

# CORONADO HISTORIC RESOURCE COMMISSION

## MEETING MINUTES

REGULAR MEETING

December 4, 2002

The regular meeting of the Coronado Historic Resource Commission was called to order at 3:05 p.m., Wednesday, December 4, 2002, in the Council Chambers, 1825 Strand Way, Coronado, California, by Florence Draper, Vice Chair of the Historic Resource Commission.

MEMBERS PRESENT: Commissioners Draper, Steiner, Keith, and Ryan

MEMBERS ABSENT:

STAFF PRESENT: Ann McCaull, Associate Planner  
John Swanson, Assistant Planner  
Linda Hascup, Secretary

### APPROVAL OF MINUTES

The minutes for the Regular Meeting of October 30, 2002 were approved as amended.

### DIRECTORS REPORT

Ms. McCaull presented certificates of appreciation to former Commissioner Tanaka and Commissioner Steiner. She thanked Mr. Tanaka who served as the first Chairman of the newly formed Historic Resource Commission and was recently elected to the City Council. Mr. Tanaka gave comments thanking other members of the Commission and staff. Ms. McCaull said that Commissioner Steiner was a member of the committee that wrote the Historic Preservation Program Ordinance and has been instrumental in creating the current program. She has been the Planning Commission's representative to the Historic Resource Commission since its inception in February of 2001 and leaves now as her final Planning Commission term ends on December 31, 2002.

Ms. McCaull explained that Vice Chair Draper would act as Chairman until the Commission has enough members to choose a new Chairman and Vice Chair.

### COMMITTEE REPORTS

There were no committee reports.

### ORAL COMMUNICATIONS AND OTHER MATTERS

Commissioner Keith commented that the five applications on the agenda show how successful the Historic Preservation Ordinance is becoming and how a consent calendar could almost be appropriate. She said however that it is important to review each application for its merits after all the hard work the applicants undertake to prepare them.

Ms. Keith requested that the agenda item regarding the City's park system be continued until there is a full commission to work on the item. The rest of the Commissioners agreed to continue the item.

### APPLICATIONS FOR REVIEW

**HRPA 2-02** **ADAMS TRUST** - Request for Historic Resource Preservation Agreement, 1116 Loma Avenue in the R-1A (Single Family) Residential Zone

### STAFF REPORT

Mr. Swanson, Assistant Planner, introduced the item as outlined in the agenda. He said the property was designated as a historic resource on October 30, 2002 and it is now eligible to apply for a Historic Resource Preservation Agreement (Mills Act) Contract with the City of Coronado. It is the 15<sup>th</sup> property designated under the Coronado Historic Preservation program. He explained that the HRC is to review the "list of improvements" that will be attached to the Mills Act application going to the City Council. He stated that the homeowner is planning to restore the front porch, repair wood rot, replace some steps and balusters as needed, repair termite damage, restore the original front windows to working order and paint the home during the 10-year contract period.

Applicant, Leslie Adams, 1116 Loma Avenue, indicated that the front porch is not original; it has been replaced over the years. It gets a lot of weather and there is some wood rot, which is not critical to be repaired yet, but over the next few years various portions of it will need to be replaced. She added that they are projecting that there may also be water or termite damage even though the house is made of redwood but any repairs to the home or porch will be true to its existing style and color. Ms. Adams said that the windows are all the old, sash windows and none of them open. At some point she said they would like to be able to open them, but they would not change their historic integrity.

### PUBLIC COMMENT

There were no members of the public wishing to speak at this time.

### COMMISSION DISCUSSION

Commissioner Keith said that she was fully supportive of this application.

### COMMISSION ACTION

COMMISSIONER KEITH MADE A MOTION TO ACCEPT THE LIST OF IMPROVEMENTS FOR HRPA 2-02, CONSISTING OF THE REPAIR AND PAINTING OF THE STRUCTURE, REPAIR AND RESTORATION OF THE FRONT PORCH AS IT CURRENTLY EXISTS, AND RESTORATION OF THE ORIGINAL WINDOWS TO WORKING ORDER, AND FORWARD IT TO THE CITY COUNCIL WITH THE HISTORIC RESOURCE PRESERVATION CONTRACT APPLICATION.

COMMISSIONER STEINER SECONDED THE MOTION.

AYES: Commissioners Draper, Steiner, Keith, and Ryan

NAYS:

ABSENT:

ABSTAIN:

The motion passed with a vote of 4-0.

**HR 9-02**      **BUDINGER TRUST** - Request for Historic Designation of the single family residence located at 1241 Alameda Boulevard located in the R-1A (Single Family) Residential Zone

#### STAFF REPORT

Mr. Swanson, Assistant Planner, introduced the item as outlined in the agenda. He said that the Spanish Eclectic style residence was constructed in 1916 by George and Harriett Campbell Rew. Mr. Rew was known as the "Calumet Baking Powder King". The architect was Elmer Gray of Chicago who was noted as the designer of the Beverly Hills Hotel, and the builder was William L. Carr. The following owner was Mr. Thomas Sharp who was a pioneer in broadcasting in San Diego and in 1930 brought the first national radio programs to San Diego on KFSD through affiliation with NBC. Mr. Sharp developed KFSD TV Channel 10 in 1954 and was the founder of Sharp Memorial Hospital to honor his son who was killed while on a bombing mission over Germany in WWII. Mrs. Sharp established a scholarship at Stanford University, and gave her residence on Alameda Boulevard to the American Red Cross during World War II. It was then used as the nurse's quarters and meeting place until the end of the war. In 1947 Capt. And Mrs. Clayton Miller and Louis Bauer purchased portions of the property from the Red Cross. Capt. Miller served in the U.S.S. Ranger in the 1930's, commanded Eddie Rickenbacker's squadron during WW II, went on an expedition to the Antarctic, and served later as an assistant District Attorney in San Diego. Mr. Swanson went on to provide more detail on the homes architecture.

Mr. Swanson indicated that the application requests that the home be designated historic on the basis of its age, the prominence of the individuals who owned the property, the fact that the dwelling is one of the few remaining examples in the City possessing the distinctive characteristics of an architectural style, and the home is valuable for the study of a type, period or method of construction and has not been substantially altered.

Applicant's representative, Dr. Ray Brandes, 230 West Laurel Street, Ste. 406, San Diego, clarified that when the block was arbitrarily divided the Rew-Sharp house was to have been

divided in half. On the grounds were three additional buildings; the servant quarters, the guest house, and the garage. He said those elements were originally a part of the of the Rew-Sharp estate. The restored guest quarters, servant quarters and the garage are what re being nominated for historic designation. The main Rew-Sharp house is not a part of this application. Dr. Brandes said that he spoke to the owners of the other structures and they have no issues with the structures named in the application being called the Rew-Sharp/Budinger estate. He said that the Budingers carried out the restoration with the full intent of residing here and it is a gorgeous home.

Commissioner Keith asked for clarification regarding the structures. She said the Budinger's have added a new garage to the property and she wanted to be sure that they are not requesting designation of this new garage. Dr. Brandes responded that only three buildings were requested to be designated, but he had hoped that the Commission would consider the new garage as well because it is linked with the existing residence, which was actually the old garage, with a covered trellis. Ms. Keith said that she would have a problem including the new garage in the designation because it is not 75 years old; it is a new structure. Mr. Brandes said that because it is such a small building and is now attached to the other buildings he didn't think there would be any problem with including it. He said he had not run up against this question before.

Commissioner Steiner surmised that this structure never existed on that property before, nor is it a constructive reuse of an older building. Ms. Keith said the Budingers did a fabulous job of the restoration of the buildings that were on the lot. In order to replicate the old wall that used to go around the block they hired contractors to throw rocks at a wet, cement wall to create the old, distressed look. The conversion of the old garage to their new residence was quite clever, they even kept the round arched bays as part of the structure in their living room where the autos used to park. Because there is a requirement for two off-street parking spaces, they built a new garage and connected it to the old garage with a trellis structure.

Commissioner Steiner reminded the Commission of a recent application for another property on Alameda Boulevard by Flagship Properties where the Commission decided to specifically excluded a portion of the property from the designation because they did not consider it to be historic.

#### PUBLIC COMMENT

Clayton Fisher, 712 Tolita Avenue, said that he has lived here for around 55 years. He said he watched this beautiful property be chopped up over the years and was worried it would be destroyed. But Mr. Budinger has really done wonderful work and has gone to great expense to keep the look of the old property. He said that the Commission should take into account that they even used the property's old garage doors on the new garage. He thinks his property value has risen because of the wonderful work done by Mr. Budinger. Dr. Brandes went on the explain the great care Mr. Budinger took to make sure the old doors were preserved and installed to work perfectly.

#### COMMISSION DISCUSSION

Commissioner Keith said that she knows Leslie and Don Budinger and feels that they have been a tremendous addition to Coronado. She thinks they have done a fabulous job on the property; it is just the wonderful kind of new additions to Coronado that we love. However she does need to point out that the garage is a new structure even though the old doors are on it.

### COMMISSION ACTION

COMMISSIONER KEITH MADE A MOTION TO APPROVE HR 9-02 REQUEST FOR HISTORIC DESIGNATION OF THE SINGLE FAMILY RESIDENCE, THE ENTIRE LOT AND COURTYARDS ADDRESSED AS 1241 ALAMEDA BOULEVARD, WITH THE EXCEPTION OF THE NEWLY CONSTRUCTED GARAGE, WITH THE ADOPTION OF A RESOLUTION FOR THE FOLLOWING REASONS:

- A. THE PROPERTY IS WELL OVER THE 75-YEAR AGE REQUIREMENT;
- B. IT IS IDENTIFIED WITH PERSONS AND EVENTS SIGNIFICANT IN LOCAL HISTORY; AND
- C. IT IS ONE OF THE FEW REMAINING EXAMPLES IN THE CITY POSSESSING DISTINCTIVE CHARACTERISTICS OF THE SPANISH ECLECTIC ARCHITECTURAL STYLE, HAS BEEN WELL PRESERVED, AND IS VALUABLE FOR THE STUDY OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION AND HAS NOT BEEN SUBSTANTIALLY ALTERED.

COMMISSIONER STEINER SECONDED THE MOTION.

AYES: Commissioners Draper, Steiner, Keith, and Ryan

NAYS:

ABSENT:

ABSTAIN:

The motion passed with a vote of 4-0.

Commissioner Steiner pointed out that the current owners, the Budingers, can also be considered as significant in Coronado because they took on the restoration and preservation of the Spreckles building.

**HR 10-02**      **MOORE TRUST** - Request for Historic Designation of the single family residence located at 757 Alameda Boulevard located in the R-1A (Single Family) Residential Zone

### STAFF REPORT

Mr. Swanson, Assistant Planner, introduced the item as outlined in the agenda. He said that the home was built in 1926 by O.W. Dorman, and the original owner of the Spanish Eclectic architectural style was J. G. Hall. The home used to face the old Coronado polo grounds, the horseshow arena and the Coronado golf course. Mr. Swanson indicated that the application requests that the home be designated on the basis of the structure's age, the prominence of the

individuals who owned the property, the fact that the dwelling is one of the few remaining examples in the City possessing the distinctive characteristics of an architectural style, and the home is valuable for the study of a type, period or method of construction and has not been substantially altered.

Applicant's representative, Dr. Ray Brandes, 230 West Laurel Street, Ste. 406, San Diego, said that he was particularly interested in the Moore home because when he thinks of Coronado he thinks of time and place. He said that Coronado's beauty has a lot to do with its location and when this home was built the owners were in a time and place where they had a clear view of North Island and the polo fields. This was the first home on that side of Alameda Boulevard and there wasn't anything else across the street. Within twenty years this all went away with the filling in of the Spanish Bight. For a while there were only three houses on the street of which only two survive. The structure is very stylistic with open porches, supported by 4x4 beams, there is redwood throughout the house, and there is a nice wide front yard. Dr. Brandes said the first owner of the house was Commander and Mrs. Frank Manock and their family lived there. Cdr. Manock held several prominent posts with the Navy during his career including Assistant Commandant of the Fourth Naval District. He added that Mrs. Moore has also been very active within Coronado in recent years.

#### PUBLIC COMMENT

There were no members of the public wishing to speak at this time.

#### COMMISSION DISCUSSION

There was no further discussion.

#### COMMISSION ACTION

COMMISSIONER KEITH MADE A MOTION TO APPROVE HR 10-02 REQUEST FOR HISTORIC DESIGNATION OF 757 ALAMEDA AVENUE, WITH THE ADOPTION OF A RESOLUTION STATING THE FOLLOWING REASONS:

- A. THE PROPERTY MEETS THE 75-YEAR AGE REQUIREMENT;
- B. IT DOES EXEMPLIFY OR REFLECT SEPECIAL ELEMENTS OF THE CITY'S MILITARY, CULTURAL, SOCIAL, ECONOMIC, POLITICAL, AESTHETIC, ENGINEERING, OR ARCHITECTURAL HISTORY;
- C. IT IS IDENTIFIED WITH PERSONS AND EVENTS SIGNIFICANT IN LOCAL HISTORY;
- D. IT IS ONE OF THE FEW REMAINING EXAMPLES IN THE CITY POSSESSING DISTINCTIVE CHARACTERISTICS OF THE SPANISH ECLECTIC ARCHITECTURAL STYLE, HAS BEEN WELL PRESERVED, AND IS VALUABLE FOR THE STUDY OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION AND HAS NOT BEEN SUBSTANTIALLY ALTERED; AND,
- E. IT IS THE NOTABLE WORK OF A BUILDER WHO WAS FAMOUS IN CORONADO.

COMMISSIONER RYAN SECONDED THE MOTION.

AYES: Commissioners Draper, Steiner, Keith, and Ryan

NAYS:

ABSENT:

ABSTAIN:

The motion passed with a vote of 4-0.

There is a 10 day appeal period.

**HAP 2-02**      **AMRAM INVESTMENT CORP** – Request for Historic Alteration Permit for the historic multi-family structures addressed as 751-761 G Avenue located in the R-3 (Multiple Family) Residential Zone

### STAFF REPORT

Mr. Swanson, Assistant Planner, introduced the item as outlined in the agenda. He explained on October 30, 2002 the Historic Resource Commission designated the entire residence and entire lot, including the buildings, courtyard and property addressed as 751-761 G Avenue as a historic resource. The applicant is requesting an alteration that will consist of removal of the eighth existing garages at the rear of the property, and construction of a new, two-story building containing two dwelling units on the second floor and sixteen parking spaces placed partially below grade underneath. He said that the Floor Area Ratio would be 81%, which is below the 90% allowable. The lot coverage would be 50% rather than the 60% allowed, and the maximum height of the buildings will be thirty feet at two stories, which is within the code requirements.

Ann Keyser, 271 Alameda Boulevard and Lisa Cobb, 520 Alameda Boulevard, gave a presentation explaining what the project consists of. They used a colored elevation to show where they propose to replace the old parking structure with two residential units and enough parking spaces to meet current standards. Ms. Keyser said they will be incorporating Spanish decorative tile and stucco similar to that on the existing buildings and they custom died the paint to match the old trim. Ms. Keyser said there would be little “Juliet” balconies with Spanish Tile and decorative tile inserts to give some relief on the back unit elevations. The space required by the new building will require the relocation of the fountains and will cover a portion of the existing courtyard. She said that the two existing residential structures would not be changed except for updating the interiors. Ms. McCaull asked if there was a sample of the trim color available for the file. Ms. Keyser said that the color she presented was a color she mixed up to show what she wanted to use, but she could get a sample. She said it was a Frazee paint that she blended.

Ms. Keyser provided quite a lot of detail about the landscaping plan which was shown on the drawings. Ms. Keyser said that they do propose to remove the Bougainvillea and replace it as when they re-stucco the wall. She said she would prefer to remove the Bougainvillea in the front of the building and use flowers instead.

Commissioner Keith asked if the two garages at each end the same height as the rest of the garages. Ms. Keyser said that first on either side there will be handicap spaces, then a single-level garage at ground level one either side. Then there will be six garages that will be partially undergrounded by four feet. They will provide six additional parking spaces on the slope leading in the garages. The building is cantilevered out so the mass of the building is over the parking spaces. There is a dumpster area along the side of the property and there is just enough room with the handicapped space. She said that it has been a tight fit to provide all of the required items, such as storage, etc.

Commissioner Ryan congratulated Ms. Keyser again for saving this property. It is a really “leadership” project for the City.

Ms. McCaull explained that the Historic Resource Commission is the body that carries out the design review for historically designated properties in the place of the Design Review Commission. She also mentioned that a landscape plan is usually submitted and the Commission could continue that portion of the application if they weren’t comfortable at this time. Commissioner Ryan, the representative for the Design Review Commission on the panel, said that he thought there was sufficient detail in the drawings that were submitted when Ms. Keyser applied for designation. He said that plan contains lots of grass and “real” trees, which satisfies his requirements.

#### PUBLIC COMMENT

There were no members of the public wishing to speak at this time.

#### COMMISSION DISCUSSION

Commissioner Steiner said that this really is a leadership project and the application has been one of the highlights of being on the Commission. She said that it would be her honor to make the motion to approve this project as one of her final acts on the Commission.

#### COMMISSION ACTION

COMMISSIONER STEINER MADE A MOTION TO APPROVE HAP 2-02 WITH THE ADOPTION OF A RESOLUTION APPROVING THE ISSUANCE OF A HISTORIC RESOURCE ALTERATION PERMIT FOR THE HISTORIC PROPERTY ADDRESSED AS 751-761 G AVENUE WITH THE FOLLOWING FINDINGS:

- A) The proposed alteration is consistent with the purpose and intent of this Chapter, the Historic Preservation Element and the General Plan.
- B) The proposed alteration will not adversely affect the historical, architectural or aesthetic value of the Historic Resource.
- C) The proposed alteration will retain the essential elements that make the Historic Resource significant.

- D) The proposed alteration will not adversely affect the Historic Resource's relationship to its surroundings and neighboring Historic Resources.
- E) The proposed alteration will comply with the Secretary of Interior's Standards as set forth in Section 106 of the National Historic Preservation Act of 1966. In the case of a proposed alteration on property located within a Historic District, the alteration does not adversely affect the character of the district.

COMMISSIONER RYAN SECONDED THE MOTION.

AYES: Commissioners Draper, Steiner, Keith, and Ryan

NAYS:

ABSENT:

ABSTAIN:

The motion passed with a vote of 4-0 with.  
There is a 10-day appeal period.

**HR 11-02**      **ROBERTS TRUST** – Request for Historic Designation of the single family residence located at 765 C Avenue located in the R-1B (Single Family) Residential Zone

#### STAFF REPORT

Ms. McCaull introduced the item as outlined in the agenda. She said that the entire site is about 11,000 sq.ft. and contains a single-family dwelling, two duplex units, and five parking spaces within a garage. A lot line adjustment will create two separate building sites, one with the single-family dwelling and two garage spaces, and the other would contain the rest of the buildings and three garage spaces. Acting on behalf of Roberts Trust, Chris and Peter Ackerman, who are in escrow to purchase the property, have requested historic designation of the Craftsman Bungalow, single-family dwelling, which was built in 1909 and has had only minor alterations over the years. The building contractor was the firm of Reed & Smith. F. C. Winchester owned the house from when it was built until 1998 when it was transferred to the Northern Trust, Mr. Winchester's heirs who own the home at this time. The Winchester Building at the corner of Orange and Loma Avenues was named for Mr. Fred Winchester for constructing the first reinforced concrete building in Coronado. Ms. McCaull indicated that the application states the home should be designated on the basis of the structure's age, its architectural significance, and the prominence of the family who resided in the home over the past five generations. The Winchester family was also noteworthy as a builder as they developed several bungalow homes in the 700 blocks of B and C Avenue in Coronado.

Ms. McCaull said that as this program grows staff is trying to work with property owners to develop solutions that would be win/win for the community through the historic preservation program. Ms. Keyser's application was one good example. She explained that in this is an unusual application in that a portion of the garage will be on one lot and the other portion on the other lot. In addition, Mr. Chris Ackerman plans to continue conduct his architectural business

out of his home. Through the home occupation permit process staff would be allowing an exception to provide for an additional employee to be on the property and Mr. Ackerman has also requested an exception to allow a professional sign at the front or rear of his business. She said that the historic preservation ordinance provides the Commission with the ability to allow flexibility in the zoning standards, which in this case would relate to set-backs, density, and parking and access easement agreements.

Commissioner Ryan had questions about the details of the sign since it wouldn't be reviewed by Design Review since it is in the R-1 Zone. Ms. McCaull responded that signs are limited to 6 sq.ft. in the residential zone, but the Commission has the discretion to decide if a sign, and its size, is appropriate.

Regarding the bifurcation of the garage Commissioner Draper questioned what would happen if in time the other owner wanted to do something else with their half of the garage. Ms. McCaull said that a parking access easement agreement would be developed to allow certain rights or improvements to occur. If there were a modification to the side of the garage on the site that is being designated as historic a Historic Alteration Permit would be required, however a modification on the non-designated property would not trigger this requirement. Commissioner Ryan asked if, after the lot is split, Mr. Ackerman could sell off the lot with the apartment units and a portion of the garage. Mr. Ackerman answered that he could, but it is not his intent. Commissioner Ryan asked if the applicant could be convinced to designate that lot as historic as well. Ms. McCaull said that staff had discussed that option with Mr. Ackerman who wasn't convinced.

Applicant, Chris Ackerman, 765 C Avenue, provided additional historic background regarding the Winchester Family. He said that in 1909 Charles Churchill Winchester moved to Coronado with his wife and purchased most of the block the home is on, between 15 and 18 lots, for \$10 in gold coin and built 765 C Avenue was his home. It has a very distinctive river rock façade on the front porch, and a glassed-in hallway still remains connecting the main house to a pavilion. The main front house, emblematic of the Victorian style is built over two of the three lots.

Mr. Ackerman explained that he has been renting the home for the last two years and when the owner put it on the market a local developer was in negotiations to buy the property with the possibility that it would be redeveloped. Mr. Ackerman loves the home so much he got together with his brother and they came up with a plan to go together to buy the property. They couldn't get a residential loan on a lot with more than four residential units, so they wanted to split the lot to get the loan.

Regarding his home business Mr. Ackerman stated that the office has actually set up for four employees since he moved in and doesn't plan to limit his home occupation permit request to one employee, but he would be happy to come back at a later date with a specific sign request. He said that he only would need the commitment that a sign would be allowed. He explained that his home faces the Christian Science across the street and from his front porch, living room and dining room he looks out at the Texaco gas station and the Village Theatre, so even though his lot is R-1B he is immediately adjacent to the commercial district. He wanted the Commission to be aware that at some time in the future he may make a request in the future to add on to the rear of the home, lifting up the pavilion to retain its historic integrity and add a new

first floor underneath it. Associated with that would be the possibility of lifting up the glass hallway and adding a second story on top of the garage. Mr. Ackerman said that he does realize that he would have to return with an application for the alteration permit.

Commissioner Steiner asked about if Mr. Ackerman planned to make any changes the entrance for clients to his office area. He said that it would be the same as it is now. His clients enter through a gate between the structures and walk to a pair of doors entering the glassed-in hallway. Ms. Steiner asked if the home-based business raises a parking issue or if this issue has been handled. Ms. McCaull said that the terms of the home occupation permit stipulate that clients do not visit the residence. She added that a home occupation permit also would not be issued for four employees. Parking could be an issue with additional employees and clients, but it is within the Commissions purview to make concessions.

Commissioner Ryan asked if the home occupation permit would transfer to a new owner of the property if it were sold. Ms. McCaull answered that a home occupation permit is not transferable. A new owner would have to apply for a new permit if they wanted to have a business in the residence. The Commission would only be providing relief from Mr. Ackerman's home occupation permit if they decided to do so. It would be important to include in the record that this decision only applies to the architect's office so if Mr. Ackerman did sell the property someone couldn't come in and operate another business without coming back to the Commission. Commissioner Steiner also wanted to point out that Mr. Ackerman could also only operate his architect business and would have to come back for any other use.

Ms. Keith said that she has some real concerns with signage in residential zones and wondered how important that was to Mr. Ackerman. Mr. Ackerman said that he is making this commitment because he must work their in order to be able to purchase this property. He is more than happy to submit to review by this Commission for the sign and described the sign he has in mind. He said what he is thinking of is using individual letters spelling out "The Ackerman Group Architects" affixed to the side block wall emphasizing the entrance gate. Commissioner Ryan suggested a historic looking, period sign that matches the age of the home that would be very understated. Commissioner Steiner said that she doesn't believe Mr. Ackerman would propose anything that is outlandish because she knows that he is an avid advocate of historic preservation.

Ms. Keith said that she doesn't know that she could vote for the sign at this time, even though she is willing to look at it when he applies for it and is not against a sign altogether, and she would enthusiastically approve the historic designation. She said that he is carrying out his business in a residential zone, which is somewhat precedent setting, but his proposal is very creative and it is super how he and his brother have worked out how to do this.

Commissioner Ryan said that he supported Ms. Keith's concern; he is also very sensitive to this being in the R-1 zone. He said he would be more comfortable is Mr. Ackerman would agree to the type of sign he mentioned earlier. Ms. Steiner said that she didn't believe it would be a big hanging sign of 6 sq.ft. Mr. Ackerman said that he was sure it wouldn't be anywhere near that size.

## PUBLIC COMMENT

Toni Gaylord, 3 Tunapuna Lane, said that she is so excited to see someone preserving one of these Coronado bungalows. She said that everything Chris does is so creative and she hopes the Commission will support his plans.

## COMMISSION DISCUSSION

Ms. Steiner said that the Commission is very aware that they are talking about impact to a residential zone, but they do want to have some flexibility to save those structures. She wanted to get back to parking, which she knows is a large issue in this neighborhood because of the overflow from the Central Commercial zone. She wanted to know if there was some way it could be limited, for example restrict Mr. Ackerman from having a meeting with several clients and consultants who would bring in several cars at one time. Mr. Ackerman said that would be fine. Ms. McCaull said that this is a discretionary permit so the Commission can restrict it in any fashion they feel is necessary, such as controlling the number of employees, etc. Mr. Ackerman said that there are five existing garages on the property and they will remain. He said that the Commission might want to consider making a specific allocation for those garages he would agree. Ms. McCaull pointed out that the historically designated lot would only have two of those parking spaces, and even though they are going to work out some access easements it might be difficult to require parking for the business on the other, non-designated lot.

Commissioner Draper asked if there was some language that could be agreed on to allow this bungalow to be preserved. Commissioner Ryan said that the parking would be problematic but the signage is the most important to him. He suggested that they require the applicant to come back for a sign permit and suggest a historic, understated style, smaller than 6 sq.ft. Commissioner Steiner didn't think the sign should be "mock historic" and doesn't agree that a style needs to be dictated. Mr. Ryan said that they could approve the application without the sign and review the sign at a later date.

Ms. Keith asked if Ms. McCaull knows how many employees Mr. Ackerman has today. She said that she thought it was one. Mr. Ackerman came forward to state that his office is set up for four employees. Ms. Keith asked specifically how many employees he has had working with him over the last couple of years. He said that he is not in any way asking to change the way the office is set up now, but he has never received any complaints from the neighbors. He said that he gets along quite well with his neighbors. Ms. McCaull added that the Community Development Department has also not received any complaints. Ms. Keith said that the reason she asked is because she wanted to know if there had been four employees up until now and they hadn't caused any problem, then the history would speak for itself. She thought that if he was planning to add more employees than he has currently, that might be of concern to the neighbors. She added that if the Commission decided that he and two employees were the maximum number it might hurt his business. Commissioner Draper suggested that perhaps a certain number of employees could be allowed to park and the rest required to walk or take the bus. Ms. Keith responded that is a wonderful concept but how could it be enforced.

Ms. McCaull said that one way of handling this issue might be to allow two employees now and have him come back through the special use process to expand to additional employees. She

said that because of the low-key nature of Mr. Ackerman's business, staff was trying to make a minor modification of the home occupation permit to allow him to have one or two employees and possibly a small sign, rather than going through the process of applying for a special use permit. Ms. Steiner asked if HRC has the ability to modify a home occupation permit within the Historic Preservation Ordinance. Ms. McCaull said that it would require a special use permit that would be reviewed first HRC, then the Planning Commission and the City Council.

Commissioner Ryan said that staff has worked on this and it appears the Commission was near consensus a little while ago and they need to focus on the purpose, which is to save a historic property and find a way to make it work.

### COMMISSION ACTION

COMMISSIONER RYAN MADE A MOTION TO APPROVE HR 11-02 REQUEST FOR HISTORIC DESIGNATION OF THE SINGLE FAMILY RESIDENCE AT 765 C AVENUE, WITH THE CONDITION THAT THE APPLICANT WILL RETURN TO THE COMMISSION WHEN ANY SIGNAGE IS PROPOSED, FOR THE FOLLOWING REASONS:

- A. THE PROPERTY MEETS THE 75-YEAR AGE REQUIREMENT;
- B. IT DOES EXEMPLIFY OR REFLECT SPECIAL ELEMENTS OF THE CITY'S CULTURAL, SOCIAL, ECONOMIC, AESTHETIC, ENGINEERING, OR ARCHITECTURAL HISTORY;
- C. IT IS IDENTIFIED WITH PERSONS AND EVENTS SIGNIFICANT IN LOCAL HISTORY;
- D. IT IS ONE OF THE FEW REMAINING EXAMPLES IN THE CITY POSSESSING DISTINCTIVE CHARACTERISTICS OF THE CRAFTSMAN BUNGALOW STYLE, HAS BEEN WELL PRESERVED, AND IS VALUABLE FOR THE STUDY OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION AND HAS NOT BEEN SUBSTANTIALLY ALTERED; AND
- E. IT IS REPRESENTATIVE OF THE NOTABLE WORK OF A BUILDER.

COMMISSIONER KEITH SECONDED THE MOTION.

The Commissioners discussed if there was more they wanted to include in the motion. They decided that the parking hasn't been an issue up until now, but it does become an issue with the neighbors it would become a violation of the home occupancy permit and would be handled through that process. Ms. McCaull clarified that the action here doesn't allow the applicant to have four employees. Unless the applicant amends his application to identify a number of employees a number is not specified. The Commission would be approving what the application currently indicates, which is that the applicant would receive leniency allowing onsite employees and clients. Commissioner Ryan said that if there were any complaints that would be up to the City's code enforcement program.

COMMISSIONER KEITH REQUESTED THAT THE MOTION BE AMENDED TO ADD A CONDITION STATING: IF THE CITY RECEIVES COMPLAINTS IN THE FUTURE REGARDING ONSITE EMPLOYEES AND CLIENT USE THE MATTER SHALL COME BACK TO THE COMMISSION FOR REVIEW.

COMMISSISONER RYAN ACCEPTED THE AMENDMENT TO THE MOTION.

COMMISSIONER KEITH SECONDED THE AMENDED MOTION.

Mr. Ackerman said that he has had up to four employees or consultants since he has lived there. He said that he has no problem coming back if there are complaints. He said that if the issue is that someone doesn't want an architectural firm there he would have a problem with that. He said that you never know what people will complain about. Perhaps the Commission would consider saying what type of complaints. Commissioner Steiner clarified that the motion clearly addresses issues related to impacts on a residential neighborhood. She said Mr. Ackerman need to have some faith in his fellow Coronadans. Ms. Keith said that this is a public hearing; it was published in the local newspaper and all owners within 300 feet of Mr. Ackerman's residence were notified. They are not being blind-sided. They know that a business is being conducted there and are not here to speak against this application.

COMMISSISONER STEINER REQUESTED THAT THE ADDED CONDITION BE AMENDED TO REPLACE "COMPLAINTS REGARDING ONSITE EMPLOYEES AND CLIENT USE" WITH "IF THE CITY RECIEVES COMPLAINTS IN THE FUTURE REGARDING IMPACTS TO THE RESIDENTIAL NEIGHBORHOOD".

COMMISSISONER RYAN ACCEPTED THE AMENDMENT TO THE MOTION.

COMMISSIONER KEITH SECONDED THE AMENDMENT.

AYES: Commissioners Draper, Steiner, Keith, and Ryan

NAYS:

ABSENT:

ABSTAIN:

The motion passed with a vote of 4-0 with.

### DISCUSSION ITEMS

#### **Review of History of the Coronado Park System and Discussion Regarding Historic Resource Application Process**

The Commission members agreed to continue this discussion to the next available hearing.

#### **Review of Navy Region Southwest Draft Programmatic Agreement For Cultural Resources Management**

Bill Manley, Navy Region, Regional Architectural Historic for Navy Region Southwest, gave a presentation on the listed agenda item. The Commission received his presentation.

Commissioner Keith asked what the HRC is being asked to do. Mr. Manley answered that they are requested to review the document and make a recommendation to the City. He said that they would like to receive all comments in time for the execution of the document in at the Hotel Del.

### MISCELLANEOUS

The Commission reviewed their meeting schedule. The next scheduled meeting date is on New Years Day and the following Wednesday is not available because there is a Design Review meeting scheduled. The Commission members decided to continue with their regular meeting schedule in February.

### FUTURE ITEMS

### ADJOURNMENT

There being no further business, the meeting was adjourned at 5:45 p.m.

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Tony A. Peña  
Director of Community Development