

**MINUTES OF A  
REGULAR MEETING OF THE  
CITY COUNCIL OF THE  
CITY OF CORONADO  
Coronado City Hall  
1825 Strand Way  
Coronado, CA 92118  
Tuesday, February 6, 2007**

Mayor Smisek called the meeting to order at 3:11 p.m.

**1. ROLL CALL:**

**Present:** Councilmembers Downey, Monroe, Ovrom, Tanaka and  
Mayor Smisek

**Absent:** None

**Also Present:** City Manager Mark Ochendusko  
City Attorney Morgan Foley  
City Clerk Linda Hascup

**2. INVOCATION AND PLEDGE OF ALLEGIANCE.** Mayor Smisek led the Pledge of Allegiance.

**3. MINUTES:** The minutes of the Regular Meeting of January 16, 2007 were approved. The reading of the minutes in their entirety was unanimously waived.

Larry Peterson, General Manager, CCHOA, referred to page 36 of the draft minutes. He believed that, with respect to the Coronado Cays berm reconstruction guidelines, the motion was made to adopt them, but it would be more appropriate to state they were “received” rather than “adopted”.

Mayor Smisek explained that the City has to not only accept them but institute them as acceptable guidelines.

City Manager Mark Ochendusko said he believed the recommendation that was approved was to adopt the guidelines. He clarified that they are just guidelines and adopting them is not the same as adopting an ordinance or a resolution.

Dan Herrigan, Vice President, CCHOA, 97 Port of Spain, wanted to emphasize that the berm reconstruction guidelines were predominantly developed as an off the shelf fix for those people who have the properties that may be in distress. It is not the permanent solution, regardless of the ultimate responsibility, or the outcome that may come down the road, but a property by property maintenance of the berm is not the desirable way to go for a berm system. He said he wanted to be clear that TerraCosta developed these guidelines so that they wouldn't have any liability regarding the 10 or 12 people who are in extremis.

**MSUC (Downey/Tanaka) moved that the City Council approves the minutes of the Regular Meeting of January 16, 2007, a copy having been provided Council prior to the meeting.**

**AYES: Downey, Monroe, Ovrom, Tanaka 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 5g with the addition of Item 11c.**

Councilmember Ovrom asked that the City Manager provide an update on the Emergency Plan.

City Manager Mark Ochenduszkowski explained that this update to the existing Emergency Plan was put together with professional assistance. The plan is intended to work in concert with the state model for providing emergency management structure and services. The City is now in the process of updating and developing a design for remodeling the City's Emergency Operation Center. He added that the City maintains a relationship and communication systems with the Navy to address emergency events, both large and small. Members of the Coronado Fire Department recently attended an emergency simulation, a table top exercise, conducted by the Navy, and then provided feedback to the Navy regarding working together in an emergency situation.

Nancye Splinter, 1027 G Avenue, asked how many annexes there are. The response was that A – P are all of the annexes.

**MSUC (Downey/Monroe) moved that the City Council approve the Consent Calendar Items 5a through 5g with the addition of Item 11c – Direction to Proceed with Evaluating the Feasibility of the City of Coronado to Provide Fire Management Services to the City of Imperial Beach.**

**AYES: Downey, Monroe, Ovrom, Tanaka, 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 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. 10055840 thru 10056115 audited and approved by the Audit Committee, provided there are sufficient funds on hand. **The City Council approved the warrants.**

**5c. Adoption of a Resolution Authorizing the Destruction of Certain Documents Located in the City Manager's Office.** There are miscellaneous records in the City Manager's office that are being considered for destruction according to the City of Coronado Record Retention Schedule timelines. It is not believed that these records have a lasting administrative, legal, fiscal, historical, or research value. The City Attorney has reviewed the list and has approved of the documents' destruction. **The City Council approved A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONADO AUTHORIZING THE DESTRUCTION OF CERTAIN DOCUMENTS IN THE CITY MANAGER'S OFFICE. The Resolution was read by Title, the reading in its entirety unanimously waived and adopted by Council as RESOLUTION NO. 8197.**

**5d. Approval of Recommendation to Adopt the City of Coronado Emergency Plan and the Mutual Aid Operations Annex A Through Annex P of the Operational Area Emergency Plan.** No single jurisdiction or agency has the capability and resources to address all disasters or major emergency situations. The Unified San Diego County Emergency Services Organization is established for the purpose of providing and addressing disaster-related issues collectively. The City of Coronado Emergency Plan has been developed to provide guidance for the emergency managers in the City of Coronado, consistent with the San Diego Operational Area Emergency Plan.

The City of Coronado Emergency Plan defines responsibilities, establishes an emergency organization, defines lines of communications, and is designed to be a part of the National Incident Management System (NIMS). The plan describes a comprehensive emergency management system, which provides for a planned response to disaster situations associated with natural disasters, technological incidents, and terrorism incidents. The plan also identifies the source of outside support provided through mutual aid and specific statutory authorities by other jurisdictions, including counties, the state, the federal government, and the private sector.

It is important to note that the health and well being of people cannot be assured in the event of a disastrous or catastrophic occurrence. There are facility and resource limits that cannot be overcome; for example, the capacity of roadways and time it takes to evacuate people using all transportation systems. In a disaster, emergency management efforts are to address the specific incident and respond as well as possible given that resources will be overwhelmed. **The City Council adopted the City of Coronado Emergency Plan (Basic Plan, Annexes, and Attachments) and adopted Annexes A through P of the Operational Area Emergency Plan as the basis of Mutual Aid Emergency Operations.**

**5e. Award of Construction Contract for the Fiber Optic Cable Interconnect Project.** The engineer's estimate for the project was \$230,000.00. Bids were opened on January 18, 2007 and the results were as follows:

<u>Bidder</u>	<u>Bid</u>
Western Lightware, Inc.	\$229,500.00 (deemed non-responsive)
T&M Electric, Inc.	\$234,000.00
Herman Weissker, Inc.	\$245,441.00
HMS Construction	\$305,430.00
Rock Electric, Inc.	\$329,650.00

Based on the fact that the initial apparent low bidder listed an incorrect price for a specified bid item, staff deemed this bidder, Western Lightware, Inc., non-responsive. Staff then evaluated the next apparent low bidder, T&M Electric, Inc.'s bid package, insurance, bonding and construction references and determined them to be "responsive." Contracting laws direct that the City award the contract to the lowest qualified bidder, in this case, T&M Electric, Inc. **The City Council awarded a construction contract in the amount of \$234,000 to T&M Electric, Inc. for the fiber optic interconnect project. The City Council also authorized the following appropriations and budget adjustments: 1) increase the General Fund transfer to the C.I.P. Fund 400 of \$131,000 and appropriated this amount to C.I.P. Project Account #400710-9868-04402, and; 2) reduce by \$74,000 the C.I.P. budget in Project Account #510781-9868-04402.**

**5f. Introduction of an Ordinance of the City of Coronado Amending Subdivision A of Section 20.30.050 of Chapter 20.30 of Title 20 of the Coronado Municipal Code Regarding Special Events; Amendment of the Policy for Special Events Permit.** Amending the ordinance to allow for eight (8) Major Events a year will make the ordinance consistent with the policy and with practice. Currently, four traditional Major Events take place annually (Flower Show/Book Fair/Motorcars on MainStreet, Concerts in the Park, Fourth of July activities, and the Chamber Open House/Holiday Parade). In addition, three bridge runs are permitted (counted as one Major Event). The Superfrog Triathlon and Silver Strand Half Marathon have been occurring for more than five years, and in 2006, the Coronado Art Walk was added to the Major Events calendar. The Major Events calendar is approved annually by the City Council.

Since the last amendment to the Special events Policy in 1997, the format of the policy has been changed and it has been incorporated into the City's Administrative Procedures Manual. Also, several procedures related to obtaining a Special Event Permit from the Recreations Services Department have been changed. These changes were made when the fee policy for Recreation Services was approved by the Council in 2005. Additionally, some special events previously identified as examples no longer take place and others have taken their place. None of these administrative changes require amendment of the ordinance. **The City Council introduced AN ORDINANCE OF THE CITY OF CORONADO AMENDING SUBDIVISION A OF SECTION 20.30.050 OF CHAPTER 20.30 OF TITLE 20 OF THE CORONADO MUNICIPAL CODE REGARDING SPECIAL EVENTS. The Ordinance was read by Title, the reading in its entirety unanimously waived and placed by the City Council on FIRST READING.**

**5g. Designation of Council Representative to the League of California Cities Coastal Cities Issues Group.** As the Council-appointed representative to the League of California Cities, and with her background in coastal environmental issues, the Mayor recommends that the City Council appoint Councilmember Carrie Downey to represent the

Council in the Coastal Cities Issues Group. **The City Council appointed Councilmember Carrie Downey as the Council representative to the Coastal Cities Issues Group.**

**6. ORAL COMMUNICATIONS:**

- a. Louise Shirey, 828 Guadalupe Avenue, PAWS of Coronado,** spoke regarding comments that were made at the last City Council meeting during a discussion regarding the purchase of new fire equipment. Before the vote there was some discussion of special interest groups asking for City money and groups who feel that their issue deserves more City money. It seems to those who watched the televised meeting that PAWS was included in the general discussion of local groups who requested the use of City funds. She wanted to clarify that this is not the case; PAWS respectfully requests a clarification and a correction that would be heard on live television. Hopefully the people, who heard the first time, would be listening again. The minutes of the meeting did not reflect this level of detail, so there is no need for a correction there. Many residents who may not know the relationship regarding PAWS and the animal care budget watched the meeting on TV, but people feel that some confusion has risen following the last meeting. Nevertheless, PAWS stands ready to contribute financially to the enhancements of the new Animal Care Facility.
- b. Councilmember Monroe** responded that his were the comments being referred to and that Ms. Shirey's comments were very accurate. He was referring more to the size and amenities of the building, but he did use the word money. He said appreciated her help in setting the record straight.
- c. Brandon Matea, 1014 Orange Avenue, Coronado Firefighters' Association,** spoke regarding Closed Session Item 14c. He reported that the CFA looks forward to negotiations with the City. There are many things that they hope will get done to improve the City's fire department, the service to the City, and their ability to retain the employees that exist and attract future employees. They asked that the City Council keep an open mind and think about them and the future of the department.
- d. Joe Ditler, Coronado Historical Association,** updated the City Council on the ongoing exhibit at the Historic Museum. He remarked on the beneficial relationship between the Museum and the Visitor Center. He thanked the City Council for their support and invited them to come by so that he could share the plans for the near future with them.
- e. Chris Sloan, 1040 Adella Avenue, regarding Item 11b,** spoke in support of a denial of the parking request for exception.
- f. Pat DeCicco, 1022 Adella Avenue, regarding Item 11b,** also spoke in support of a denial of the request.
- g. Councilmember Downey** addressed the treatment of staff by the citizens. Staff has worked very hard to get all the information out to the people. She is disappointed about this treatment and feels that all of the City staff exhibits professionalism.

7. **CITY MANAGER:**

7a. **Update on Council Directed Actions and Citizen Inquiries.** No report.

8. **PUBLIC HEARINGS:**

8a. **Public Hearing: Approval of a Resolution for a One-Lot Tentative Parcel Map to Allow for Condominium Ownership of Two Existing Residential Units at 521 and 525 Palm Avenue in the R-3 (Multiple Family Residential) Zone (PC 21-06 Keiser, Kerry).**  
Tony Pena, Director of Community Development, gave an overview of the staff report. The Planning Commission recommended approval of the resolution.

Mayor Smisek asked for confirmation that no work would be done and no lot would be subdivided. Mr. Pena explained that the neighbors would not see any change.

Councilmember Monroe asked if any change in the buildings in the future would have to come back for design approval. Mr. Pena explained that normally duplexes are not reviewed by Design Review, but the R-3 code is being reviewed for changes that will cover duplexes in that zone.

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

MSUC (Ovrom/Tanaka) moved that the City Council adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONADO APPROVING A ONE-LOT TENTATIVE PARCEL MAP TO ALLOW FOR CONDOMINIUM OWNERSHIP OF 2 EXISTING RESIDENTIAL UNITS FOR THE PROPERTY LEGALLY DESCRIBED AS A PORTION OF LOTS 20-22, BLOCK 107, MAP 376 CBSI, ADDRESSED AS 521 & 525 PALM AVENUE, CORONADO, CA. The Resolution was read by Title, the reading in its entirety unanimously waived and adopted by Council as RESOLUTION NO. 8196.

AYES: Downey, Monroe, Ovrom, Tanaka and Smisek  
NAYS: None  
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.**

Mayor Smisek explained that the reports would cover two meetings as the reports were continued from the previous meeting.

**Councilmember Monroe** attended a meeting of the FACT (Full Access Coordinated Transportation) Group and an MTS Board meeting, meetings of the SANDAG Transportation Committee, SANDAG Board, and a Borders Committee meeting where an agreement was made with the County's tribes for an advisory seat on the SANDAG Board and committees, met with Samantha Bowman of SAFE, attended the Senior Volunteer Dinner, a South County Economic Development Council meeting with Councilmember Ovrom and attended the SANDAG Retreat at Borrego Springs also with Councilmember Ovrom.

**Councilmember Tanaka** attended a number of Fire Dispatch Agency meetings and announced that he was re-elected Chair. He briefed the 20/30 Club, attended the opening of the new Theater at CHS, met with Lou Miliotti and Ella Crozier about the Cays Specific Plan changes that were denied, with the Mayor met with the Public Art Subcommittee regarding proposed art for the Marina Building, had a meeting with SAFE, and attended the Senior Volunteer Dinner.

**Councilmember Ovrom** thanked Frank Tierney for spending the time to bring him up to speed on issues addressed at the Metro JPA and Wastewater Agency. He attended his first meeting and was immediately assigned to a subcommittee, went to South County EDC with Phil Monroe, met with Samantha Bowman of SAFE, attended meetings of the Tunnel Action Team, the San Diego Military Affairs Council breakfast, a Cays Homeowners Association meeting, the San Diego Chamber breakfast to see a presentation on North Island, the SANDAG Retreat, and a meeting of the MAAC SD Greater Chamber of Commerce.

**Councilmember Downey** filled in for Mayor Smisek at the COSA 10<sup>th</sup> Anniversary, attended the Senior Volunteer Banquet, the Arts Ball, met with Assembly Speaker Nunez in Sacramento to interview for the Coastal Commission position, attended the League of California Cities meeting in January where they discussed forming a legislative issues group, and received a PowerPoint presentation from the CAYS residents regarding the Specific Plan.

**Mayor Smisek** attended, with Councilmember Tanaka, a Public Art Subcommittee meeting regarding concepts for art at the new Marina building, gave a small State of the City address to the Kiwanis Club, attended a Port Commission ceremony for the term completion of Rocky Spane as chair, and attended the Port Commission meeting regarding concert noise from across the Bay. He met with Admiral Hering regarding the homeporting of a third carrier at North Island, attended a Golf Course subcommittee meeting, met with Port Commissioner Rocky Spane and Tim Herman, the Marriott GM, regarding upcoming changes, attended two meetings of the Tunnel Action Team, Sacred Heart's opening of Catholic Schools' Week, and met with Ms. Sanchez from Senator Boxer's office who is newly appointed as the Chair to the Public Works Committee. He attended the ribbon cutting for Curves, and met with a group of philanthropists from Forth Worth, Texas guided by former Citizen's Advisory Board Chair Laura Lee Hogg. The group has raised a considerable amount of money in support of families of soldiers in Iraq. He also had his monthly meeting with MainStreet, and with the Chamber of Commerce President and Executive Director.

Councilmember Monroe pointed out the new City crown on the wall behind the podium. Mayor Smisek explained that the seal was developed as one of the items in the master plan for the new City Hall. He credited long time Public Services employee Bill Gise with creating the crown.

**11b. Request for an Exception to the San Diego Regional Standard Drawings (Coronado Annotations), G-16 Driveway Locations and Width Requirements at 1510 Ynez Place.**

Ed Walton, Principal Engineer, Engineering and Project Development Department, provided the staff report. He explained that the homeowners of 1510 Ynez are requesting an amendment to their approved building plans by installing two separate driveways to the property. Currently, construction is taking place on two individual houses on the same parcel and the owners wish to have separate driveways. The driveways would each be 16 feet wide. The approved plans showed a single driveway, with a single curb cut on Ynez that would fork into the two individual garages. As proposed, the two driveways would only have a 6-foot separation. This would be an exception to the Regional Standard Drawings (SDRSD) adopted by the City, which would require a 20 foot separation between two individual driveways serving the same parcel. In addition to that, the Standard allows 40%, or 26 feet, of the width of the parcel to be occupied by curb cuts. The two 16 foot driveways have 32 feet of curb cuts. The staff recommendation is to adhere to the standard and go with the one driveway that forks into two. The homeowner is wishing to maintain individuality to the units and desires the two driveways to create a more residential feel. As a practical matter for the residents who will live there, the two straight approaches would be much more convenient for driving in and out. Another reason for the staff recommendation is to maximize the on street parking on Ynez, which is a very high parking demand area. In the Council packet, there was one correspondence received in time to be included. It was in support of the staff recommendation.

Mayor Smisek asked mentioned the potential for and being able to turn around and come out forward with a single driveway. With two driveways one can't do that.

Councilmember Ovrom referred to the two pictures. In both cases it looks to him as if the curb cut is 20 feet max. Mr. Walton explained that the standard will allow for a minimum of 10 feet and a maximum of 20 feet. Mr. Ovrom thinks that, regardless of which option is approved, there is no loss of parking.

City Manager Mark Ochendusko clarified that both plans have been superimposed on the map.

Mr. Walton further clarified that the two individual driveways are proposed at 16 feet each.

Eric Kleymann, applicant, 1510 Ynez Place, provided information as to why the exception should be granted. He said he is a big proponent of lots of green and less concrete. In this situation the rules create a bottleneck situation with a 30'8" wide slab of concrete going about 15 go 16 feet downhill. These two houses have nothing in common, no common walls, garages, etc. They are completely separate. By default, they were short by 80 square feet of dirt to legally split the lot. The rule works great if there is an alley with garages in the back. He feels that the visual impact of having two separate driveways would be far superior to seeing this big concrete slope downhill. Two driveways also allow for the placement of a large planter 6 to 8 feet wide in between the driveways and having 6 to 8 feet and more out where the street curb cuts are. The reason for this rule is to leave as much parking space on the streets as possible. In speaking with his builder, he was told that it is possible to go to two driveway cuttings of 10 feet wide, rather

than the proposed 16 feet. In doing so, quite a bit of space can be created in the middle. He believes more in the visual impact of this and seeing less concrete.

Councilmember Monroe thinks that the applicant has presented a plan that is different than the one before the City Council. He asked how staff feels about this having a 10-foot driveway and if that would put this back in compliance?

Mr. Kleymann added that what was originally planned were 16 foot wide driveways. That takes away space on the street for parking against the curb. The second piece, and he feels the most important, is that, because they couldn't legally split their parcel, there is a rule that says one driveway cut per parcel. That is where he is asking for the variance. In doing so, they want to compromise and not take away on street parking. That can be done by shrinking the curb cuts from 16 feet to 10 feet.

Mayor Smisek asked for the status of the construction.

Mr. Kleymann responded by saying that they are about six weeks out from being done. They would like to do the driveway(s) in three weeks.

Councilmember Downey doesn't think that it will change the slope whether there is one driveway or two.

Mr. Kleymann feels that by having two separate driveways they will eliminate where things converge into a bottleneck sign the mutually shared large amount of concrete comes three quarters of the way down the hill and then splits in two.

Mayor Smisek asked Mr. Walton if the street spots are marked in this area. Mr. Walton responded that they are not. Mayor Smisek discussed whether there is room for parking between the driveways and asked if you could get a 10 foot wide curb cut. Mr. Walton said he thinks you can, but there still wouldn't be the 20-foot separation. The 40% is measured from the transition where it starts at the gutter line up. There would still be two 16-foot curb cuts. Mayor Smisek wondered if there could be a 10 foot wide cut and then have it flair to a 16 foot wide driveway on their property. Mr. Walton thinks that would be permissible, but on the curbside, a 10-foot wide driveway with a 3-foot wing on either side will still mean a 16-foot curb cut. Mayor Smisek asked where the bumper of a car can fall on the wing.

City Attorney Morgan Foley explained that the courts have thrown out tickets where the car extends over the wings and is not completely obstructing the driveway.

The Police Chief explained that the Vehicle Code reads that one is not supposed to block a driveway, which includes the wings, however, if the vehicles can still get in and out of the driveway, even if the car is over a little bit, those citations are not upheld and the City does not issue them.

Mayor Smisek said he would like to see if there is a way to work this out.

Councilmember Downey agreed. Discussion ensued about the specific requirements of legal parking spaces. Ms. Downey didn't think anyone would object if parking isn't lost and asked if there a compromise that will get another parking space.

Mayor Smisek explained that the City Manager suggested a recommendation, with the City Council's consent, that this go back to staff and he can later approve a plan that meets all the expectations discussed. The other options are to grant the request for exception as proposed, or to support the staff recommendation.

Councilmember Ovrom pointed out that the driveway widths in Coronado are not uniform by any stretch of the imagination any more than the parking sizes are standardized. He recalled Mr. Walton stating that the wings are three feet on either side, but it seemed to him that is not standard either. He asked if that had changed over time. Most of them look like they are two feet or less. Mr. Walton explained that the new standard is three feet on each side, but there are many with as little as a one foot. Also, if this were on separate parcels, there could be a very small separation as well. Mr. Ovrom said he would like to see this worked out to keep the parking place and provide a little better access and perhaps modify the standards a bit.

Mr. Walton thinks staff can work with the applicant to try to get as close to the standards as possible.

Councilmember Tanaka thinks this is a simple issue. The staff recommendation is for a one driveway solution. He thinks that makes the most sense. The only reason the City Council is being asked to review this is because the applicant's request is out of compliance on the separated by 20 feet and exceeding 40%. His inclination is to deny the applicant's request because he thinks it is less safe and it takes away parking. Having two driveways is not the ideal situation. He also believes that the only reason the City Council is reviewing this is because it does not comply with SDRSD. If a new proposal is brought to City staff that does comply, it doesn't matter what the City Council thinks because it would be in compliance. The neighbors who have spoken do not support this. If the applicant can come back with a two driveway scenario that is in compliance with the City rules, that would be the way to go. The staff report says that the applicant was informed on January 20, 2005 and again on December 5, 2005. He is not sure why in February 2007 a new idea has been sprung on the City Council. He is happy to go with the staff recommendation and to deny the request. He doesn't believe this is the way to do business.

Councilmember Monroe explained that his issue was the loss of a parking spot. He agrees with Councilmember Tanaka that this has been going on for quite some time. It sounded like this proposal was even new to City staff. He does feel that landscaping is better than concrete. He would like to hear if the previous speakers had an issue with the parking and if the parking spot was given back, would they still be opposed to this.

Chris Sloan, 1040 Adella Avenue, explained that she remodeled and stayed within the City codes. In their cut they have a wide driveway with a narrow entry. She has learned how to back out of her driveway. There is already one parcel with two houses on it. It had one driveway before. She would still encourage denial of the request and stick with one driveway. Parking is a disaster in that area and even with the 3' cut on each side, more than one parking place will be lost.

Pat DeCicco agreed that parking is impacted in that area. By her math, she figured that two parking spaces will be lost. The drawing shows two 20-foot driveways with 6 feet in between.

She agrees with Councilmember Tanaka that this should be rejected at this point because it looks like the rules of engagement have changed.

Mr. Monroe commented that there was going to be one curb cut anyway that would take away one parking spot. Now the City is being told that, with a different configuration, the parking spot will not be taken away.

Mayor Smisek doesn't want to design on the go. He wants to hear if there is consensus as to whether this can be worked out. If the City engineering staff is comfortable with a proposal and the City Manager feels it is a go, to him that is the best way to do this. The City has always tried to accommodate people. There is no variance being given here. Variance is a legal term. This is a request for an exception to a standard, which is something the City has done previously. He thinks the City Council needs to look at this logically. He likes the idea of some greenery in there. If the parking place can be saved, that is all the better. His recommendation is to see if this can be worked out. If it can't then it will be rejected.

Ms. Downey said she cares about the parking space, but she also feels that having smaller driveways with more greenery would be preferable to her. That is part of her decision making in this case. She would like to see staff and the applicant bring more greenery and save the parking space.

Mayor Smisek reviewed the figures on the previous and current proposals to verify the size of the parking place.

Mr. Tanaka asked that, if the City Council were to reject the applicant's request, would that preclude them from coming back with the plan that everyone is describing. Is denial final?

Mr. Walton responded that if the City Council denies the current plan, the applicant can come back and submit a different plan. If it is in compliance, it wouldn't even need to come back to the City Council.

Mr. Tanaka is not interested in doing this design work or in planning the Map from up at the podium. For him, the City Council is being asked whether or not to grant this. He is inclined to reject it. Could the City Council dictate, if there was a majority, that there be a single driveway and that a two driveway option is not acceptable?

Mr. Walton thinks that the City has the authority to require the applicant to stick within the standards. He thinks it would be very difficult for the applicant to design two driveways to meet the regional standards.

Mr. Tanaka thinks the two driveway scenario is not that safe. The narrower the driveway is made, the narrower the curb cut is and the wrong policy is driving this decision. He is most concerned about safety – that there be enough room to make the turns, enough room to get in and out. He believes the scenario he has heard discussed creates the least safe scenario. He is still inclined to reject the request and even to ask for the single driveway.

Ms. Downey suggested making a motion to continue this item and send it back to staff with the direction that, if it is possible to safely do the two driveways.

Mayor Smisek offered, rather than continuing the item because that would mean the need to bring it back to the City Council, going with the City Manager's recommendation of having engineering work with the applicant to come up with a two driveway scenario and have the City Manager review it to determine whether it is satisfactory based on what has been discussed.

Ms. Downey presumes that the City Council will have to approve such a design in advance and that the City Manager would be given approval authority.

Mr. Monroe clarified that no matter what they come back with, they will still not meet the SDRSD and an exception will be necessary. The City Council is essentially saying that, if staff is happy with what comes back, that exception is being granted.

**MSC (Downey/Monroe) moved that the City Council refer this item to staff and direct that staff work with the applicant to develop a two driveway scenario. The City Council authorized the City Manager to approve such a plan if it meets the desired outcome as expressed by the City Council.**

**AYES: Downey, Monroe, Ovrom and Smisek**  
**NAYS: Tanaka**  
**ABSENT: None**

**11c. Direction to Proceed with Evaluating the Feasibility of the City of Coronado to Provide Fire Management Services to the City of Imperial Beach.** In January the City of Coronado received a letter from the City of Imperial Beach relating to their interest in having the City of Coronado provide fire management services. **Under Consent, the City of Coronado directed staff to look into the benefits, costs, and impact for the City of Coronado to provide fire management services to the City of Imperial Beach.**

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

**13. COMMUNICATIONS - WRITTEN:** None.

**Mayor Smisek and Councilmember Downey announced their recusal from Item 14a due to conflict of interest regarding real property interests.**

**The meeting was recessed to closed session at 4:15 p.m.**

**14. CLOSED SESSION:**

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

**AUTHORITY:** Subdivision (a) of Government Code §54956.9  
**NAME OF CASE:** City of Coronado v. Linda Hascup, et al.  
San Diego Superior Court Case No. GIC 871623

**b. CLOSED SESSION – CONFERENCE WITH LEGAL COUNSEL**

**AUTHORITY:** Government Code §54957.6

NAME OF CASE: Workers' Compensation Appeals Board Case Number:  
TBD  
Daniel McGehee

- c. **CLOSED SESSION – CONFERENCE WITH LEGAL COUNSEL**  
AUTHORITY: Government Code §54957.6  
CITY NEGOTIATORS: Mark Ochenduszko, City Manager; Leslie Suelter,  
Director of Administrative Services  
EMPLOYEE ORGANIZATION: Coronado Police Officers' Association  
(CPOA)

**The Regular Meeting resumed at 6:27 p.m.**

**The City Attorney reported the following action on Closed Session items as follows:**

**On 14b, direction was given to the City's legal counsel.**

**On Items 14c and 14d, direction was given to the City's negotiators.**

**Councilmember Downey and Mayor Smisek left the closed session at 5:34 for the discussion regarding Item 14a. There was no reportable action on this item.**

15. **ADJOURNMENT:** The meeting was adjourned at 6:28 p.m.

Approved: February 20, 2007

\_\_\_\_\_  
Tom Smisek, Mayor  
City of Coronado

Attest:

\_\_\_\_\_  
Linda K. Hascup  
City Clerk