

**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, May 3, 2016**

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
Secretary to the City Manager Stefanie Lang

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 April 19, 2016.

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 April 19, 2016, with de minimis corrections. 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:

Mayor Tanaka added the presentation of a proclamation to Lynda Martin, morning anchor for CW6, who is taking part in a fundraising effort for the Leukemia and Lymphoma Society.

4a. Proclamation: Peace Officers Memorial Day. Mayor Tanaka presented the proclamation to Police Chief Jon Froomin.

4b. Proclamation: Bike Month. Mayor Tanaka presented the proclamation to Beth Bakke, Vice-chair of the Bicycle Advisory Committee and Andy Hanshaw, Executive Director of the San Diego Bicycle Coalition.

4c. Proclamation: National Historic Preservation Month. Mayor Tanaka presented the proclamation to Coronado Historical Association President Carrie O'Brien and MainStreet President Mark Andrews.

4d. Presentation of Historic Preservation Plaques to Property Owners with Historically Designated Structures. Mayor Tanaka presented the plaques to the homeowners who were in attendance, Chris and Nancy Nygard and Marnie Herndon. The list of recognized homes is as follows:

Owner's Name	Address	Year Built	Architectural Style
Steven Mullin	427 A Avenue	1912	Craftsman Bungalow
Lorenzo Cue Sanchez Navarro	855 Alameda Boulevard	1936	French Eclectic
James and Jamie Jamison	601 Fourth Street	1926	Tudor
James and Jennifer Jacobs	924 H Avenue	1886	Victorian (altered)
Chris and Nancy Nygard	323 J Avenue	1932	Spanish Eclectic
Marnie Herndon	808 Third Street	1913	Craftsman Bungalow

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

Councilmember Downey suggested the addition of Items 11d, 11e and 13a.

Mr. Tim Rohan, resident, requested that Item 5e be removed.

MSUC (Downey/Woiwode) moved that the City Council approve the Consent Calendar Items 5a through 5n with the exception of Item 5e and the addition of Item 11d - Authorize the City Manager to Issue a Request for Proposals for the Head Golf Professional Concession at the Coronado Municipal Golf Course; 11e - Introduction of "An Ordinance of the City Council of the City of Coronado, California Amending Chapter 40.28 of the Coronado Municipal Code by Adding Section 40.28.015 'Consumption of Alcohol On Public Property-City Hosted Functions'"; and 13a - Consideration of Request from Mayor Tanaka that the City Council Approve Placing on a Future Council

Agenda a Discussion about the Provisioning of Crossing Guard Services.

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, Just, and Conform to the Approved Budget for FY 2015-2016. The City Council approved payment of City warrant Nos. 10112007 thru 10112218 and City of Coronado Acting as the Successor Agency to the Community Development Agency of the City of Coronado warrant No. 90005595. The City Council approved the warrants as certified by the City/Agency Treasurer.

5c. Acceptance of the Pine Street Pump Station Upgrade Project and Direction to the City Clerk to File a Notice of Completion. The City Council accepted the Pine Street Pump Station Upgrade project and directed the City Clerk to file a Notice of Completion.

5d. Award of As-Needed Mechanical Engineering Consultant Services Contract to BSE Engineering. The City Council awarded an as-needed consultant services contract for professional mechanical engineering to BSE Engineering.

5e. Award of a Consultant Services Contract in the Amount of \$159,810 to Chen Ryan Associates, Inc. to Create a Comprehensive Active Transportation Plan. City Engineer Ed Walton gave a presentation.

Councilmember Woiwode asked that Mr. Walton reiterate the deliverables from this project. Mr. Walton noted we will have an Active Transportation Plan that will have a Pedestrian Master Plan, an updated Bicycle Master Plan, and an updated Safe Routes to School program.

Councilmember Bailey asked what role the in-house Active Transportation Planner will have in this project.

Mr. Walton explained that they will oversee the project.

Mr. Bailey asked if this is something the Planner could do completely in house.

Mr. Walton responded that it is more work than one person can do and that there is work that needs to be done that is outside the scope of expertise of an Active Transportation Planner.

MSC (Downey/Tanaka) moved that the City Council award a contract to Chen Ryan Associates, Inc., in the amount of \$159,810 to create a Comprehensive Active Transportation Plan for the City.

Mr. Bailey stated he requested that this item be continued at the last meeting as he had some study he wanted to complete. He has reservations on this. About a year ago there was a lot of discussion and confusion about what an Active Transportation Plan was. The three deliverables from this project already exist in the City. We need to come to consensus first and then, perhaps, bring in a consultant.

Councilmember Woiwode provided some further information on this project to clarify the need for it in this part of the process.

Councilmember Sandke stated he shares the funding concerns of Mr. Bailey but public safety concerns outweigh those in this case.

Councilmember Downey agrees with this action at this time.

Mayor Tanaka does not think the City has provided clear direction on this in the past. The one thing it has agreed to is to study this further.

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

5f. Award of Contract to NEWest Construction Company, Inc. in the Amount of \$215,000 for Construction of the Bandel Storm Water Pump Station Rehabilitation Project and Authorization to Issue a Work Order Modification to Psomas for Professional Engineering Construction Support for a Not-to-Exceed Amount of \$15,000. The City Council awarded a contract to NEWest Construction Company, Inc. in the amount of \$215,000 for construction of the Bandel Storm Water Pump Station Rehabilitation project and authorization to issue a work order modification to Psomas for construction support for a not-to-exceed amount of \$15,000.

5g. Authorization for the City Manager to Amend LaRoc Environmental Purchase Order No. 1500112 with an Increase of \$55,026 for Storm Water Program Management Support. The City Council authorized the City Manager to amend the existing purchase order.

5h. Authorization for the City Manager to Execute the Purchase of Two Sanitary Sewer Station Replacement Pumps with Flo-Systems, Inc. and Barrett Engineered Pumps, Respectively, for a Combined Total of \$63,994. The City Council authorized the City Manager to execute the purchase of two pumps for the combined cost of \$63,994.

5i. Authorization to Advertise the Storm Water Diverter Stations Project for Bid. The City Council authorized staff to advertise the Storm Water Diverter Stations project for bid.

5j. Authorization for the City Engineer to Issue Encroachment Permit No. E1604-004 to Allow Construction of Improvements at 1033 B Avenue, Suite 102, to Encroach along the Frontage of the Property into the City Right-of-Way; and Authorization for the City

Manager to Issue a Commercial Use Permit to Allow the Placement of Outside Dining Furnishings. The City Council (1) Authorized the City Engineer to issue Encroachment Permit No. E1604-004 to the owners of 1033 B Avenue, Suite 102, to encroach along the frontage of the property into the City right-of-way; and (2) authorized the City Manager to issue a commercial use permit to allow the placement of outside dining furnishings at this address.

5k. Authorization to Purchase Microsoft Enterprise Agreement Licensing through a Cooperative Purchase Program and Authorization for the City Manager to Execute the Purchase Agreement with PCMG, Inc. in an Amount Not to Exceed \$185,000. The City Council authorized the City Manager to execute a purchase agreement with PCMG, Inc. for the Enterprise Agreement (EA) renewal.

5l. Second Reading and Adoption of "An Ordinance of the City Council of the City of Coronado, California, Amending Section 32.08.020(A) of Chapter 8 of Title 32 of the Coronado Municipal Code to Allow Leashed Dogs at Bayview Park." The City Council adopted "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CORONADO, CALIFORNIA, AMENDING SECTION 32.08.020(A) OF CHAPTER 8 OF TITLE 32 OF THE CORONADO MUNICIPAL CODE TO ALLOW LEASHED DOGS AT BAYVIEW PARK." The Ordinance, having been placed on First Reading on April 19, 2016, was read by Title, the reading in its entirety unanimously waived and adopted by Council as Ordinance No. 2058. The City Clerk announced that the vote at the introduction of the ordinance was unanimous.

5m. Consideration of Request to Waive the Alcohol Prohibition in Spreckels Park for Michael and Jackie O'Keefe to Hold a Pre-Wedding Gathering on Friday, July 8, 2016. The City Council approved the request and granted permission for alcohol to be served to adults in an enclosed area of Spreckels Park from 4 to 7 p.m. on Friday, July 8, 2016.

5n. Adoption of Resolutions (1) Calling and Giving Notice of Holding a General Municipal Election on November 8, 2016, for the Election of Certain Municipal Officers, and (2) Requesting the San Diego County Board of Supervisors to Consolidate the City's General Municipal Election with the Statewide General Election to be Held on the Same Date. The City Council: Adopted (1) "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONADO, CALIFORNIA, CALLING AND GIVING NOTICE OF THE HOLDING OF A GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 8, 2016, FOR THE ELECTION OF CERTAIN OFFICERS AS REQUIRED BY THE PROVISIONS OF THE LAWS OF THE STATE OF CALIFORNIA RELATING TO GENERAL LAW CITIES" and (2) "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONADO, CALIFORNIA, REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO TO CONSOLIDATE A GENERAL MUNICIPAL ELECTION TO BE HELD ON NOVEMBER 8, 2016, WITH THE STATEWIDE GENERAL ELECTION TO BE HELD ON THE SAME DATE PURSUANT TO SECTION 10403 OF THE ELECTIONS CODE." It is further recommended that the City Council direct the City Clerk to file copies of the appropriate resolutions with the San Diego County Board of Supervisors and the San Diego County Registrar of Voters. The Resolutions were read by title, the reading in their entirety unanimously waived and adopted by City Council as RESOLUTIONS NO. 8799 and 8800.

6. **ORAL COMMUNICATIONS:**

- a. **Toni Pivonka** spoke on the valet parking item. The Adella/El Cordova alley was not considered in this item. They are not opposed to valet parking but want to ensure that their problematic alley is taken into account.
- b. **Fern Nelson** spoke about the bump-outs on Orange and Second and how they affect the bus stops. She is not sure if that was the intent but it is not adding to traffic calming.
- c. **Kevin Melton, State Assembly Candidate for the Republican Party**, spoke about the upcoming primary ballot mailings and the elections.
- d. **Mike Morton, Jr.**, President and CEO of the Brigantine Corporation, offered his organization's support for the three-month valet pilot program.
- e. **Rita Sarich, Coronado MainStreet**, thanked the City for its support of MotorCars on MainStreet.
- f. **Joe Horn** spoke about the crossing guard issue. He provided some statistics and observations. Mayor Tanaka clarified that Item 13a was just to put this item on a future agenda, which was approved on the Consent Calendar.
- g. **Betty Galbo** spoke about the valet parking item. This will take many spots and commercial parking as well. She also proposed alternatives to what is being done now in consideration of Oxford Park residents.
- h. **Michael Schmid** finds it telling that the Active Transportation Plan is being touted for safety yet the Police Department does not have a clear plan for addressing speeding in the corridor. The speed of the traffic needs to be controlled and slowed.
- i. **Sue Gillingham, Coronado Chamber of Commerce**, spoke about Item 11c, the valet parking issue. The Chamber is supportive of this effort.
- j. **Gina Tapper** asked if there are plans for enforcement of the rental ordinance. She does not support the policy of residents telling on neighbors as enforcement.

COUNCILMEMBER ORAL COMMUNICATIONS

- a. **Councilmember Downey** provided a Powerpoint presentation and update on the TransNet ballot measure.

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

7a. **Presentation of Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association.** City Manager Blair King made the presentation and acknowledged Administrative Services Director Jim Krueger and his staff.

8. **PUBLIC HEARINGS:** None.

9. **ADMINISTRATIVE HEARINGS:** None

10. **COMMISSION AND COMMITTEE REPORTS:** None

11. CITY COUNCIL BUSINESS:

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

Mayor Tanaka asked that Council members submit their reports in writing.

11b. Briefing by Residential Standards Improvement Program (RSIP-3) Committee on Proposed Recommendations Pertaining to Single Family and Multi-Family Development Standards (PC 2013-08 City of Coronado). RSIP-3 Committee Chair Sheryl Rosander provided opening remarks. She noted that in the minutes of the meeting approving the formation of the RSIP-3 committee, the Council tasked the committee with finding new ways to arrest development; be more aggressive and come up with stronger tactics to fight development; and they characterized prior RSIP committees as being too moderate. RSIP-3 Committee Co-Chair Dorothy Howard made the presentation of the report of the committee. Associate Planner Peter Fait concluded the presentation.

Mayor Tanaka invited public comment.

John Orlowski commented that for a matter this important direct written notice should be provided to all R3 homeowners before continuing the process to confiscate their property rights. Notice may not be required though it is the right thing to do. In the survey, the majority answered to allow for larger homes or keep the same size as today so why move forward to reduce square footage allowed? The 'I got mine' crowd are at it again with the RSIP-3 plan. How will reducing the amount of square feet I can live in improve my quality of life? The homes you are targeting to shrink and perhaps eliminate remind him of the historical New England homes which have basements, attics with dormers and roof decks or a widow's walk which add to the quality and feel of the Coronado village atmosphere. These homes also allow for health and safety by providing a basement, fallout shelter in case of nuclear accident, and an attic and roof deck in case of tsunami or flooding from a natural disaster. When used properly, the attic dormers and roof deck allow for airflow by causing the rising hot air to exit the home. Instead, RSIP-3 restricts the amount and size of dormers and prevents this natural cooling system to occur and perhaps increases the carbon footprint of that home. Historical homes were also designed smart for this purpose and continuing this traditional look and function is not only aesthetically pleasing to the eye, it is good for the environment. The roof decks are rarely used. How is it disturbing the quality of your life? He does agree with the parking recommendation and the parking is a problem on R-3 streets due to the two-car door garage feature which are too narrow for most cars to park. He also recommends another option. Require one single large garage door to allow at least two vehicles to drive and park inside. This would reduce the amount of parked vehicles on the street and provide more available parking for the residents and actual parking for the homeowner. Also focus on historical integrity and discourage building the 'what is that doing there?' house. Place this issue on hold until you directly notify all property owners. He thought it was a little confusing on the height limit for the R-3.

Dorian Lytle, lead designer, Flag Coastal Homes in Coronado, does houses in Coronado as well as in other places in North County, particularly in Del Mar, Solana Beach. He spoke about design review and what he has gone through in some other areas and what has gone on in those other communities now and the problems that arise, sort of unintended, with design review. Design review really hasn't been a part of the process down here because it is only one point. Now that

there will be four points and essentially a lot of the other points are taken away, he certainly thinks it is going to be much more in play than it was in the past. The problem that arises with design review is that you end up pitting neighbors against neighbors quite often. It is not very conducive to friendly neighborhoods. Time is the second problem. In North County, it is six to twelve months and the cost triples. What works in Coronado is the reward-based system. That is the best thing about what Coronado does compared to the other areas. Bulk and mass has to be taken care of but it should be done with zoning. There are more negative consequences than positive consequences with design review.

Aaron Sturm, RSIP-3 Committee member, came up with the design of the two-on-ones in the previous RSIP. You really couldn't change it because of the way the point system was set up so they came up with the idea of the design review. He was never present for any discussion about dormers which has really penalized the design. He spoke about some of the accomplishments of this effort. He surveyed the available lots in his work and he thinks design review is a good idea but he just doesn't like the 70%.

Carrie O'Brien is a realtor in town. The realtors have met about this and they hope that Coronado does not go the direction of pushing people to have to go to design review. The realtors have all heard horror stories about what it is like with design review. She doesn't think we should be pushing all of our owners into design review. There is nothing very objective about design review.

Carolyn Rogerson commented that there are quite a few roof top decks in the Cays that are very heavily used because it affords a lot of people an ocean view. She has seen this in Corona Del Mar and it is a mess. Roof top decks are used. It is important to take your neighbors into consideration. She thinks design review is important.

Renee Wilson, RSIP-3 Committee member and R-3 owner, went through the design review process with her home. One part they found a little discouraging was that if you have a change, you have to go back to design review to get approval for that change. This adds time to the process. With R-1, one of the issues was not being able to build a two-car garage. A two-car garage takes away 2,000 square feet of living space. It is hard to consider this as a whole and accept it as a whole because there are lots of separate components that need to be taken out and maybe looked at again.

John O'Brien looks at the RSIP-3 as a practitioner. He attended a lot of the RSIP meetings and participated. He is a fan of their efforts but there are a couple of areas that the Council should consider and that the Council should have them consider prior to coming to the Planning Commission. The first one is the shading issue. That formula differs as to how it affects a house depending on the width of the lot. He showed examples of houses in Coronado with different relevant features. Design review is a difficult call in this town.

Kevin Rugee thinks the current point system is one of the best systems in the county and not having design review is one of the best things we have going for us for single family homes. He has designed homes in other parts of the county and, as others have said, design review is a problem. He is in favor of about one or two percent of the items in this design review recommendation. There are a lot of problems with it. The numbers don't lie. There are 344 responses plus maybe 80 (who attended the workshop) to these questions. When he takes the number of households in Coronado and works out the math, he is getting maybe 4.5 to 6.8% of the people responding to

this. Just because they responded doesn't mean they think there is a problem. The questionnaire was developed with three answers – yes, no, I don't know. There were 35 questions on the questionnaire. About 14 of those were specific to issues. Of those 14 to 16 questions that he looked at, he found there were four items that people answered affirmatively to that was over 50 percent. The survey is very limited. The sampling is an insignificant sample. If we have four issues that people answered over 50 percent in the affirmatives stating that there was a problem, why has this morphed into 67 new items, items that aren't even in the survey, items that people in the survey have said are not a problem are now becoming a problem. For instance, roof decks. Twenty-nine percent of people said you should eliminate roof decks. There are a huge amount of items that pertain to roof decks. The numbers don't lie. This needs to go back to committee to whittle down all these changes that are not born out in the survey.

Brian Trotier, RSIP-3 Committee member, found this to be one of the best experiences he has had in terms of collaboration and cooperation among professionals with different points of view. Many of the people who voiced concerns now did not regularly attend the meetings but instead are sitting here taking pot shots at those portions of it they don't feel comfortable with. He emphasized that nothing they have done is pushing people to design review. Rather, we are providing a path for people who want to build the maximum property that they can. This is a choice. They can scale it back and deal with the bulk and mass issue that they were charged with dealing with or if you choose to build something large, go to design review and earn the points that way. Most of the points they eliminated were illusory. They had nothing to do with bulk and mass. We have countless examples of people who put a tree in the front yard, left it in the nursery ball, got their CO and their one point, and the tree was gone a month later. Eliminating points like that is common sense. Offering the importance of a design professional bringing a quality design to a panel of people the Council appoints on a regular basis at design review and talking about what makes sense for the neighborhood and the neighbors and then giving them four points – that makes sense in terms of reducing bulk and mass.

Tim Rohan commented that the houses have gotten huge. He agrees with the previous speaker. If you want to push it, if you want to get that extra shot at every foot, it should be reviewed. There is a reason that Del Mar and La Jolla and everyone have design review. They know it is a pain in the butt. They would rather not do it. They do it anyway because it is the right thing to do for the neighborhoods and the people.

Ann Keyser spoke on behalf of not sending this directly to the Planning Commission. She did attend several RSIP-3 committee meetings and even the committee people could not agree on this. To send it right to Planning just doesn't seem smart. This is a really small survey that we are going off of. There are really only four issues and to suddenly have 67 new is a bit much. She doesn't want to go back on the R-3 lots to those large monolithic buildings where they can build 90%. We need more multi-family in this town. This is taking property rights away which the Council really needs to look at.

Jeffrey Kob agrees that the Committee used data that is flawed. They used a small sample of information to generalize over the entire town. We have over 20,000 people living here and to have 344 surveys and small samples come from that to lead to what the massive changes are that are being proposed is wrong.

Doug Grossman lives in an R-3 location. He has concerns with garage issues, basement issues, others. When it comes right down to it, he doesn't think enough people in town know exactly what is being told. He agrees that there are some major points that we need to look at such as parking but he does not want to give up a two-car garage. He thanked everyone for the time and does think there is a lot of good work in here. We need to prioritize and look at what the people of Coronado actually want.

Mayor Tanaka referred to the 'next steps' slide. The Council has 25 recommendations for review. The City Council needs to deliberate on which of those 25 recommendations it wants to move forward on. If it moves forward on one or all of them, step two is for City staff to turn those recommendations into required zoning ordinance amendments. Step three is for those select items to go to the Planning Commission for a public hearing. Step four is a return to the City Council for a public hearing. Step five is another Council meeting where the ordinance would be adopted. Step six would be the ordinance going into effect. There are plenty of opportunities to take a crack at these recommendations and more than one opportunity for people to try to convince the Planning Commission to make or not make a change. He supports the work of the RSIP-3 group. The group cited the unanimous direction of the City Council. He supports all 25 of the recommendations and reviewed them for the record. He supports the planned removal of 14 FAR points because they fail to reduce bulk and mass. The FAR points are supposed to be incentives to do something. He hears people who have reticence to taking things to design review and he understands that. He pointed out that the RSIP recommendation is that it is voluntary. You can reach a certain ceiling if you play by the remaining FAR points and if you want to try to max out your lot, you have to earn it. The RSIP-3 Committee responded to the marching orders of the City Council. In Coronado the two biggest issues are development and traffic. Eventually he thinks the Council will go through the recommendations one at a time. Each one that has three or more will move forward in this next steps process.

Councilmember Woiwode was leery when he saw the emphasis on design review. Most of the references he is hearing from the public about design review deal with the Del Mar type of approach. He looked at the design review process in Coronado and there were some questions asked of Ms. Howard, who sits on design review, and of Mr. Fait who runs that and it seems like that process is working well. It seems like it does not get into the neighbor versus neighbor stuff because of the way it is structured. He would like to see a draft of that so that we can appreciate whether or not there is a likelihood of falling into the Del Mar trap. It seems like Coronado has a good track record with design review so far. He thinks four points is a lot and he is not sure that is the right level of incentive for design review. He also feels that the Council made it clear what it wanted the RSIP-3 Committee to do and it did that. He would like to see a next step and look at the specifics as we start putting this into ordinances to try to see what the unintended consequences might be.

Councilmember Sandke commended the team. They produced a really good first hack at what is clearly a problem. The public workshop and the outreach that they did was really good and will continue. This program goes a long way to improving development standards for the community. The proposals do a great job of addressing second story mass and bulk. Architectural diversity around town is really important. He is not certain that these proposals really do a whole lot to end that. He is not a believer that the homogeneity of homes is going to be the product of this. He has heard that financial transactions take place in Del Mar between homeowners to make sure neighbors don't oppose neighbors' plans. He likes the fact that the design review is called for as

a voluntary opportunity. The rooftop decks changes probably need a little more specific look. These recommendations help neighbors respect neighbors. He is interested in Mr. Woiwode's suggestion for the benefit that you get from design review.

Councilmember Downey used the last couple of weeks to meet with as many of the people in this room as she possibly could. She pointed out that this doesn't have to be the order of the next steps. From her conversations, she learned that not everyone understands what the effects of each of these recommendations will be on their projects or their homes or future options. She was able to learn a great deal more than what is in the staff report from her research. She thinks a chart would be helpful that would show all of this. She suggested one more workshop to finally present all of these recommendations. This could also be raised at the Planning Commission, not for them to have a public hearing for the zoning ordinance amendments, but to review all these recommendations and allow it to be a dialogue. She thinks that would help get more people to understand what this will do or will not do. She thanked the RSIP-3 Committee for addressing her request to deal with the parking. This will also help with the situation the speaker referred to where people are renting out their homes illegally. She doesn't think that people who have built since we started the RSIP have gamed the system but rather they followed the law. It is up to us to change the laws if we don't like them.

Councilmember Bailey referred to page 160 of the agenda and then to page 162. He talked about the survey put out by RSIP. The City commissioned a scientific survey in May 2014 and the results showed that roughly one-third said to reduce the size of homes allowed, roughly one-third said to either keep the same as they are today or to allow for larger homes, and roughly one-third said that they didn't know. He thinks that we might be closer than we think we are. He really likes a lot of the recommendations. If we are going to go down the design review road he thinks we should do our best to set up some type of criteria that is far more objective. He would be in favor of one additional public workshop. This whole package came together over the span of 18 months. He would hate to see the Council make a snap judgment one way or the other. He would prefer the Council be more deliberate. He wants to be sure that the public understands what this is all about.

Mayor Tanaka thinks that having another workshop is not the end of the world but he does not think it will have a lot of added value. He thinks this comes down to the status quo versus change. He does not need to have a workshop in order to take action.

Mr. Sandke applauds the work of the committee. He takes exception with Mr. Bailey about not counting livable space for those third floors. It is a phantom third floor. He likes that these proposals look for those loop holes. He liked Mayor Tanaka's idea of going one by one with the recommendations.

Mr. Woiwode recalled that when RSIP-2 took place, we had relatively little comment from the public. He thinks we will continue to find that dynamic no matter how many times we do this. The public doesn't know what it is going to look like until they see it built. As much as he would like to find ways, as Ms. Downey described, to clarify what each of these points mean, he is not sure that it actually will be absorbed until people actually see the buildings built. He would not be opposed to going forward with what we have here, understanding that further changes can be made in the future. He doesn't think we will see the unintended consequences by doing more modeling and more public outreach.

Ms. Downey did hear that people would prefer that the City just make the rules clear enough that people would just choose to follow them.

Mr. Bailey isn't sure how, if the professionals don't quite understand how all 25 would affect them, we can understand them. He has heard strong concerns from people. He doesn't see any harm in allowing the professionals and the RSIP Committee to have one more workshop.

Mayor Tanaka isn't sure that is the right course of action.

MSF (Downey/Bailey) moved that a workshop be held at the earliest convenience that can be arranged to allow the give and take between as many members of the RSIP Committee that would like to come and help but for all the people that are trying to interpret the rules as recommended by the RSIP Committee.

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

Mayor Tanaka referred to the list of recommendations on page 162.

MSUC (Sandke/Tanaka) moved that the City Council send the off-street parking recommendations be sent to the Planning Commission.

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

Mr. Sandke clarified that the motion was for Items 1-5.

Mayor Tanaka asked if anyone is opposed to moving forward with #6.

Mr. Sandke thinks that is one that could use more clarification from the Committee before going to the Planning Commission.

Mayor Tanaka commented that staff is going to work to put these recommendations into zoning language. Shouldn't staff do that and then the Council could refine that or edit it if needed?

MSUC (Bailey/Tanaka) moved that the City Council adopt all of the recommendations at this time.

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

The City Council went into recess at 7 p.m. and reconvened at 7:14 p.m.

11c. Provide Direction on a Request for a Three-Month Pilot Project for a Public Valet Service at the Intersection of Orange and B Avenues.

Councilmember Sandke recused himself as he has property within 300' of the area under discussion.

City Manager Blair King gave brief introductory remarks. David Spatafore, business owner, gave the presentation.

The Mayor invited public comment.

Patricia Faircloth is not against the valet parking. She wanted to bring the Council's attention to the commercial parking suggestions in the proposal. She is asking that the Council please not give the commercial parking to the public after 11 a.m. Where will delivery trucks go after 11 a.m., seven days a week? She fears they will go to her alley. She doesn't want the Council to forget the residents in Oxford Park who have garages on that alley. She suggested that the Council consider the request for valet parking but keep commercial parking in the proposal on B Avenue and also on Orange Avenue at least until 5 p.m.

Rita Sarich, Coronado MainStreet, commented that the MainStreet Board has talked a lot about this over the years and the Board agrees that valet parking can be an excellent tool in increasing a downtown's parking inventory. They also agree that a trial period and evaluation of the program is a sound strategy. The loss of public parking spaces, to the Board of MainStreet, is unacceptable. There is also concern about the loss of commercial loading in this very busy area. She is not sure why we even need two parking spaces to launch a valet service.

Mr. Spatafore responded to Ms. Sarich's comments.

Carolyn Rogerson was absolutely stunned to think that anyone would consider taking away three parking spaces at the corner of B and Orange. She thinks that a metered handicapped parking spot at that corner would be a wonderful idea.

Mayor Tanaka supports the plan that Mr. Spatafore has put together. He is interested to see if there is a way to get 50 people into those spots. Valet programs only work if they are convenient. One element of convenience is the price point. He has suggested a \$5 fee for three hours to Mr. Spatafore. He thinks that the parking spaces in front of Vigilucci's should be the spaces that we turn into metered spots to offset the three that we are going to lose. He would agree to leaving the commercial loading zone where it is now as a compromise for the Oxford Park residents.

Councilmember Bailey would like to give LAZ some flexibility in the pricing. He does think there are some potential pitfalls. He also thinks there is a chance that this program might not be a success at all but it is definitely worth trying. He would like staff, hopefully working with LAZ, at the July and August meeting, to bring back the prior month's data to whatever extent they can.

Mayor Tanaka commented that LAZ doesn't have the best interests of Coronado citizens at heart. They have a business to run. He doesn't want to inhibit it but he doesn't want to leave the pricing decision up to them.

Councilmember Downey uses valet a lot as she can't walk distances. She agrees with Mayor Tanaka that the \$5 price point is a good one because it will give us some data. The trial period is a trial not just for extended valet but for the idea of capturing those parking spots to help our residents. That is why she likes the \$5 amount. Those spots are not as full as often as one would think. She likes the idea of saving the loading so that we don't shift people. She thinks three is a good number and is suspicious that if it is successful there will be more.

MSC (Downey/Bailey) moved that the City Council approve a three-month test valet parking program for June, July and August with a recommended amount of \$5; remove the three spots next to the corner at the BofA for the pick-up and drop off zone; no removal of the existing loading zone on B; remove the commercial zone in front of Vigilucci's and put in three metered spaces; and staff is to bring this item back to the City Council for review in July.

Councilmember Woiwode talked about the loading zone and what would be there until 11 a.m.

Assistant City Manager Tom Ritter responded that it will be a loading zone until 11 a.m. and after 11 a.m., it would be the valet.

Mr. Woiwode observed that meters are in effect from 8 a.m. until 6 p.m. and those spaces are free after that.

Ms. Downey commented that if we are leaving the loading zone already on B and then left parking until 11 a.m. at those three spots and then turned it into valet maybe that would help address some of the concerns.

Mr. Ritter suggested that it could remain as public parking and then the City would bag the meters after 11 a.m. Mr. King noted; however, that the problem with that is you are going to have people parked prior to that and then you will be involved with towing vehicles.

Mayor Tanaka thinks it is an ancillary benefit that at least when it is not being used as the valet, people can use it.

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

11d. Authorize the City Manager to Issue a Request for Proposals for the Head Golf Professional Concession at the Coronado Municipal Golf Course. Under Consent, the City Council authorized the City Manager to issue the Request for Proposals.

11e. Introduction of “An Ordinance of the City Council of the City of Coronado, California Amending Chapter 40.28 of the Coronado Municipal Code by Adding Section 40.28.015 ‘Consumption of Alcohol On Public Property–City Hosted Functions’.” Under Consent, the City Council introduced AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CORONADO, CALIFORNIA, AMENDING CHAPTER 40.28 OF THE CORONADO MUNICIPAL CODE BY ADDING SECTION 40.28.015 ‘CONSUMPTION OF ALCOHOL ON PUBLIC PROPERTY–CITY HOSTED FUNCTIONS’. THE ORDINANCE WAS READ BY TITLE, THE READING IN ITS ENTIRETY UNANIMOUSLY WAIVED AND PLACED BY THE CITY COUNCIL ON FIRST READING.

12. CITY ATTORNEY: No report.

13. COMMUNICATIONS - WRITTEN:

13a. Consideration of Request from Mayor Tanaka that the City Council Approve Placing on a Future Council Agenda a Discussion about the Provisioning of Crossing Guard Services. Under Consent, the request was approved.

14. ADJOURNMENT: The Mayor adjourned the meeting at 8:06 p.m.

Approved: May 17, 2016



Casey Tanaka, Mayor
City of Coronado

Attest:



Mary L. Clifford, CMC
City Clerk