MINUTES OF A
REGULAR MEETING OF THE
CITY COUNCIL OF THE
CITY OF CORONADO
Police Facility – Emergency Operations Center
700 Orange Avenue
Coronado, CA 92118
Tuesday, February 3, 2004, 3:00 p.m.

Mayor Smisek called the meeting to order at 3:04 p.m.

1. ROLL CALL:

Present: Councilmembers Monroe, Schmidt, Tanaka, Tierney and Mayor Smisek

Absent: None

Also Present: City Manager Mark Ochenduszko
City Attorney Morgan Foley
City Clerk Diane Shea and Office Specialist Brenda Bridgeford

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

3. MINUTES: The minutes of the Regular Meeting of January 20, 2004, a copy having been provided Council prior to the meeting, with two name spelling corrections on pages 13 & 14, were approved as corrected. The reading of the minutes in their entirety was unanimously waived.

MSUC **(Schmidt/Monroe) moved that the City Council approve the minutes of the Regular Meeting of January 20, 2004, as corrected**

AYES: **Monroe, Schmidt, Tanaka, Tierney and Smisek**
NAYS: **None**
ABSENT: **None**

4. CEREMONIAL PRESENTATIONS: None.

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

MSUC **(Tanaka/Schmidt) moved that the City Council approve the Consent Calendar Items 5a through 5e, and Item 11b – Request Authorization for the Park and Recreation Board to Research and Recommend Facility Use Policies and Fees for the Public Use of the Community Center, Municipal Pool, Parks, Beaches and Playing Fields in Coronado**

AYES: **Monroe, Schmidt, Tanaka, Tierney and Smisek**
NAYS: **None**
ABSENT: **None**

5a. **Approval of Reading by Title and Waiver of Reading in Full of Ordinances on this Agenda.** The City Council waives the reading of the full text of every ordinance contained in this agenda and approves the reading of the ordinance title only. **The City Council waived the reading of the full text and approved the reading of the title only.**

5b. **Approval of Warrants.** The City Council ratified payment of warrants Nos. 10033954 thru 10034260, as audited and approved by the Audit Committee, provided there are sufficient funds on hand. **The City Council approved the warrants.**

5c. **Filing of the Quarterly Treasurer's Report on Investments with the City of Coronado City Council for the Quarter Ending December 31, 2003.** This is the report for the three-month period October 1, 2003 through December 31, 2003. **The City Council accepted the report.**

5d. **Comment on Metropolitan Transit Development Board Appeal of City of San Diego Historic Resources Board Historic Designation of a City of San Diego Portion of the Coronado Belt Line.** Councilmember Monroe has requested that this item be placed on today's agenda so that he can appear on behalf of the City of Coronado to support an MTDB appeal of a City of San Diego Historic Resources Board action to designate a portion of the Coronado Belt Line as historic.

The Coronado Belt Line railroad was built from San Diego to Coronado in 1888 to facilitate land sales in Coronado and the construction of the Hotel del Coronado. Only about 7.5 miles remains of the original 20.3 mile Belt Line. Portions of the Line's right-of-way in Coronado and Imperial Beach have been utilized to construct the Bay Route Bikeway. It has long been the goal of the cities of Coronado, Imperial Beach and Chula Vista to further extend the Bikeway along deteriorated and unused San Diego segments of the Belt Line. On February 1, 2002, the State Historical Resources Commission voted to list the 7.5 mile long remnant of the Belt Line in the California Register of Historical Resources. The Commission on November 8, 23003, in response to an appeal of their earlier action "redetermined" to remove the Line from the Register. The City of San Diego Historical Resources Board on December 18, 2003, designated the 1.5 mile San Diego

segment of the 7.5 mile remnant as "historic." Such designation would preclude extension of the Bay Route Bikeway on the Belt Line right-of-way from Imperial Beach across San Diego to Chula Vista. **The City Council authorized that a letter be sent to the City Council of the City of San Diego in support of the MTDB appeal.**

5e. Appointment of City of Coronado Representatives to the Port of San Diego Bay Advisory Committee for Ecological Assessment and Financial Assistance Advisory Committee. The Mayor recently received correspondence from the Port of San Diego requesting that the City of Coronado appoint one member to each of the aforementioned advisory committees.

The San Diego Bay Ecological Assessment Committee is being created to evaluate the health of San Diego Bay, study methods to increase the population and diversity of species, and make recommendations to reduce pollution. The Port District board has requested that a City Councilmember and staff person be appointed to the committee. Mayor Smisek has asked that Councilmember Casey Tanaka serve as the Council representative. Senior Planner Ed Kleeman has been designated by the City Manager as the staff representative.

The Financial Assistance Advisory Committee makes recommendations to the Port Board in selecting nonprofit events and programs that promote commerce, navigation, fisheries, and recreation related to the bay. Mayor Smisek has requested that resident Greg Walker be appointed to the position. **The City Council appointed Councilmember Casey Tanaka as the City Council representative to the San Diego Bay Advisory Committee for Ecological Assessment, and resident Greg Walker as the representative from Coronado on the Financial Assistance Advisory Committee.**

6. ORAL COMMUNICATIONS:

a. Nancy Splinter, 1027 G Avenue, Vice President for Community Affairs for PAWS of Coronado. PAWS took issue with an article that appeared in Coronado Currents on animal services provided at the Animal Services Facility. She reviewed the work that PAWS performs in adoption and foster care for lost and stray animals. She also reviewed PAWS role in taking the animals from the facility for spaying, neutering, medical treatment and micro-chipping. PAWS disagrees with the article stating there is a new dog run. Rather, the one existing dog run has been subdivided. There has been a large cage placed in the shade. While animals do have fresh air, there is no where for even one dog to run unless it is a very small dog. PAWS still hopes to do a joint public/private partnership animal care facility with the City. The PAWS membership would like to see that project get moving.

b. Paige Harrington, 1100 Orange Avenue, Coronado Historical Association, announced that CHA has hired a new PR Director, Amy Conrad. She also announced the next Museum Network Meeting on February 10th and will be a luncheon meeting for Visitor Center networks across the County. She closed by commenting that the TOT figures for December are not quite in yet and were not reflected in the report.

c. Margaret Quackenbush, 440 Pomona, said a number of traffic studies have recommended opening Glorietta Boulevard to southbound traffic coming off the Coronado Bridge. She requested Council place a ballot measure to vote on opening Glorietta Boulevard to southbound traffic from the bridge.

d. Ron Gresham, 333 G Street, San Diego, Harbor Lights Foundation, requested City assistance in bringing the Blue Angels flying team to the San Diego area before their tour begins.

e. Elvin W. Allen, National City, spoke in support of Mr. Gresham's request. He thinks having the Blue Angels come to Coronado and San Diego would be a great thing for the younger generations.

f. Councilmember Schmidt commented on Bill Putnam leaving the cable company. The City has been lucky to have him for twelve to fifteen years. She also announced that the RSIP public workshop is February 18th from 6:00 to 8:00 p.m. in the Winn Room. She encouraged people to attend.

g. Mayor Smisek announced that former Councilmember Bob Odiorne passed away last week. His funeral service will be held on Wednesday at 9 a.m. in Fort Rosecrans.

7. CITY MANAGER:

7a. Update on Council Directed Actions and Citizen Inquiries. City Manager Mark Ochenduszko announced the appointment of one of Coronado's Division Chiefs, Kim Raddatz, as the new Fire Chief for the City of Coronado, effective February 28th. Chief Raddatz has a B.S. degree in Business Administration and in Management and is certified by the State Fire Marshall's Office as a Regional Instructor, Training Officer, and Fire Officer. Chief Raddatz has served the City of Coronado as its Division Chief in charge of operations for the past three years. Prior to that he had a 20+ year career serving the Lakeside Fire District and the California Department of Forestry. Chief Raddatz competed with 40 people for this position and showed that he has both the technical knowledge in fire service and the leadership skills to be a very successful fire chief for the future.

Chief Raddatz expressed his appreciation to the City and looks forward to working with everyone in this position for many years to come.

8. PUBLIC HEARINGS:

8a. Public Hearing: Request for Approval of a One Lot Tentative Parcel Map for Conversion of Two Existing Dwellings to Residential Condominium Units on Lot 37, Block 36, Map 376 CBSI, Commonly Known as 965 and 969 E Avenue in the R-3 (Multiple Family Residential) Zone. (PC 20-03 Delano, Beth & Chapman, Bob). Tony Pena, Director of Community Development, began by saying that this is referred to as a condominium map, which means it is going to be one lot. There are two new dwellings on the property which will be able to be owned separately because of the processing of this map. The map does meet all the City

requirements – the State Map Act, the local subdivision ordinance, it has been approved by staff, and it has been unanimously approved by the Planning Commission. Staff is recommending approval at this time.

Mayor Smisek asked how many units this lot could have on it, as a maximum. Mr. Pena explained that it is "maxed out" right now with two. It is single family development in a multiple family zone. The single family standards are still applied.

Councilmember Schmidt asked if it is 60% coverage or 50% coverage. Mr. Pena explained that it is 50% coverage, with 5% allowed for architectural features.

Mayor Smisek opened the public hearing.

David Reed, 6910 Wisconsin Avenue, La Mesa, with some students at Vahalla High School, asked for further explanation of the 50% coverage. Mr. Pena gave the explanation.

Mayor Smisek closed the public hearing.

MSC **(Tanaka/Smisek) moved that the City Council adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONADO APPROVING A ONE LOT TENTATIVE PARCEL MAP FOR CONVERSION OF TWO EXISTING DWELLINGS TO RESIDENTIAL CONDOMINIUM UNITS ON LOT 37, BLOCK 36, MAP 376 CBSI, COMMONLY KNOWN AS 965 AND 969 E AVENUE. The Resolution was read by Title, the reading in its entirety unanimously waived and adopted by Council as RESOLUTION NO. 7971.**

Councilmember Schmidt feels that this is an alley split and will therefore not be supporting it. This is a one lot subdivision. That means that it is one lot and it is being made into two condominiums. One of the units is on the street. The other one falls to the alley. She feels that causes the alley to become congested because they are only 20' wide. That congestion belongs on the street.

Councilmember Monroe asked if there is access from the street to the back unit at all. Mr. Pena responded that as a condition an easement was required so that the occupants of the house off the street will have access to the alley and vice versa. Mr. Monroe feels that it looks narrow.

Councilmember Tierney asked about mail delivery for the rear unit.

Bob Chapman, applicant, 969 E Avenue, explained that he is the owner of the back unit. He has access and mail in the front. Both have walkways to go from the front of the property to the alley and both have garages in the rear.

Mr. Tierney would like to see that tradition continued and that it be written into the requirements for this type of condominium project.

Peter Fait, Community Development Department, commented that staff did two things to protect that. Staff wanted the mutual access easements for both pedestrians as well as utility lines, which will mostly occur within the 3' side yard on the north side, which runs continuous from the alley all

the way to the street. That is a condition seen in the Resolution that also will be shown on the final map, depicted in graphic form. It also needs to be written in any CC&R's when they are developed.

Mr. Chapman did speak with the mail service before he posted his mail box. The Post Office specifically said that it has to be on the street, not the alley.

Mr. Fait responded to a question by Mr. Tanaka that there is no subterranean parking. All the parking is off the alley. There are two tandem garages, for a total of 4 spaces, 2 per unit. Those are also current zoning ordinance and a condition of the Resolution.

Mayor Smisek commented that this is an R-3 Zone, which could be multi-family condominiums where normally the parking is all lumped together in one area. The only thing he cautioned Council on is if R-1B's start coming in this way. Those are not normally looked at as multi-family residential areas, but rather as single family. He hopes this is not a trend, but if it is one, there may have to be some hard choices made in the future.

AYES: **Monroe, Tanaka, Tierney and Smisek**
NAYS: **Schmidt**
ABSENT: **None**

9. ADMINISTRATIVE HEARINGS: None.

10. COMMISSION AND COMMITTEE REPORTS:

10a. Report from the Port Commissioner Concerning Port Activities. No report.

11. CITY COUNCIL BUSINESS:

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

Councilmember Schmidt attended a MainStreet meeting, a Metro Board meeting and the Residential Standards meeting. She again mentioned the RSIP meeting on the 18th of February from 6:00 to 8:00 p.m. She hopes people will attend to give their input.

Councilmember Tanaka attended the Library Board meeting, a meeting for the naming of the Glorietta Bay Master Plan project area, attended John Traylor's retirement ceremony, a Joint Powers Authority meeting for the Heartlands Communication Facility Authority where he was selected as Vice Chairman for that committee, a Naval Complexes meeting for Mayor Smisek, DARE Graduation, the Senior Volunteer Banquet and the Financing Authority meeting.

Councilmember Monroe attended the SANDAG Board meeting, a SANDAG retreat, a meeting of the Tunnel Action Team, a meeting of the Silver Strand Corridor Management meeting, a meeting of the South County Economic Development Council and a combined meeting with the East County Development Council and the South County Development Council to hear the Governor's new Secretary of Business, Housing and Transportation, Sunny McTeague.

Councilmember Tierney reported on Chief Traylor's retirement party, and a subcommittee meeting with Mr. Tanaka meeting about the naming of the Glorietta Bay Master Plan.

Mayor Smisek attended the installation of the Chamber of Commerce's new Board of Directors, a MainStreet meeting and a meeting with the new Chamber president. Mayor Smisek will be meeting with four admirals picked by Admiral Spane to discuss the airport issue. He is very nervous about the airport issue at this time and instead of waiting and just responding to what happens across the Bridge, that Coronado needs to take an aggressive lead. Senator Feinstein has asked for the local mayors to meet with her prior to the next City Council meeting on the 17th. That discussion will have to do with Base closures in the area.

11b. Request Authorization for the Park and Recreation Board to Research and Recommend Facility Use Policies and Fees for the Public Use of the Community Center, Municipal Pool, Parks, Beaches and Playing Fields in Coronado. The community's new recreation facilities included in the Glorietta Bay Master Plan project include venues that are intended for use by the public for meetings, parties, banquets, receptions, concerts, art and drama productions, athletic activities and special events. The Park and Recreation Board is interested in participating in the process to research and develop the use policies and fees for the new recreation facilities as well as existing recreation findings and recommendations to the City Council for action. It is anticipated that this work will be completed over a period of several months, with recommendations forwarded to the City Council by June 2004. This process will be coordinated by the Director of Recreation Services. Recommendations will be based on community need, fiscal requirements and impact, and current market practices in Coronado as well as similar municipal facilities in the San Diego area.

Under Consent, the City Council authorized the Park and Recreation Board to work with the Director of Recreation to research, develop and recommend facility use policies and fees for the public use of the Community Center, Municipal Pool, parks and open spaces, beaches and playing fields in Coronado to be forwarded for City Council action.

12. CITY ATTORNEY: None.

13. COMMUNICATIONS - WRITTEN: None.

The City Council adjourned into Closed Session at 3:55 p.m.

14. CLOSED SESSION:

14a. CLOSED SESSION: CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

AUTHORITY: Gov. Code §54946.9(a)

NAME OF CASE: Ray Connelly, et al. v. City of Coronado (San Diego County Superior Court Case No. GIC 806724)

The City Council returned to open session at 4:12 p.m. and announced there was no reportable action on the closed session item.

15. <u>ADJOURNMENT:</u> The meeting was adjourned at 4:15 p.m.

Approved:

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Tom Smisek, Mayor

Attest:

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L. Diane Shea, CMC
City Clerk