MINUTES OF A
REGULAR MEETING OF THE
CITY COUNCIL OF THE
CITY OF CORONADO
Coronado City Hall
1825 Strand Way
Coronado, CA 92118
Tuesday, March 7, 2006

Mayor Smisek called the meeting to order at 3:08 p.m.

1. ROLL CALL:

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

Absent: None

Also Present: Acting City Manager Jim Benson
City Attorney Morgan Foley
City Clerk Linda Hascup

2. INVOCATION AND PLEDGE OF ALLEGIANCE. Tom Johnson, Retired Navy Chaplain, provided the invocation and Mayor Smisek led the Pledge of Allegiance.

3. MINUTES: The minutes of the Regular Meeting of February 21, 2006, a copy having been provided Council prior to the meeting, were approved as submitted. The reading of the minutes in their entirety was unanimously waived.

MSUC (Tanaka/Downey) moved that the City Council approve the minutes of the Regular Meeting of February 21, 2006, as submitted.

AYES: Downey, Monroe, Tanaka, Tierney and Smisek
NAYS: None
ABSENT: None

4. CEREMONIAL PRESENTATIONS:

4a. Proclamation and Presentation of Awards for the Poster Contest for "Take My Hand Coronado: A Weeklong Celebration of Peace in Human Relationships." Mayor

Smisek presented the proclamation to Debbie Schwartz. Ms. Schwartz announced the award evening on March 16 where eight individuals from Coronado are to be honored as the Peacemakers of the Year in eight categories. This year's recipients include Dr. Vernetti, Dr. Nancy Girvin, CMS Principal and others. The Council members read the names of the awardees and Mayor Smisek gave the certificates to the following:

Councilmember Philip A. Monroe read the names of the Kindergarten to Second Grade winners:

Third Place:	Brett Zahn Schmitz, Grade 1, Silver Strand Elementary School
Second Place:	Amanda Moser, Grade 1, Christ Church Day School
First Place:	Michelle Dykstra, Grade 1, Christ Church Day School

Councilmember Casey Tanaka read the names of the Third to Fifth Grade winners:

Third Place:	Sofia Zubria, Grade 5, Sacred Heart Parish School
Second Place:	Gerardo Davila, Grade 4, Sacred Heart Parish School
First Place:	Katie Kinsella, Grade 4, Sacred Heart Parish School

Councilmember Frank Tierney read the names of the Sixth to Eighth Grade winners:

Third Place:	Ivana Paoli, Grade 7, Sacred Heart Parish School
Second Place:	Isabella Voldosola, Grade 7, Sacred Heart Parish School
First Place:	Cecilia Diaz de Sandi, Grade 7, Sacred Heart Parish School

Councilmember Carrie Downey read the name of the Grand Prize Winner:
Hailey Anne Ralston, Grade 5, Christ Church Day School

5. <u>CONSENT CALENDAR:</u> The City Council approved, adopted and/or accepted as one item of business Consent Agenda Items 5a through 5j.

Councilmember Monroe asked regarding Item 5d if the City would take any action on the speed hump on Sixth Street between Pomona and Glorietta as he suspects that it would not meet that requirement any longer.

Jim Benson, Acting City Manager, responded that the three blocks in question would not be eligible for humps under the new policy. The Sixth Street speed hump is grandfathered in.

MSUC **(Downey/Tanaka) moved that the City Council approve the Consent Calendar Items 5a through 5j.**

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

5a. <u>Approval of Reading by Title and Waiver of Reading in Full of Ordinances on this Agenda.</u> 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. 10049186 thru 10049421 audited and approved by the Audit Committee, provided there are sufficient funds on hand. **The City Council approved the warrants.**

5c. **Award of Contract for Overlay Project for Glorietta Boulevard.** The project was advertised for bidding beginning on January 25, 2006 and bids were publicly opened on February 16, 2006 with the following results:

BIDDER	Base Bid	Bid Additive	Total
Hazard Construction Company	$1,593,181.40	$77,880.00	$1,670,061.40
Koch-Armstrong	$1,620,627.00	$77,849.00	$1,698,476.00
Frank & Son Paving, Inc.	$1,630,586.53	$63,195.70	$1,693,782.23
Daley Corporation	$1,648,551.00	$75,882.00	$1,724,433.00
SRM Contracting & Paving	$1,648,600.00	$72,300.00	$1,720,900.00
Portillo Concrete, Inc.	$1,648,846.00	$87,864.00	$1,736,710.00
Sim J. Harris	$1,664,993.15	$113,998.00	$1,778,991.15
ABC Construction	$1,739,496.30	$85,456.00	$1,824,952.30

The Engineer's estimate for this project was $1,959,459 with $1,897,733 for the base bid and $61,726 for the bid additive. The low bid, including the bid additive, was $1,670,061 which is 17% below the engineer's estimate. The bid additive is for the portion of Glorietta Boulevard between Second and Third Streets which is under the Port's jurisdiction and the City will be reimbursed by the Port District for this work. Staff evaluated Hazard Construction Company's bid package, insurance, bonding and construction references and determined the contractor to be "responsive." Contracting laws direct the City to award the contract (if awarded) to the lowest responsive bidder, in this case, Hazard Construction Company. Construction is expected to begin in early April and take approximately 14 weeks to complete. **The City Council awarded a contract to Hazard Construction Company in the amount of $1,670,061.40 for the construction of the Overlay Project for Glorietta Boulevard. The Council also authorized the appropriation of $85,668 of the Port District contribution and $200,000 of additional available Proposition 42 funds (Fund 217) and transfer these amounts into the individual project account #210372-9872-06ROWIGB.**

5d. **Recommendation from the Traffic Operations Committee (TOC) Regarding Revisions to the City's Speed Hump Policy.** Since March 1998, most San Diego County municipal agencies have adopted comparable warrant criteria for speed hump installation in conjunction with a traffic calming program and this revision of our policy is designed to parallel procedures of other agencies. At present, the criteria evaluated to determine if a location qualifies for speed humps include: a demonstrated speeding problem, street type, street grade, sight distance, truck/transit routes and emergency response. These criteria are in need of being more clearly defined with thresholds established while still allowing for engineering judgment to be considered. The TOC's recommendation contains three changes/additions to the speed hump policy. Those changes are:

1. A demonstrated speeding problem is defined as a critical, or 85%, speed that exceeds 33 MPH in a residential zone.
2. A warrant is added that the proposed street segment(s) shall have 0.25 mile or 1,320 feet that is uninterrupted by stop signs or traffic signals.

3. The traffic volume diversion threshold criterion for speed hump removal has been increased from 5% to 10%.

The City Council approved the proposed changes to the City's speed hump policy.

5e. <u>Request from the Coronado Floral Association to Waive Alcohol Prohibition for a Wine and Cheese Reception at the Site of the Flower Show in Spreckels Park on Saturday Evening, April 22, 2006.</u> Coronado Municipal Code §40.28.010 prohibits drinking alcohol "…on any public street, alley, sidewalk, beach, park or other public property within this City except in accordance with the terms of a lease approved by the City Council." On occasion, the City Council has waived the alcohol prohibition ordinance for special events in the City: Rotary Club Octoberfest, Lamb's Players Celebration, Historical Museum Event, Culligan Holiday Bowl Event, FBI Conference, and others. When considering such events in the past, the Council has looked at factors including event impact on the community, support by the community and/or region, and event security. In this case, there is community-wide interest and support of the Coronado Floral Association and the annual Coronado Flower Show. **The City Council waived the alcohol prohibition and allowed the Floral Association to hold a wine and cheese reception for invited guests within the tented Flower Show area at Spreckels Park.**

5f. <u>Resolution Approving One-Month Extension to the Temporary Salary Adjustment to the Assistant City Manager Classification.</u> The attached draft contract amendment extends the terms and conditions of the existing contract by one month. Ms. Willis is receiving a salary commensurate with her previous total salary and benefit compensation. She is not receiving any other benefits, including health benefits, annual leave accrual, etc. **the City Council approved A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONADO AUTHORIZING AN EXTENSION OF THE TEMPORARY SALARY ADJUSTMENT TO THE ASSISTANT CITY MANAGER CLASSIFICATION. The Resolution was read by Title, the reading in its entirety unanimously waived and adopted by Council as RESOLUTION NO. 8124.**

5g. <u>Award of Contract to Stay Green, Inc. to Trim and Skin Four Hundred and Eighty-Five (485) Mexican and California Fan Palms, Twenty Six (26) Phoenix Palms, Twenty-One (21) King and Queen Palms, and Remove and Stump Grind One (1) Phoenix Palm at the Golf Course.</u> In response to the published request for bids, six (6) tree trimming contractors submitted proposals.

Tony Gomez Tree Service	$49,870.00
Green Horizon	$39,615.00
Greenbrier Lawn	$39,990.00
Atlas Environmental	$49,940.25
Andre Landscape Service	$86,800.00
Stay Green, Inc.	$29,817.00

Stay Green, Inc. has not performed work at the Coronado Golf Course previously, but is highly recommended by other Golf Courses. **The City Council awarded the contract to Stay Green, inc. in the amount of twenty-nine thousand, eight hundred and seventeen dollars ($29,817.00) to trim the palm trees.**

5h. <u>Award of Tree Trimming Services Contract to West Coast Arborists, Inc. for Tree Trimming Maintenance Services Within the City of Coronado.</u> Due to the large quantity and wide variety of trees within the City, the Public Services Department currently utilizes both in-house crews and contractors for tree trimming on the public rights-of-way in landscaped areas and on park lands. As the present contract expired, it was decided to recommend renewing the contract based on the City of Vista's December 2006 contract results for tree maintenance services (piggy-backing on the contract). The City of Vista recently conducted a formal bid process for tree trimming maintenance services for one year, with two one-year fixed unit price renewal options. Three responsive bids were received and, in December 2005, the contract was awarded to West Coast Arborists, Inc., as the lowest responsive bidder. West Coast Arborists, Inc. has provided tree trimming maintenance services to the City of Coronado for the last ten years and is familiar with the needs of the City. Additionally, West Coast Arborists, Inc. provides ongoing technical support and updates to the city-wide tree inventory program. This support is included within the scope of the tree maintenance contract. Therefore, staff's recommendation us to enter into a new contract with West Coast Arborists, Inc. by exercising the City of Vista's public agency clause in their agreement with West Coast Arborists, Inc. **The City Council awarded a contract to West Coast Arborists, Inc. for an amount not to exceed $90,000 for tree trimming maintenance services for one year, with two one-year renewal options, upon mutual consent. Said contract shall not exceed the Public Services Parks Division program budget for contract services.**

5i. <u>Request to Place the Coronado Schools Foundation's Fundraising 'Thermometer' Sign in East Plaza at the Corner of Sixth Street and Orange Avenue, From March 15, 2006 Through June 30, 2006.</u> The Coronado Schools Foundation is holding its 18th Annual Telethon on March 29, 2005. The telethon is the major fundraising event in their Membership Drive, which benefits all five public schools in Coronado. Historically, the City of Coronado has allowed the CSF 'thermometer' sign, which indicates how much money has been donated to date, to be displayed on public property. Staff recommended that the City Council approve the request. **The City Council approved the request to display the Coronado Schools Foundation's fundraising 'thermometer' sign in East Plaza at the corner of Sixth Street and Orange Avenue from March 15, 2006 through June 30, 2006.**

5j. <u>Adoption of an Ordinance of the City of Coronado Amending Section 68.30.020 of Chapter 68.30 of Title 68 of the City of Coronado Municipal Code Adopting the County of San Diego Flood Insurance Study for the City of Coronado.</u> This ordinance was introduced at the City Council meeting of February 21, 2006. The complete text of the ordinance is to be published in the *Coronado Eagle & Journal* on March 15, 2006 noticing that the City Council has adopted the ordinance at the March 7, 2006 City Council meeting. **The City Council adopted AN ORDINANCE OF THE CITY OF CORONADO AMENDING SECTION 68.30.020 OF CHAPTER 68.30 OF TITLE 68 OF THE CITY OF CORONADO MUNICIPAL CODE ADOPTING THE COUNTY OF SAN DIEGO FLOOD INSURANCE STUDY FOR THE CITY OF CORONADO. The Ordinance, having been placed on First Reading on February 21, 2006, was read by Title, the reading in its entirety unanimously waived and adopted by Council as ORDINANCE NO. 1978.**

6. ORAL COMMUNICATIONS:

a. **Susan Keith** spoke on behalf of the Stockdale Memorial Committee. She said the committee has chosen a site for the memorial and is awaiting approval from the Library Board of Trustees. The recommendation is to have a boulder placed at the foot of the flag pole at the library with the same plaque on it as previously proposed.
b. **Ron Boshun,** reiterated his previous plea to the City Council regarding an event to honor the aviation history of San Diego.
c. **Jim Gallagher, 760 H Avenue, San Diego City Firefighter,** spoke to suggest that Coronado purchase a ladder truck for the Coronado Fire Department and provided justification from a recent incident.
d. **Janice Szumowski, 946 B Avenue, PAWS Board member,** spoke on behalf of PAWS regarding interim arrangements for animal control facility in Coronado.
e. **Louise Shirey, 828 Guadelupe Avenue, PAWS representative,** spoke about the Animal Control Facility and an interim care solution.
f. **Joe Ditler, Coronado Historical Association and Visitor Center,** introduced Barbie Huber, Events Manager, and provided statistics for the Visitor Center in February. He announced the new exhibit at the Coronado Historical Museum.
g. **Jeff Sweet, 1410 10th Street,** was the victim of the recent fire. He talked about the need for a ladder truck. He asked if the City could look at some options. There is a truck with a 75' ladder that might not cost as much as the full sized monster truck.
h. **Charlie Ahern, 861 Coronado Avenue,** spoke on behalf of the Coronado Realtors' Association, a political action group representing homeowners. He wanted to let Council know what they have been up to.
i. **Shannon Player, 932 H Avenue,** spoke on the funding of school projects by the CDA. She thought it is time for a mediator to solve the difficulties between the City and the School Board.
j. **Steve Bruce, 564 I Avenue,** challenge school students to help stop terrorism by collecting money for a project, "Another Way to Stop Terrorism", to help build schools in Pakistan since the earthquake has destroyed so much of their infrastructure.
k. **Councilmember Tierney** provided information on the cost of the City of issuing tickets for speeding, etc. Chief Crook provided some additional information.
l. **Councilmember Downey** asked that if people let their pets out, they need to make sure that they put names and addresses on their collars so that neighbors might return them.

7. CITY MANAGER:

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

8. PUBLIC HEARINGS:

Mayor Smisek explained that the City Council would remain in session and he would call to order a joint meeting of the City Council and the Community Development Agency to hear Item 8a from the City Council agenda and Items 5b, 5c, and 5d from the CDA agenda. Mayor Smisek

indicated that the presentation and public hearing were for all of the joint agenda items related to the Glorietta Bay Marina project.

8a. Consideration of Initial Study Documents and Determination Whether to Proceed by Negative Declaration or Environmental Impact Report for the Construction of the Glorietta Bay Marina, Marina Building and Promenade Redevelopment Project (IS 1-06, City of Coronado). Jerome Torres, Senior Management Analyst, spoke on behalf of the team of City/CDA staff who have been involved in the Glorietta Bay Marina Redevelopment Project. Over the past two years many actions have been taken to guide the direction of this project to rehabilitate and revitalize the existing marina facilities and shoreline areas, maintain the waterfront, meet changing marina demand and bring the marina facilities into compliance with current construction and operational standards. The elements of the project are: the repair of the rip-rap shoreline; rental dock replacement and reconfiguration; marina building replacement; A and B dock replacement and reconfiguration; marina dredging; and eelgrass mitigation site development. The water side improvements will be done first and the land side second. The project team is comprised of the City/CDA staff as the lead with the marina engineer (Cash & Associates), the shoreline engineer (RBF), the geotechnical engineer (Terra Costa), the building architect (Tucker Sadler), the CEQA consultant (Merkel & Associates), the rental dock engineer (Billingham Marine) and the marina manager/agent (California Yacht Marina).

Mr. Torres went on to describe the process to be followed. The dredging and revetment involves two steps. The first will be the demolition and removal of structures and the second will involve the extraction of 11,885 cubic yards of bay silt/sediment. The new marina A & B docks will maintain the existing 66 dock slips and increase the rentable lineal footage by approximately 200 lineal feet. The new boat rental dock will be smaller than the current dock, but will utilize the water area more efficiently. The project will involve the relocation of tenants and employees. The slip occupants from the A & B docks will be advised of and/or referred to available slips, moorings, anchorages, boatyards and dry storage facilities located within the San Diego Bay region. C dock will remain open during the demolition and reconstruction period. The boat rental dock business will be closed during the demolition and reconstruction period. The marina employees will be relocated to a small modular on the City parking lot. Concessionaires will relocate to other venues. The eelgrass mitigation area will include 12,000 cubic yards of transferred rip-rap quarry stone, silt, sand and bay mud to create 17,500 sq. ft. of new eelgrass to offset the loss of eelgrass in Glorietta Bay due to the GBM Redevelopment Project. He discussed Phase II of the Yacht Club Promenade, reviewed the project schedule and the current project status.

Key milestones and dates for the project are as follows: City Environmental Process - March 7, 2006 – City Council hearing approval of Initial Study and assign staff to compose Negative Declaration; March 22, 2006– Commission reviews conceptual design of marina support building; April 11, 2006 – Planning Commission reviews and comments on draft Negative Declaration; May 2, 2006 – City Council certifies Negative Declaration and approves Project (including KDME Concession Agreement); Design Review Process - Port District Approval Process – June 6, 2006 – Board of Port Commissioners accepts City's Negative Declaration, grants Concept Approval, issue Coastal Development Permit and approves KDME Concession Agreement.

The project financing for the dock A & B replacement (including dredging), the marina building and the eelgrass mitigation are primarily funded through a combination of cash reserves and lease bonds paid back from marina revenues with additional funds from DBAW grants to offset costs for pump-out and dump stations. The boat rental dock will have the operator pay 100% of costs for demolition, removal and construction. The operator will bay a base rent or 10% of gross revenues, whichever is greater, for a 30-year period. The Yacht Club Promenade, Phase II A/B will be primarily funded by the San Diego Unified Port District with additional funds from the SANDAG TDA Bikeway funds.

Mr. Torres reviewed the current budget versus the projected costs. The budget for the Dock A & B reconfiguration, including dredging, was $3,793,000. The current projected cost is now $4,400,000. The reason for the difference of $607,000 is two fold. One is the increase in the cost of concrete and the other is the inclusion of the soft costs for the consultants. The environmental processing cost was initially not included. The cost for that is $88,000. The eelgrass mitigation was also not included in the budget and is projected at $85,000. The marina building was budgeted as a place holder at $385,000 for construction and phase 1. A preliminary projected cost has been estimated at $900,000. In July staff will be coming back to the Council with more concrete cost projections for the building and the dock reconfiguration as they get closer to the actual bidding of those documents. The next three to five month period will be critical as the project proceeds from the design phase to the environmental and permit phases, respectively. Staff will ensure that the project remains on schedule and that design, environmental, and construction costs are reasonable and justifiable.

Councilmember Downey asked if there were any problems with the relocation of the current boat owners. Mr. Torres said the boat owners should be able to be accommodated. The marina at National City will be online prior to the October 1 construction date, which should help. Staff will come back to the Council with a better projection of how many people will be able to be relocated, etc.

Councilmember Tanaka thanked Ms. Downey for bringing up this issue. He said he hopes a great deal of thought will be put into this issue. He also referred to pages 80 and 106 and the eelgrass mitigation site. He asked how many feet separate the pier from the eelgrass mitigation site, and if it is very close, there might be a reason why that spot is deep water right now. The two pictures show different images. Mr. Torres explained that there is already a tremendous amount of eelgrass there. The new eelgrass will be planted outward, into the Bay area, so it shouldn’t affect the recreational boat user or the future recreational programming that is anticipated for that area.

Councilmember Monroe referred to slide 12/page 96 of the staff report. He was curious how the bike path will pass the tennis courts and the existing sidewalk or if it becomes the sidewalk. Bill Cecil, Capital Projects Coordinator, explained that the intent is that it will protrude out into a portion of Glorietta Boulevard, somewhere along the parking lane, and is will be a shared bike path with pedestrians. Mr. Monroe commented that the tennis players who walk on the sidewalk to get to courts will not walk on the bike path. Mr. Cecil added that the bike path is made larger in that location to accommodate bicyclists and pedestrians. Mr. Monroe doesn’t think that is optimal.

Mr. Torres discussed the program of the proposed marina support building. It is based on an analysis developed by City/CDA staff and the marina manager/agent. The direction to the architectural firm, Tucker Sadler, was to include only modest changes to the interior of the building from what exists today. As a result, the total square footage of the building replacement will be less than 500 sq. ft more than the existing building, which is primarily attributable to the new public restrooms and an ADA-compliant elevator. Mr. Torres introduced representatives from the architectural firm Tucker & Sadler; Robert Noble, President, and William Addelson, Project Leader, who reviewed the site plan, including the ground floor and second floor plans. They also provided aerial and eye level perspectives as well as various elevations.

Councilmember Monroe was interested in comments the architect made about being charged with making the marina building fit into the new civic center area. He wasn't sure that was done as much as he would have liked. He would like the trellises to be the same as the trellises at the Community Center and the City Hall, not just similar. That could be a connecting thing. He pointed out that there are no other serpentine walls at the Civic Center. He doesn't get the feeling of 'fit' even though that was one of their charges.

Mr. Noble explained that they were not asked to make this identical or an extension, but that it should relate. It was not intended to have this building look like a "mini me" of the other buildings. The trellis is not intended to be the same. It is a different type of use and a different type of treatment. This building has a bit more sense of modernism to it. The stone will be the same. He added that the drawings are conceptual and the sketch doesn't do good service to the intent.

Councilmember Tanaka disagreed with the idea that the project should be identical. He likes what they have done. He wants this building to be as beautiful and aesthetically pleasing as possible. He referenced the Coronado Library remodel as a project that he is very proud of. It is an interesting example of doing something partially modern merged with something that is not modern. He mentioned the curve of the building and rock surface of the beach facilities. The architect has done what he wanted as far as creating areas for the public to just sit and relax.

Councilmember Tierney thinks this is a work in progress. He liked the idea the architect raised regarding the opportunity for public art on the curving wall. It would be a perfect place to make a nautical, mosaic built into the wave-like serpentine walls. He mentioned how well the mosaics at the bathrooms across from the Library and at the Cays turned out. He also likes the idea of photovoltaic cells. He understands there are newer cells that are coming out that have more function to them and hopes that will be investigated.

Mr. Noble explained that their vision for the wall to be for public art would be sort of like an outside gallery. It would have extraordinary exposure. Regarding photovoltaics, his firm has done a lot of work with photovoltaic systems. They would examine the economics and take a look at when the payback period is and whether it is feasible. There are a variety of manufacturers with a variety of products.

Councilmember Downey said she is thrilled that the City could be on the cutting edge to do a municipal building that has the opportunity to tap into the grid and truly be a sustainable building for the future. She would prefer keeping the photovoltaics as low as possible so as to not further disrupt the water views. With that in mind, she appreciates the way the second story was done

with the hope of continuing to allow some views in the area so that it is not such a large structure. She wholeheartedly supports the design.

Mayor Smisek began by saying that there will be a boat house and a club room on the other end of the project. He would like everyone to look at the big picture. He thinks that the City has gone to great lengths to put the Civic Center project together over many, many years. It would be nice for it to all flow together as one big project when this is all done. He thought the building in this project was going to be a much smaller remodel type of building and not another piece of a large project like it is turning out to be. If the City is going to go in that direction and make it a bigger project, he would like to make sure that the rhythm is there and that it all goes together. The photovoltaics concern him because the payoff needs to be substantial. He questioned how long they last before they have to be replaced.

Councilmember Monroe voiced his support for greening up as much as possible, but wanted the architect to be aware that these are five-sided buildings – there are four sides and a roof that are visible to the people across the street. If photovoltaics are to be used, he thinks there needs to be some very open, up front communication with the people at the Shores. He has received many compliments from them over the Civic Center from this perspective.

Mr. Noble commented that it would be incumbent on his firm to answer all of the Council's questions regarding financial information and representatives from manufacturers to explain the longevity and maintenance issues, the warranties, etc. if the Council wants that concept pursued. There are different views about how appealing photovoltaics are from above. One job that architects have is changing the perception.

Councilmember Tanaka said he sees enough similarity in this project and it would be his desire to move forward with the design they have with the stipulation that the outside materials match the outside materials of the existing buildings. On the marina building there was a copper roof to match as well. Ordinarily he thinks he would be a little more skeptical of the photovoltaics, but the trellis provides an opportunity that wouldn't exist with just the building itself. He is very happy with the work that has been done. He agreed that all four buildings need to match to a certain extent. There is a little variation in this, but he is not concerned by it.

Councilmember Tierney agreed with Mr. Tanaka. He added that the color of the rocks, etc. and the curvature portion is appropriate because of the curvature of the property. He also hopes they pursue the idea of art on that portion of it.

Tony Pena, Director of Community Development, pointed out that CDA Item 5d is an authorization to proceed with a change order to the professional services agreement with Merkel & Associates. A lot of the work Council is authorizing has already been done. Staff is requesting approval of the change order to the contract.

Mayor Smisek opened the public hearing for the joint public hearing. Seeing no one wishing to speak on the item, the public hearing was closed.

Mayor Smisek gave a final opportunity for further comments from the CDA/Councilmembers. He announced that for CDA Items 5b and 5c the Agency members had completed their review

and comments. He explained that the votes for City Council Item 8a and CDA Item 5d would be taken separately.

Councilmember Tanaka said he was very impressed with all of the staff and consultant work that went into the project. He was very pleased with the mitigation bank and was very comfortable with all of the staff recommendations.

MSUC **(Downey/Tanaka) moved that the City Council direct a Negative Declaration to include the comments and corrections made by Councilmember Downey**

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

Mayor Smisek adjourned the Joint Meeting and called the Regular City Council meeting back to order.

9. ADMINISTRATIVE HEARINGS: None.

10. COMMISSION AND COMMITTEE REPORTS:

10a. Report from the Port Commissioner Concerning Port Activities. Port Commissioner Robert Spane spoke on several topics. He explained that the Glorietta Bay Promenade and Marina is in the Port budget and if there are going to be any cost increases it is time to discuss it for the budget cycle. Regarding Item 8a, and the use of the anchorage in San Diego Bay, the Port District will be stationing a manned police boat there. He mentioned that the Port is taking the first steps to pull their money out of the San Diego City pension fund for a separate Port pension fund. In addition, the Port's financial assistance program was just passed and Coronado received $25,000; the Port began planning on the 52-acre project in National City; $85,000 was awarded toward the Glorietta Boulevard repair that is on Port property; the Transbay pipeline project is in the works and the Port has no issues with it; the Grand Caribe Isle sand removal project will begin on March 15, 2006. He advised Council that he would not be in attendance at the next council meeting – he will be in Guatemala.

Councilmember Tanaka asked about a history of San Diego and the Bay that was run on television during the Olympics. The credits attributed the Port as having paid for it. He asked if it was possible to get a copy so that it could be made available to the schools. Commissioner Spane said he would look into that.

10b. Recommendation from the Traffic Operations Committee Regarding the Engineering and Traffic Surveys that would Reduce the Speed Limit on Portions of Alameda Boulevard and First Street from 30 Miles per Hour to 25 Miles per Hour. Ed Walton, Principal Engineer, provided the staff report. He explained that the Engineering Department has recently completed two engineering and traffic studies, the first one being on First Street between Orange Avenue and Alameda Boulevard and the second one on Alameda

Boulevard between Fourth and Ocean Boulevard. This was presented to the Traffic Operations Committee in the January meeting of this year. The TOC concurred with the findings of the engineering and traffic studies that are recommending that the speed limit on First Street and Alameda Boulevard be reduced from the existing 30 mph to a 25 mph limit. The California Vehicle Code, through the State Department of Transportation, establishes procedures to set speed limits. The State of California uses the *Manual on Uniform Traffic Control Devices* (MUTCD). This is the same procedure that the State used to reduced the speed limit on Third and Fourth Streets to 25 mph. On First Street the engineering study revealed that the prevailing speed, the critical speed, is 31 mph. That is the speed at which 85% of the vehicles travel at or below. Based on that alone, the speed would be set at the nearest 5 mph increment lower than the prevailing speed, which would be 30 mph, but the entire roadway environment has to be considered. Staff looked at other factors such as accidents, the Class II bike lane that is painted on First Street, residential density and the number of pedestrians in the area. Based on all the factors, staff is recommending that the speed limit be reduced to 25 mph on First Street.

Similarly, staff looked at Alameda Boulevard. The critical speed was either 31 or 32 mph. There is a curve between Ninth and Olive which is posted as a 20 mph advisory. That was taken into consideration. There have been seven accidents in that stretch over the last three years. There are numerous pedestrians in the area. The residential density is appropriate for a reduction in speed. Based on all the factors, staff is recommending that the speed limit be reduced to 25 mph on Alameda Boulevard between Fourth and Ocean.

Councilmember Monroe asked if the speed limit at 25 mph would be enforceable by radar. Mr. Walton explained that it would be.

Councilmember Tanaka asked if the City has been prevailing in court on these tickets. He thinks there would be only one street in the City left at 30 mph – Tenth Street. He asked if there is a reason Tenth Street was excluded and if it is possible to add it at this point.

Mr. Walton explained that it will be looked at. The City is looking at all the 30 mph streets. Coronado Cays Boulevard is another one. Jim Benson, Acting City Manager, amplified by saying that staff prioritized them in terms of the volume of traffic.

Paul Crook, Director of Police Services, addressed the questions regarding court hearings of traffic tickets. He explained that he doesn't have specific numbers but he always hears complaints when officers go to court and they lose a citation. He hasn't heard any complaints lately. This will help with the radar use on these streets.

Mr. Monroe asked if the stop sign at First and F was considered during this strategy.

Mr. Walton said he received correspondence from a person who suggested that the sign should come down now that the speed would be reduced. She is putting together a petition that will be reviewed when it is submitted.

Councilmember Tierney asked if the volume of traffic on Alameda and on First Street was taken into consideration. He thinks that the number of accidents over a three-year period on those two streets, considering the volume, is extremely low. Mr. Walton explained that the volumes were looked at in that there are a lot of vehicles that use Alameda and First. They are both collector or

above streets. The accidents are simply looked at in terms of numbers. The volume to accident ratio was not looked at. Mr. Tierney said he can't come to any conclusion that there is a necessity to remove those signs. He is very worried that there is a force march here to go forward. The traffic is increasing into the residential areas. Was that taken into consideration or are there any new numbers that show that this bleed-in is actually happening? Mr. Walton said he does not know whether this reduction will cause bleed off. When the speed limit on Third and Fourth Street was reduced they looked at this on First Street because there was a complaint that there was more traffic there. Staff analyzed the volumes at Third and Fourth, and on First, and found that the volumes on First were actually lower. There is so much flux in traffic volumes that this is very hard to compare.

Mayor Smisek commented that he and Mr. Tierney could not vote on or discuss the Alameda portion and they would have to recuse themselves after voting on the First Street portion.

Mr. Tierney said what he is worried about is that there is more traffic on Sixth and Seventh because there is no one there to effectively enforce. This push to reduce the mileage is in effect more disruptive in these areas. He is hoping the City realizes that they will have to do recounts on these streets to set Mr. Tierney and the other residents at ease. He hopes it is the intention to follow up to determine whether there is a maximum bleed in. He thinks the City is rushing to judgment on this without the public understanding that the perception can do serious damage to other residential areas adjacent to it.

Councilmember Downey clarified that the people who live on Alameda are residents, just like those who live on H, I, and J. The City had to deny a stop sign to the people at Fifth and Alameda because of the traffic. They had the problem with speeders, and traffic bleeding onto their street. She thinks that lowering the speed limit on Alameda will hopefully discourage that or, at the very least, keep the accident rate lower than it is now. She was not originally in favor of lowering the speed limit on Third and Fourth, but if the entire town is 25 mph, then she is not as worried about that.

Mayor Smisek said he likes the concept. He firmly believes that the City can take a look at how successful this is. The City was very successful initially on Third and Fourth. The speeds have been creeping up lately, but the Police Chief has a way of fixing that and there will be added enforcement at random times to try to get that back down. It will be a cyclical thing.

MSC **(Downey/Monroe) moved that the City Council adopt A RESOLUTION DESIGNATING A 25 MILE PER HOUR SPEED LIMIT ON FIRST STREET BETWEEN ORANGE AVENUE AND ALAMEDA BOULEVARD. The Resolution was read by Title, the reading in its entirety unanimously waived and adopted by Council as RESOLUTION NO. 8122.**

AYES: Downey, Monroe, Tanaka, and Smisek
NAYS: Tierney
ABSENT: None

Mayor Smisek and Councilmember Tierney recused themselves from voting on the next item.

MSUC **(Downey/Monroe) moved that the City Council adopt A RESOLUTION DESIGNATING A 25 MILE PER HOUR SPEED LIMIT ON ALAMEDA BOULEVARD BETWEEN FOURTH STREET AND OCEAN BOULEVARD. The Resolution was read by Title, the reading in its entirety unanimously waived and adopted by Council as RESOLUTION NO. 8123.**

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

11. CITY COUNCIL BUSINESS:

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

Councilmember Monroe attended the Metropolitan Transit System Board meeting. They will be starting a monthly Finance meeting in advance of that meeting to work on next year's budget. He went to Golden Hall for an MTS workshop on the comprehensive operational analysis for bus routes. The next workshop will be in El Cajon. He attended the Chamber of Commerce's grand opening at their new offices on Orange Avenue, a SANDAG Board meeting and a Borders Committee meeting. He also attended the South County Economic Development Council meeting and announced that Coronado will be hosting an Elected Officials' Night on September 14, 2006 from 6 to 8 pm at the Coronado Community Center. It will be an opportunity for elected officials from all around San Diego and the Port cities as well as the Chambers of Commerce and their members to meet and greet and network.

Councilmember Tanaka attended a Coronado Cays Homeowners Association meeting, the Chamber ribbon cutting ceremony, and the CoSA fund raising dinner.

Councilmember Tierney attended the Chamber opening, took a Lake Miramar West new facilities tour, and attended a PUC meeting.

Councilmember Downey attended the Chamber of Commerce Open House and a San Diego Regional Planning meeting. They will be having public workshops on the draft smart growth program and would like to have as many representatives from city councils in the South Bay region as possible. The workshops will be on Thursday, April 6, 2006 in National City at South County Regional Education Center and on Monday, April 10, 2006 at the San Ysidro Multicultural Center. Both workshops will be from 6:00 to 8:30 p.m. She also announced that there would be an Airport Open House Town Hall meeting on March 9, 2006 from 6:00 to 8:00 pm at the Coronado Community Center. It will be a Q & A session regarding the future of the San Diego airport.

Mayor Smisek met with Congressman Pete Visclosky of the subcommittee involved with funding the Transbay sewer line and PMA Associates to gain support from Senator Feinstein in taking this new project to Congress. He attended the ribbon cutting ceremony for the Chamber of Commerce, a Library Board special meeting regarding where to put the Stockdale Memorial,

and a South Bay Mayors meeting. He took a letter to Susan Davis from Mayor Rose and the Imperial Beach City Council stating their opposition to any joint use at NASNI. With Jim Benson, Mayor Smisek met with RADM Len Hering, CAPT Tim Alexander, CAPT Dan King, and CDR Jake Washington to discuss the Third Street Gate and the tunnel as an adjunct to the gate. On his visit to Washington, DC the Mayor met Undersecretary of the Navy Dino Aviles, and Assistant Secretary for Installations Buddy Penn to discuss the Tunnel/Third Street compatibility and the airport issue. He then met with Vice CNO Bob Willard regarding the pending Japanese visit to discuss a nuclear aircraft carrier being stationed in Yokosuka, Japan. He met with Senator Boxer's and Senator Feinstein's staffs regarding the Transbay sewer pipe, then met with Susan Davis and her staff regarding the Third Street Gate and tunnel as well as the airport. Mayor Smisek attended the BUDS graduation of Class 255 and the Little League Opening Day, met with Marsha Hall at Sharp Coronado Hospital, and met with MainStreet and the Chamber of Commerce.

11b. Preliminary Discussion of Planning Commission Recommendation to Require Design Review Commission Approval for all Residential Development of Two or More Units in the R-3 and R-4 Multi-Family Residential Zones.

Councilmember Downey and Tierney recused themselves from this discussion due to conflict of personal property interests located within 500 feet of the zone.

Tony Pena, Director of Community Development, provided some background information on the item. He explained that this is a proposal from the Planning Commission, supported by the Design Review Commission (DRC), to amend the Design Review Ordinance. Currently, the ordinance provides that the DRC has authority over multiple family development in the R-3 and R-4 zones. The proposal is to reduce that number from three or more to two or more units. Two units is considered single family. This would be something new for the City, getting into the single family area.

Councilmember Monroe asked what problem the City is trying to solve with this. Mr. Pena commented that the City has just gone through an extensive modification to its zoning ordinance with the Residential Standards Improvement Project (RSIP) that covered the R-1 zone. It did not ,however, apply to single family development in the R-3 and R-4 zones. Most of the impact of RSIP did not reach R-3 and R-4 single family. This could be viewed as loop holes where the single family restrictions wouldn't match across zones. Mr. Monroe commented that he thinks that RSIP really talked about the FAR and architectural points, but it didn't set up the DRC to look at the RSIP and whether it complied. There aren't design guideline standards for R-3. It seems that before this is done design guidelines should be developed for the R-3 zone that would be different from the R-4 zone. Mr. Pena explained that there are general guidelines in the Design Review Ordinance itself; for example, compatibility with adjoining buildings, no outlandish designs, etc. For residential development there are some general guidelines. There is enough that the Commission could look at a project with two dwellings and draw some conclusions. He added that there was a provision in the RSIP where one could gain some points towards FAR if one voluntarily submitted a single family dwelling for DRC review.

Councilmember Tanaka commented that currently it would be up for review with three or more units and this would be a simple matter of bringing it down to two or more. He asked for confirmation that there are already design guidelines that they are reviewing for the R-3 and R-4

zones when they hit three or more units. Mr. Pena explained that in the separate Design Review Ordinance there are very generalized guidelines.

Mayor Smisek commented that this would increase staff load considerably. He added that when there is discussion of three or more units that is usually a condominium or an apartment complex. When you get down to one or two units it is single family or a duplex, which have different rules. He thinks there might be a different way to address this to deal with the potential manipulation issues.

Jon Ryan, 716 Margarita Avenue, Chairman, Planning Commission, explained that the issue was raised in the Planning Commission in regards to parcel maps. Generally, Design Review has seen the projects for the subdivision maps first because a majority of them are for condominium projects. Design Review was created years back to look at R-3, R-4, and the Commercial zones. This was done to provide a check on the quality of the projects. The Planning Commission started noticing that the majority of R-3 projects that came to them never went before DRC; they were this new style of what is a "cloud condominium" on a 25-foot lot. There is a house in the front and a back house on the alley. The back house has the garages for the front house. In that way they are a cloud condominium and are treated that way. Under the current rules, such a project would not have to go through Design Review. It seemed it would in the spirit of Design Review that all R-3 projects are looked at – to change to two or more units instead of three or more. But if someone wanted to build a single family home in the R-3 zone, they could build it without any review because it is a single family home.

Mayor Smisek further commented that if a condominium map is involved, then it would come under Design Review. For a single family there would be no condominium map. To do two on a 25' x 140' they would have to have a condominium map. He said he would feel much more comfortable with the condominium map concept. If a condominium map is required, regardless of the number of units, they would have to go through the Planning Commission and Design Review.

Peter Fait, Associate Planner, explained that it could be written that way, but the map alone doesn't trigger Design Review. There could be a map with two lots or three lots. There could be a two lot or three lot parcel map and on each of those lots there could be two units. The way the current code is written, the number of units on each lot is the trigger.

Mayor Smisek proposed that any number of units that requires a condominium map besides a single family dwelling requires Design Review in the R-3 or R-4 zone. Mr. Ryan agreed.

Mr. Fait explained that what has happened more recently is where a current owner may have two lots and they sell the lots off individually to two different people and then two different applicants come in. The end result is kind of the same.

Mr. Monroe thinks that simply saying two or more on a lot takes care of the potential for loop holes. Mr. Fait thinks the difference is the form of ownership. Mr. Monroe would be comfortable with a two or more unit trigger.

Discussion ensued between staff and Council. With RSIP there are two sets of R-1 criteria. Mr. Fait thinks that Mayor Smisek was right in that the City created a third lot coverage and FAR

standard with the old single family standards from the single family zone still apply up to 75% FAR for example, single family duplex, can be used in the R-3 or R-4 zone. There is the low FAR in the single family, a medium FAR for single family in the R-3 zone, and a higher FAR for true multi-family development.

Mr. Tanaka said he is willing to err on the side of the two or more units because he has always been concerned with how small a 25' x 140' lot is.

MSUC **(Tanaka/Monroe) moved that the City Council authorize staff to begin the public hearing and municipal code amendment process to require Design Review Commission for approval for all residential development of two or more units in the R-3 and R-4 zones.**

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

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

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

The City Council recessed to Closed Session at 6:30 p.m.

14. **CLOSED SESSION:**

14a. **CLOSED SESSION: CONFERENCE WITH LEGAL COUNSEL**
ANTICIPATED LITIGATION
Initiation of litigation pursuant to subdivision (c) of Section 54956.9
One (1) potential case

The City Council resumed the regular meeting at 8:45 p.m. .

City Attorney Morgan Foley reported that there was no reportable action taken by the City Council.

15. **ADJOURNMENT:** The meeting was adjourned at 8:46 p.m.

Approved:

_____
Tom Smisek, Mayor
City of Coronado

Attest:

_____
Linda K. Hascup, City Clerk