked those in support of the project to stand and be recognized.

Councilmember Downey commented that it is nice to see this come to fruition. She is grateful for the presentation and for all the people that showed up in support.

**MSUC** (Downey/Sandke) moved that the City Council affirm that the Out Patient Pavilion (OPP) project is consistent with the approved Scope of Development.

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

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

13. **COMMUNICATIONS - WRITTEN:**

13a. **Consideration of Councilmember Bailey's Request to Agendize City Council Discussion Directing Staff to Improve the Safety of the Third and Fourth Street Corridor.** Under Consent, the City Council approved the request.

13b. **Receive and File a Copy of Letter Sent Expressing Opposition for SB 608 – the Right to Rest Act.** Under Consent, the City Council received and filed a copy of the letter sent expressing opposition for SB 608 – the Right to Rest Act.

14. **ADJOURNMENT:** The Mayor adjourned the meeting at 6:56 p.m. in honor of those who were killed in Chattanooga, Tennessee.

Approved: August 18, 2015

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

Attest:

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