

HISTORIC RESOURCE COMMISSION
MEETING MINUTES

Regular Meeting

November 7, 2007

The regular meeting of the Coronado Historic Resource Commission was called to order at 3:00 p.m., Wednesday, November 7, 2007, at the Coronado City Hall Council Chambers, 1825 Strand Way, Coronado, California, by Chairperson MacCartee.

MEMBERS PRESENT: Commissioners Crenshaw, Herron, MacCartee O'Brien, and Wilson

MEMBERS ABSENT: None

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

APPROVAL OF MINUTES

The minutes of October 17, 2007 were approved as amended.

DIRECTOR'S REPORT

Director McCaull reported that the meeting of November 21 is cancelled and both meetings in December will be held.

ORAL COMMUNICATIONS AND OTHER MATTERS

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

Vice Chair Wilson requested a discussion item be placed on the next meeting agenda regarding penalties for violations of the Notice of Intent to Demolish permit process.

PUBLIC HEARINGS

HRPA 11-07 VINCENT AND PATRICIA FLYNN – Request for Historic Preservation Mills Act Agreement for the Historically Designated Residence addressed as 1021 Adella Avenue and located in the R-1A (Single Family Residential) Zone.

Director McCaull introduced the staff report as outlined in the agenda. On December 6, 2006, the Historic Resource Commission designated this property as an Historic Resource. One of the benefits of having the property designated as an Historic Resource is that the property owner is then eligible to apply to the City of Coronado for a Historic Resource Preservation (Mills Act) Agreement. On October 9, 2007, Vincent and Patricia Flynn filed an application to enter into an Historic Resource Preservation (Mills Act) Agreement.

An Historic Resource Preservation Agreement is a contract between the property owner and the City, wherein the property owner agrees to preserve, and when necessary, restore and rehabilitate a designated historic resource throughout the term of the ten (10) year agreement. In exchange, the property owner receives a reduction in property taxes.

During the ten-year period of the agreement, the property owners are not planning to undertake any major improvements. The owners are considering the following improvements:

1. Placing historically accurate decorative tiles around the arched front door;
2. Removing the English coach-style lantern and post from the planter in the front yard;
3. Installing a new hacienda style garage door;
4. Remodeling the interior of house over the garage.

Lee Potter of the County Tax Assessor's office has completed an estimate of the restricted value of 1021 Adella Avenue with the Historic Resource Preservation (Mills Act) Agreement in place. With the current estimate, the owner will see an estimated \$5,289 savings in property tax. The City of Coronado and the Community Development Agency will see an estimated annual property tax revenue decrease of \$3,068.

PUBLIC COMMENT

The applicant, Patricia Flynn, 1021 Adella Avenue, made herself available to answer questions. Ms. Flynn stated that she and her husband look forward to being considered favorably for the Mills Act Program.

Commissioner Herron asked about the hacienda style garage doors.

Ms. Flynn said the proposed garage door is made of wood. The existing garage door is made of aluminum and needs to be replaced.

COMMISSION DISCUSSION

None.

COMMISSION DISCUSSION

COMMISSIONER HERRON MADE A MOTION TO FORWARD THE HISTORIC RESOURCE PRESERVATION AGREEMENT APPLICATION TO THE CITY COUNCIL WITH THE APPROVED LIST OF IMPROVEMENTS FOR 1021 ADELLA AVENUE (HRPA 11-07) AS FOLLOWS:

1. PLACING HISTORICALLY ACCURATE DECORATIVE TILES AROUND THE ARCHED FRONT DOOR;
2. REMOVING THE ENGLISH COACH-STYLE LANTERN AND POST FROM THE PLANTER IN THE FRONT YARD;
3. INSTALLING A NEW HACIENDA STYLE GARAGE DOOR;
4. REMODELING THE INTERIOR OF HOUSE OVER THE GARAGE.

CHAIRPERSON MACCARTEE SECONDED THE MOTION.

AYES: Commissioners Crenshaw, Herron, O'Brien, MacCartee, and Wilson.
NAYS: None.
ABSENT: None.
ABSTAIN: None.

The motion passed with a vote of 5-0.

HR 14-07 **MARY KAY BOROJEVICH** – Request for Historic Designation of the single family residences addressed as 909 D Avenue, 1006-1008 9th Street and 1012 9th Street and located in the R-3 (Multiple Family Residential) Zone.

Director McCaull introduced the staff report as outlined in the agenda. Mary Kay Borojevich is the owner of the property with three detached structures addressed as 909 D Avenue, 1006-1008 9th Street and 1012 9th Street. The owner has applied for historic designation to preserve the structures and plans to add on to the dwelling at 909 D Avenue in the future. This addition would be the subject of a future Historic Alteration Permit before the Commission should the structures on the site be designated as Historic Resources at today's meeting. The addition may also warrant some relief from the zoning regulations.

Additionally, the owner plans on submitting a parcel map application which would allow for separate ownership of the structures. This Parcel Map application would be considered by the Planning Commission and City Council. The subdivision may also trigger a need for exceptions to the zoning ordinance relative to on-site parking requirements. The owner has requested that the designation be contingent upon obtaining the related discretionary permit approvals.

909 D Avenue is a single story Mission Revival dwelling that fronts along D Avenue. City records indicate this dwelling was constructed in 1926 so the residence is 81 years old.

1012 Ninth Street is located at the rear of the site fronting along Ninth Street and adjoining the alley. This home has a Craftsman Bungalow architectural style. The residence is 94 years old.

The adjacent structure situated in the middle of the lot and fronting along Ninth Street is a duplex and is addressed as 1006-1008 Ninth Street. This structure also has a Craftsman Bungalow Architectural style. City records do not clearly indicate its construction date however the application indicates this home was also built in 1913.

PUBLIC COMMENT

The applicant's representative, John Meyers, 1008 9th Street, gave a brief overview of the request and answered questions.

Vice Chair Wilson asked if they are planning any changes.

Mr. Meyers said one landscaping change has been made to 1006-1008 9th Street with the

addition of pavers and a fence. They are also proposing on re-doing 909 D Avenue.

Commissioner Crenshaw asked if there are interior stairs at 909 D Avenue in addition to the exterior stairwell.

Mr. Meyers said the interior stairs are accessible from the inside or outside of the house.

Vice Chair Wilson asked if, by adding a second story, they are keeping it for one usage.

Mr. Meyers said it is an extended family situation.

Vice Chair Wilson asked if there will be two families living at the 909 D Avenue.

Director McCaull said her understanding is that 909 D Avenue will remain a single family residence, the duplex (1006-1008 9th Street) will be two units, and the property at 1012 9th Street will be the fourth unit.

Mr. Meyers said they are looking at the possibility of separate ownership of one of the properties.

Commissioner O'Brien stated that the additional height proposed for the narrow garage appears to be completely out of place and would be a detriment to the next door neighbor. He feels that it should stay as a one story garage. Mr. O'Brien also commented that the stairway should be in the interior of the building as opposed to adding a pop-out facing 9th Street.

Mr. Meyers said the entire interior of the house has been remodeled and does not accommodate an interior stairway.

Chairperson MacCartee said that the reason these properties are historic is that they are a cluster of bungalows representing the different styles of Coronado. She expressed concern that one of the cottages would be severely altered and would lose the sense of the smallness of the cottages. She commented that the property at 909 D Avenue does not contain a setback on the second story to delineate the lower original story.

Mr. Meyers said they have looked at the average setback for the street and if they build straight up, they are within the setback. The only exception they will need is for the stairwell at the rear of the property as it will be 9 ½ feet from the rear unit.

Vice Chair Wilson asked if the roof line will change.

Mr. Meyers said the roof line will go up. He said that the applicant wishes to maintain the structures; however, from an economical standpoint, she needs additional space.

COMMISSION DISCUSSION

Vice Chair Wilson said it is exciting that this Commission has the opportunity to review the request for designation of three distinctly styled properties in the R-3 zone. She expressed concern about future changes but said she supports the designation of all three properties.

Chairperson MacCartee said that in fairness to the applicant, it is important to provide feedback about future proposed changes to the properties.

Vice Chair Wilson said she does not feel that the design as submitted is acceptable. She does not support a second floor unless it is stepped back and has an interior staircase.

Commissioner Herron said she understands the need for additional square footage. She said that, without changing the character of the property located at 909 D Avenue, she would hope that the second floor addition would begin at the top. She understands that the proposed staircase needs to be located at the exterior of the property because of the structure's small size. She agrees that the garage should be kept as is. With regard to the cluster of individual homes being brought together under historic designation, she feels this is a wonderful gift. Ms. Herron hopes that a compromise can be made by stepping back the second floor.

Commissioner O'Brien said in order to obtain his approval, the garage would need to be converted back to a single story garage and the stairwell leading to the second floor would need to be hidden.

Commissioner Crenshaw said she would much rather see three historic homes than what she would envision the alternative to be if they do not approve the designation.

Director McCaull advised the Commission to not engage in detailed discussion about future planned alterations as the purpose of this hearing is to determine whether or not the properties meet the criteria to be deemed an historic resource. The alteration permit is a separate hearing and surrounding property owners must be notified of a public hearing.

Mr. Meyers asked if future alterations would be allowed if the Commission approves historic designation of the properties today. If not, the applicant will want to look at other options, other than historic designation, to achieve her goals.

Director McCaull said it is difficult for the Commission to say that the applicant can make alterations because it is the subject of a future hearing; however, she understands that the majority of the Commission is open to working with the applicant and her need in adding a second story addition. However, the Commission appears to have major concerns about the design that has been presented today.

Mr. Meyers asked if the properties are designated today and the alteration permits are subsequently not approved, how would it affect the historic designation.

Director McCaull said that the applicant had indicated on the application her desire to work with the City through all of the different project approvals, which has been noted.

Chairperson MacCartee said that it appears the Commission will approve historic designation and that the majority of the members will approve a second floor addition; however, she feels that this will involve a give-and-take situation. She suggested that if the applicant is agreeable to this, the item should move forward.

Mr. Meyers said he is agreeable to having the properties designated historic.

COMMISSION ACTION

VICE CHAIR WILSON MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION WOULD CONSIDER 909 D AVENUE, 1006-1008 9TH STREET, AND 1012 9TH STREET TO BE HISTORICALLY SIGNIFICANT PROPERTIES AND WOULD APPROVE A REQUEST FOR HISTORIC DESIGNATION IF REQUESTED, WITH THE ADOPTION OF A RESOLUTION STATING THE FOLLOWING REASONS:

- A. THEY DO EXEMPLIFY OR REFLECT SPECIAL ELEMENTS OF THE CITY'S MILITARY, CULTURAL, SOCIAL, AESTHETIC, AND ARCHITECTURAL HISTORY WITH TWO STRUCTURES BELIEVED TO BE BUILT FOR NAVY HOUSING AND THE CLUSTER OF BUNGALOWS TOGETHER REPRESENT THE SCALE AND STYLE OF DEVELOPMENT THAT OCCURRED IN CORONADO'S EARLY HISTORY; AND
- C. THEY ARE ONE OF THE FEW REMAINING EXAMPLES IN THE CITY POSSESSING DISTINCTIVE CHARACTERISTICS OF THE CRAFTSMAN BUNGALOW AND MISSION REVIVAL ARCHITECTURAL STYLE, AND THE THREE COMBINED ON A SINGLE PARCEL IN THE R-3 MULTIPLE FAMILY RESIDENTIAL ZONE MAKE THEM UNIQUE AND THEY ARE VALUABLE FOR THE STUDY OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION AND HAVE NOT BEEN SUBSTANTIALLY ALTERED.

COMMISSIONER CRENSHAW SECONDED THE MOTION.

AYES: Commissioners Crenshaw, Herron, MacCartee, O'Brien, and Wilson.
NAYS: None.
ABSENT: None.
ABSTAIN: None.

The motion passed with a vote of 5-0.

HAP 14-07 GRETCHEN MCCOY – Request for Historic Alteration Permit for the historically designated residence addressed as 763 C Avenue and located in the R-1B (Single Family Residential) Zone. The alteration permit also requests relief from zoning standards.

Director McCaull introduced the staff report as outlined in the agenda. On October 3, 2007, the Historic Resource Commission designated this residence as an historic resource. The structure was noted as historically significant due to its Craftsman Bungalow architectural style and for being one of several homes within the 700 block of B and C Avenues developed by F.C.

Winchester. At the meeting, it was noted that the owner planned to complete some improvements to the home as well as to construct a carriage house at the rear of the property. Craig Bretthauer, architect for the project, presented the conceptual plans to the Commission however no formal action was taken.

On October 9, 2007, an Historic Alteration Permit application was filed with the City. Craig Bretthauer is the owner's authorized representative with the application. The application proposes to restore the existing residence; add a front porch; remove a portion of the rear building that was an "add on" and replace it with a new architecturally compatible addition; and construct a new two car garage with a carriage house above. The alteration permit also requests zoning code relief for the carriage house.

The existing window at the front porch will be replaced. The other windows and door along the front façade are proposed to be restored rather than replaced. Windows along the south elevation at the front of the building are also proposed to be restored rather than replaced. All other windows on the existing building will be replaced with new wood windows and trim to match existing conditions. The plans note that the existing shingles along the entire building façade will be replaced with new shingles by Shakertown. The shingles will match the original pattern and are proposed to be stained a natural color. A new composition shingle roof is also proposed for the structure.

The existing garage at the rear of the property is proposed to be demolished and replaced with a new three car garage. A carriage house is proposed above the garage. One Carriage House is permitted on a single family residential zone lot with both street and alley access subject to standards A-O as identified in the zoning ordinance. The proposed carriage house contains 774 square feet which exceeds the allowable size by 274 square feet. When the project is completed the residence will contain 1,706 square feet. The site will have a 56% floor area ratio and a 45% lot coverage which complies with code requirements.

Director McCaull reported that three letters had been received from surrounding property owners: (1) Stephanie and Peter Andreason, 753 C Avenue, who noted their concern about the exception of the carriage house regulation and other items; (2) Harold and Kaye Meyers, 749 C Avenue, who also take exception to the request for code exceptions and express concerns with future rental; and (3) Christopher and Barbara Harmer, 731 C Avenue, who raised objections to the request for zoning relief.

PUBLIC COMMENT

The applicant's representative, Craig Bretthauer, 3813 Ray Street, San Diego, gave a brief overview of the request and answered questions.

Commissioner O'Brien asked about the information presented to the Commission at the previous meeting regarding the carriage house.

Mr. Bretthauer said the drawings presented at today's meeting are the same.

Chairperson MacCartee said that the square footage information was not presented to the Commission at the previous meeting.

Commissioner Crenshaw asked if the balcony on the carriage house is usable.

Mr. Bretthauer said the structure has the appearance of a balcony but it is not usable.

Commissioner Herron asked about the deck located on the south side and how privacy issues will be handled.

Mr. Bretthauer said there is an existing fence and the neighbor has adequate landscaping. The applicant will probably pull the deck back and create a planter strip to place tall landscaping between the two properties.

Vice Chair Wilson asked about the two doorways on the carriage house and if both doors will open out.

Mr. Bretthauer said one door serves as an entrance to the carriage house and the other door provides access to the garage.

Vice Chair Wilson asked if the adjacent windows look into the garage.

Mr. Bretthauer said yes. They also serve to provide natural ventilation.

The applicant, Gretchen McCoy, 763 C Avenue, said she is having her home remodeled for her parents. They intend to keep the character of the Winchester home so they have made it a single story, although it was possible to build a second story. The purpose of the carriage house is to provide a living area when she visits her parents and they do not plan to rent the carriage house. She is very excited to have the historic designation and would like to see the request approved as submitted.

Vice Chair Wilson asked if the carriage house would have any cooking facilities.

Ms. McCoy said no.

Kaye Meyers, 749 C Avenue, said she and her husband are very happy that the residence is being preserved; however, they oppose any relief from the current zoning standards in building an oversize carriage house above the garage. The reasons they oppose it is because the sheer bulk of the cantilevered carriage house is out of character with the neighborhood and would create a top-heavy appearance over the three-car garage, and the size of the carriage house room may lend itself to becoming an illegal rental.

Ms. McCoy responded that they do not intend on selling their family home, are law abiding citizens, and will follow all Ordinance regulations.

Jim Scott, 958 I Avenue, expressed objection to the requested historic alteration permit and variances as requested by the applicant because the request includes construction of a new garage with a carriage house above it.

Stephanie Anderson, 753 C Avenue, said she and her husband are delighted with the family who has purchased the new home. However, they are concerned with the expansion over the current zoning for the carriage house. She also expressed concern that the carriage house may become an illegal rental should the applicant sell the property in the future.

COMMISSION DISCUSSION

Vice Chair Wilson thanked Director McCaull for a great staff report and the inclusion of the Coronado Municipal Code section regarding carriage houses. She said it is clear that the proposed carriage house will exceed the 500 sq. ft. limit. She understands that the residence needs a new garage but feels that the carriage house is excessive. She added that the changes to the residence are delightful.

Commissioner Herron agreed that adding this Winchester home to the district is another jewel to the block. She believes that the RSIP committee worked very hard on every single issue and feels that the carriage house section is clear about the 500 sq. ft. restriction, which is more than adequate. She said she is satisfied with the other proposed requests and said that the Juliette balcony is lovely.

Commissioner O'Brien asked if it is necessary that the carriage house extend into the alley.

Mr. Bretthauer said it was not necessary that it do so. The intent was to add square footage; however, it can be reduced.

Commissioner O'Brien said he felt that the carriage house section that was put together by the RSIP committee was somewhat constraining. He said he was not opposed to the extra square footage on the carriage house and suggested a compromise of somewhere between 500 allowable sq. ft. and the proposed 774 sq. ft. with the overhand being eliminated on both ends with the exception of the pop-out for the window.

Commissioner Crenshaw said that it is not just the size of the carriage house in question. She feels there is a significant difference between 500 and 774 sq. ft.

Chairperson MacCartee said she is delighted that the applicant is preserving the house. However, she understands that the City Council is concerned about carriage houses. The Commission has tried very hard in the past to grant applicants leeway because they are preserving a home; however, she has concerns with this request. She suggested a smaller garage and carriage house in order to stay within the boundaries. She would accept a 550 sq. ft. carriage house but feels reluctant to go that far over the 500 sq. ft. requirement because City Council does not want the Commission to approve such requests. In addition, she is taking into consideration staff's recommendation and letters of objection received by the public. Ms. MacCartee said she will not grant the 774 sq. ft. request for the carriage house but would not be opposed to a compromise.

Commissioner Herron reminded the Commission that this is a 40-foot wide lot located in the middle of the block so the concern with the request would be with the mass.

Vice Chair Wilson said that as a Commission, they must be careful and mindful of the expectations expressed by the City Council and the public. She is concerned about establishing a carriage house that does not conform to RSIP regulations. She said that perhaps they should conform to the required 500 sq. ft. requirement and not compromise. The remodel exterior of the historic property is wonderful and adds so much to the block.

Ms. McCoy said she appreciates the Commission's comments. She said she was under the impression that this was a give-and-take situation; however, she feels that she is giving and not receiving anything. She said she could tear down the property and build a huge home; however, she has purposely made it a single story, beautiful house and does not feel she is asking very much in return. She agreed that maybe they could compromise on the size of the carriage house. She feels she needs at least 650 sq. ft. for the carriage house.

Chairperson MacCartee said that compromising on the size of the carriage house is not on the table today.

Commissioner Herron said she differed with the applicant. The Commission has granted a front and side yard setback and is working with the applicant in granting all of her requests with the exception of going past the RSIP requirements with regard to the carriage house. Ms. Herron said she will not override the RSIP standards.

Chairperson MacCartee said that the concept behind designating a home historic is that the home has been saved. She hoped that the applicant feels that her home has been preserved and is part of the neighborhood. The Commission is unable to vote on any proposed square footage as it is not on the agenda today and asked the applicant if she wished to return before the Commission with a compromise.

Commissioner O'Brien asked if the Commissions can vote on the request for Historic Alteration Permit as it relates to the residence only and deny the request for alteration on the garage and carriage house.

Chairperson MacCartee agreed it would be a good idea. She suggested that the applicant return before the Commission with regard to the garage and the carriage house.

Ms. McCoy said this was acceptable as it would allow her to move forward with the front residence.

Director McCaull clarified that this action does not guarantee that the Commission will approve a carriage house larger than 500 sq. ft; however, it would give the applicant time to consider alternatives and return with a new proposal.

Ms. McCoy said that if the Commission is willing to consider a 650 sq. ft. carriage house request, she would agree to return before the Commission. However, if that is not a viable

option, she would rather just move forward and have the Commission vote on this request.

Chairperson MacCartee stated that she is not able to make any promises.

Ms. McCoy said she would like the Commission to keep an open mind about possible options.

Vice Chair Wilson said there is always the appeal process to the City Council.

Director McCaull stated that staff would not change their position on this issue.

Vice Chair Wilson stated that she would not change her position on this matter.

Commissioner Herron said she would not reconsider her position.

Chairperson MacCartee stated that three of five Commissioners would not reconsider their positions and would support the RSIP standards.

Ms. McCoy said that she would prefer that the Commission vote on the request before them today.

COMMISSION ACTION

VICE CHAIR WILSON MADE A MOTION TO APPROVE HAP 14-07 REQUEST FOR HISTORIC ALTERATION PERMIT FOR THE HISTORICALLY DESIGNATED RESIDENCE ADDRESSED AS 763 C AVENUE, AND GRANT RELIEF FROM ZONING STANDARDS.

THE FOLLOWING FINDINGS WERE MADE:

- A. THAT THE PROPOSED ALTERATIONS TO THE RESIDENCE IS CONSISTENT WITH THE PURPOSE AND INTENT OF THIS CHAPTER, THE HISTORIC PRESERVATION ELEMENT AND THE GENERAL PLAN, BUT THE SIZE OF THE CARRIAGE HOUSE IS NOT AND THEREFORE IS DENIED;
- B. THE PROPOSED ALTERATIONS TO THE RESIDENCE WILL NOT ADVERSELY AFFECT THE HISTORICAL, ARCHITECTURAL OR AESTHETIC VALUE OF THE HISTORIC RESOURCE; HOWEVER, THE SIZE OF THE CARRIAGE HOUSE WOULD AND THEREFORE IS DENIED;
- C. THE PROPOSED ALTERATIONS TO THE RESIDENCE WILL RETAIN THE ESSENTIAL ELEMENTS THAT MAKE THE HISTORIC RESOURCE SIGNIFICANT;
- D. THE PROPOSED ALTERATIONS TO THE RESIDENCE WILL NOT ADVERSELY AFFECT THE HISTORIC RESOURCE'S RELATIONSHIP TO ITS SURROUNDINGS AND NEIGHBORING HISTORIC RESOURCES; HOWEVER, THE SIZE OF THE CARRIAGE HOUSE WOULD AND THEREFORE IS DENIED; AND
- E. THE PROPOSED ALTERATIONS TO THE RESIDENCE WILL COMPLY WITH THE SECRETARY OF INTERIOR'S STANDARDS AS SET FORTH IN SECTION 106 OF THE NATIONAL HISTORIC PRESERVATION ACT OF 1966.

COMMISSIONER HERRON SECONDED THE MOTION.

AYES: Commissioners Crenshaw, Herron, O'Brien, MacCartee, and Wilson.
NAYS: None.
ABSENT: None.
ABSTAIN: None.

The motion passed with a vote of 5-0.

HAP 15-07 BERNARD AND MARTHA MCWATTERS – Request for Historic Alteration Permit for alterations to historically designated residence addressed as 754 B Avenue and located in the R-1A (Single Family Residential) Zone. The alteration permit also requests relief from zoning standards.

This item was continued at the request of the applicant.

HRPA 10-07 CITY OF CORONADO – Commission discussion regarding the Mills Act recommendations to the City Council for 2007 and discussion regarding the results of the Mills Act Agreement Prioritization process for future recommendations to the City Council beyond 2007.

Director McCaull introduced the staff report as outlined in the agenda. At the October 17, 2007 meeting, the Commission determined 1313 Tenth Street and 1015 Flora Avenue would proceed to the Council in 2007 because they fell within the fiscal cap established by the City Council. The next three applications in line would be as follows: 605 Tenth Street, 1504 Glorietta, and 536 A Avenue. The remaining properties with Mills Act applications were rated and prioritized on the list based upon points given for historical importance by each Commissioner.

Commissioner O'Brien confirmed that he will speak on this item at the City Council meeting of December 4, 2007. Mr. O'Brien said his approach will be to ask the City Council for an increase in the basic annual limit. This will be based on the City's increased tax revenue it has generated since the inception of the Mills Act program, an increase of 51 percent.

Vice Chair Wilson said she is very pleased with Commissioner O'Brien's presentation.

The Commission agreed that they should attend the City Council meeting to support Commissioner O'Brien and possibly answer any questions by the City Council and public.

Commissioner O'Brien said he would also like to suggest to the City Council that if they approve the increase in the annual limit, that additional homes be added to the list for approval at that time.

Chairperson MacCartee said the Commission wants to be a positive force and provide the public with incentives.

Director McCaull said this request may create false pretenses for the individual property owners who may not be guaranteed approval. In addition, Council may not want to be placed in a position where additional applications for approval will place the request over the cap they have established.

Vice Chair Wilson said that a conciliatory approach would work better with the City Council.

Director McCaull mentioned that the property owner of 1043 Ocean is pursuing the request for exception to the Mills Act agreement, and the item will be heard at the December 4 City Council meeting.

COMMISSION DISCUSSION

None.

PUBLIC COMMENT

Shelly Oval, 536 A Avenue, asked about the process for new applications that are received.

Chairperson MacCartee said that all new applications will be evaluated and placed on the list.

Director McCaull said that the new applications will be prioritized based on the points received.

COMMISSION ACTION

No action was taken on this item.

DISCUSSION ITEM

HR 14-04 **CITY OF CORONADO** – Discussion regarding Coronado Property Review (CPR) 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 proceeded to review the list of potential properties and made a determination as to which properties should be kept, reviewed further, or eliminated from the list.

Public Comment

Bruce Coons, Executive Director, SOHO, 51 Aruba Bend, provided comments and suggestions during the review process.

Commission Discussion

Commission discussion ensued.

Commission Action

The Commission agreed to complete their review of the list by the end of the year.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:30 p.m.

Tony A Peña
Director of Community Development