

HISTORIC RESOURCE COMMISSION
MEETING MINUTES

Regular Meeting

June 7, 2006

The regular meeting of the Coronado Historic Resource Commission was called to order at 3:03 p.m., Wednesday, June 7, 2006, at the Coronado City Hall Council Chambers, 1825 Strand Way, Coronado, California, by Chairperson Keith.

MEMBERS PRESENT: Commissioners Draper (arrived at 3:28 p.m.), Herron, Keith, MacCartee, and Wilson.

MEMBERS ABSENT: None.

STAFF PRESENT: Ann McCaull, Associate Planner
Martha L. Alvarez, Recording Secretary

APPROVAL OF MINUTES

The minutes of May 17, 2006 were approved as amended.

DIRECTOR'S REPORT

Ms. McCaull reported that the Historic Resource Commission's newsletter was in the City's May issue of the Coronado Currents.

ORAL COMMUNICATIONS AND OTHER MATTERS

There were no members of the public wishing to speak.

Commissioner Wilson reported that the Coronado Public Library had on display a wonderful exhibit on the Cottage Conservancy. Chairperson Keith said that the person who arranged the exhibit is Stephanie Davis.

OFF AGENDA ITEM

A request was made that the Commission consider adding one item to the agenda concerning communication received from Dave Gillingham who is offering the Commission an opportunity to place a brief article in his newsletter regarding historic preservation. The issue came to the attention of the City subsequent to the posting of the agenda and it is necessary to take action on this item before the next meeting.

COMMISSION ACTION

COMMISSIONER WILSON MADE A MOTION TO ADD THE ITEM TO THE AGENDA.

VICE CHAIR MACCARTEE SECONDED THE MOTION.

Ayes: Commissioners Herron Keith, MacCartee, and Wilson.
Nays: None.
Absent: Commissioner Draper.
Abstain: None.

The motion passed 4-0.

Susie Piper, 930 I Avenue, said it appeared this was a good idea as it will give the Commission an opportunity to not only write the article but also get the word out about historic preservation.

Chairperson Keith related that Mr. Gillingham will work with Ms. McCaull if the Commission agrees to submit the information. The Commission agreed to submit the following article:

The Historic Resource Commission
Submitted by Coronado Historic Resource Commission

Coronado's Historic Resource Commission does not exist merely to identify and try to save some of our town's grand and historic homes. Rather, there is a dedication toward preserving some of the unique character and ambiance that has always been part of the island's fame. Balancing this mission against the marketplace is not easy, but if there is a possibility of preservation through innovation and compromise, the Historic Resource Commission will try hard to make it work. In addition, they are authorized to extend some very enticing zoning incentives. We think Trant Manor, soon to be 1906 Lodge at Coronado Beach is a great example of this. So consider talking to Ann McCaull at the City's Planning Department before you go ahead with demolition or development plans. There may be an opportunity to preserve a structure and still reach your project goals. You...and our village...may be the winners.

PUBLIC HEARINGS

HRPA 4-06 CHUCK & RITA STEEL – Request for a Historic Resource Preservation Agreement for the historically designated property addressed as 909 J Avenue and located in the R-1A (Single Family Residential) Zone.

Ms. McCaull introduced the staff report as outlined in the agenda. On April 19, the Commission designated this property as an historic resource. One of the benefits of having a property designated is that the property owner is then eligible to apply for the Mills Act Agreement, a 10-year agreement where the property owner agrees to preserve the home. In exchange, they are entitled to a property tax reduction. The purpose of this hearing is for the Commission to consider the list of improvements associated with the agreement. The property owner is planning to undertake the following improvements: (1) Full paint restoration; (2) Continuing window restoration; (3) Emergency maintenance. The County Tax Assessor's office has not yet completed an estimate of the restricted value of the property. This item would be added to the pending list of 20 Mills Act Agreements for consideration by the City Council.

PUBLIC COMMENT

The applicant's representative, Susie Piper, 930 I Avenue, thanked the Commission for highlighting the home in the HRC Newsletter. The property owners are pleased to apply for the Mills Act Agreement but understand that there is a long waiting list.

COMMISSION DISCUSSION

Commissioner Wilson asked questions about the Mills Act Program in general. She wanted to know when the listed applications would be implemented.

Ms. McCaull stated they would be considered in the order listed.

Commissioner Wilson said she understands that there is an annual increment of \$10,000 per year and inquired about overages.

Ms. McCaull responded that it is carried over.

COMMISSION ACTION

COMMISSIONER WILSON MADE A MOTION TO FORWARD THE HISTORIC RESOURCE PRESERVATION AGREEMENT APPLICATION TO THE CITY COUNCIL WITH THE APPROVED LIST OF IMPROVEMENTS FOR 909 J AVENUE (HRPA 4-06) AS FOLLOWS: (1) FULL PAINT RESTORATION; (2) CONTINUING WINDOW RESTORATION; (3) EMERGENCY MAINTENANCE.

COMMISSIONER HERRON SECONDED THE MOTION.

AYES:	Commissioners Herron Keith, MacCartee, and Wilson.
NAYS:	None.
ABSENT:	Commissioner Draper.
ABSTAIN:	None.

The motion passed 4-0.

MISCELLANEOUS

None.

DISCUSSION ITEMS

HR 14-04 City of Coronado: Consideration of a Draft Demolition Permit Review List to replace the existing ordinance that uses a 75-year criteria as a trigger mechanism for the Notice of Intent to Demolish Permit process. This List includes single family, multiple family, and non-residential properties.

The Commission reviewed the list of potential properties and made a determination as to which properties should be kept, reviewed further, or eliminated from the list.

ADJOURNMENT

There being no further business, the meeting was adjourned at 4:49 p.m.

Tony A Peña
Director of Community Development