

## CORONADO HISTORIC RESOURCE COMMISSION

### MEETING MINUTES

REGULAR MEETING

October 1, 2003

A regular meeting of the Coronado Historic Resource Commission was called to order at 3:04 p.m., Wednesday, October 1, 2003, at the Coronado Police Department Emergency Operations Center, 700 Orange Avenue, Coronado, Chair of the Historic Resource Commission.

MEMBERS PRESENT: Commissioners Draper, Keith, MacCartee, Ryan, and Walsh

MEMBERS ABSENT:

STAFF PRESENT: Ann McCaull, Associate Planner  
Linda Hascup, Administrative Secretary

#### APPROVAL OF MINUTES

There were no minutes for approval.

#### DIRECTOR'S REPORT

Ms. McCaull said that in an effort to have better coordination with the Coronado Historical Association (CHA) she will be meeting with CHA's Executive Director Page Harrington regarding historic preservation.

#### COMMITTEE REPORTS

None.

#### ORAL COMMUNICATIONS AND OTHER MATTERS

Page Harrington, Director of Coronado Historical Association, 1100 Orange Avenue provided information on the CHA's programs, such as the preservation lecture series and walking tours. She said she is happy to coordinate efforts with the Coronado Historic Commission to help further preservation efforts in our community.

PUBLIC HEARINGS:  
APPLICATIONS FOR REVIEW

None.

DISCUSSION ITEMS

**Commission Discussion Regarding the Public Outreach Program**

**Historic Plaques** - Commissioner Draper said the final design was being presented by Commissioner MacCartee for the Commission to vote on. The final decision to make was where the crown should be located. Commissioner Keith said that she preferred Option B, with the crown above the date the property was built, as did Commissioners Draper, Ryan, and Walsh. Commissioner Keith said that she would like to see what the crown looks like before they approve the final design as there are so many different crowns to choose from. She would like to make sure the crown that is chosen is one that represents Coronado. Ms. McCaull said the crown design is the one used by the City's Public Services Department on projects throughout the city.

Commissioner Draper asked if the plaque would be cast brass or bronze because both were referenced in the report. Commissioner MacCartee said cast bronze is the material that should be used. Commissioner Ryan asked if they decided on the final background color on the plaque. Commissioner Keith said they had made the decision previously that the background would be dark green.

Commission Action: Commissioner Keith made motion to approve a contract for enough plaques for all of the houses that have been designated to date. Commissioner Draper seconded the motion. The motion passed unanimously.

**Video on Historic Coronado** - Commissioner Keith said there are some changes that need to be made to the video. Bill Putnam is implementing the changes and cutting the script. He needs to finish videoing all of the parks. The hard part is the editing and putting it together. She said the video should be ready to show later in October, hopefully by the November meeting.

Ms. Keith asked if there needs to be a written application now that the video will be produced. Ms. McCaull advised that the video will be a nice supplement to an application, but a paper application would still be appropriate.

The Commission members discussed which parks should be listed on the application and which parks the City Council had requested.

Commissioner MacCartee said the list should contain all of the parks under the control of the City and ask the Council if they intended to include parks that are not under the City's jurisdiction. Commissioner Draper thought the application should point out the

fact that a couple of the parks that don't meet historic qualification. Commissioner Ryan wanted to make sure there was no confusion because if there is confusion now, there could be confusion again in the future.

Ms. MacCartee made the argument that the purpose of designating the parks is to save the green in Coronado. If the parks that are not yet 75 years old are not included in the application, they won't have a chance to be saved for the future. Commissioner Ryan said another issue is that if the parkland is not designated as historic, future City Council's that are not dedicated to preservation could use the parkland for other purposes.

Commissioner Keith said this conversation should be continued once the written application is ready. She doesn't have any trouble with listing all of the parks, and there could be arguments made for whether some parks (Glorietta Bay Park for one) could be designated as historic. The parks on the list can be debated later.

Commissioner Draper said she would do some additional research on the Cays and Glorietta Bay Parks to add to the list. Commissioner Keith asked if staff would be comfortable filling out the form. Ms. McCaull said she would be willing; however the most important information was the research that would accompany it.

**Newspaper Articles** - Commissioner Ryan said his draft of the first article was almost ready. Commissioner Draper thought that each article should provide some standard information, such as a photo and contact information for Community Development Department and the author's name. Ms. McCaull said she would advise that the owner be included in the process and their permission should be obtained before an article is printed on their home. Perhaps the homeowner might have additional information to add to the article. At one time the Commission members had discussed asking homeowners to submit articles once their homes were designated. Commissioner Keith said there isn't any information that would be printed that isn't already in the said the articles should come from the entire Commission rather than from a single member.

Commissioner Ryan said when someone applies for historic designation they should be told that information on their home would be used and that articles might be printed about them. He said his feeling is the history of the home needs to be made public.

Ms. Draper said perhaps the application could be altered to add this information.

Commissioner Draper suggested that the article be preceded by a header stating that this is the first in a series of articles the Historic Resource Commission will submit to pique the public's interest. Ms. Keith thought the article should also contain information on what criteria the Commission used to determine the homes eligibility; famous architect, builder, resident, etc. She mentioned a series of articles being done on the library's renovation and how the articles are located in the same location in the paper each time. She thought something like that could be done with this series of

articles. The Commission members agreed they would like to take a look at the article before it goes forward.

### **Commission Discussion Regarding the Referral of the City's Historic Pictures, Scrapbooks and Maps to the Historic Resource Commission for a Preservation Project**

Commissioner Keith said they haven't done anything on this project yet since they are busy with the video at this point. She asked for suggestions on names of people who could help with the project.

### **Commission Discussion Regarding the Historic Preservation "Mills Act" Program and Fiscal Restrictions**

Susan Keith stepped down from this discussion item.

Chairman Draper introduced the discussion item saying that staff had proposed four methods to prioritize Mills Act applications.

Commissioner Ryan said he would propose tying the Mills Act budget to the property tax revenues of Coronado. In years the property tax receipts go up, the Mills Act cap would go up. In years when property tax revenues goes down, the Mills Act budget should hold the line. He requested that the information showing the percentage of property tax increases be shown alongside the percentage of Mills Act funding. His preference would be to come up with an alternative method of calculating the Mills Act cap that would allow all the homes that apply be approved. He said if his suggestion was implemented there would be provide more than enough funding for the program. He said this method makes sense and should as well to the City Council and to the voters.

Commissioner MacCartee agreed with Commissioner Ryan's statements. She said the importance of preservation in this community has to be presented to the community. She would also prefer to approve the applications in the order the properties are designated. She doesn't want to "stiff" some homeowners just because their Mills Act will cost more than someone who came along later. She said she would support making special cases of the larger properties.

Commissioner Draper said her thought is that any house with a Mills Act impact over \$15,000 should always be considered as a special consideration, which would leave more money for the houses of lesser value. She said it was interesting to see when she did some online research that Coronado had sold 21 homes in August at a median price of over \$900,000.

Commissioner Walsh said it seems reasonable to go to the City Council and ask them to prorate annual receipts to the cap using assessed valuation. He thinks the applications

should be handled in the order they are submitted; first come, first served. Also, there should be an exception clause for the higher valued properties.

#### PUBLIC COMMENT

Rick Moore, 757 Alameda Boulevard said he had heard some good comments from the Commission. He said you will find that there are 10 or 20 houses out there with such high values and they will run into the problem of using up the cap. He thinks it's a good idea to look at these separately from the other homes. He said the comparisons of financial data is presented at this time is "apples to oranges". He said the cumulative totals should be presented across the board.

Karen Moore, 520 B Avenue, said she also thinks tying the amount of money given to the program to the assessed tax revenue is a very good idea. This method would ward off any bickering about which property is more deserving and would take away the political nature of the decision. Ms. Moore also believed the applications should be considered in the order of their date of application.

Ms. McCaull said that two items are going before the City Council in one report. One item is the Commission's guidance on which properties they want to recommend for approval. She said staff has a recommendation, but the Commission can put forward their recommendation if desired. The next item, which is related, is the Commission's desire to increase the cap. She said what she is requesting from the Commission is something she can give to the City Council, from the Historic Resource Commission, that clearly states their recommendation on the program. She said it sounds like the Commission wants the program budget to be tied to the increased valuation in property tax the City receives every year, they want special consideration for properties that have an impact to the program of \$15,000 or greater, and they would like for the Mills Act applications to be processed in the order received.

Commissioner Draper said she would suggest that for the remainder of year's Mills Act budget the Commission endorse staff's suggestion to approve 757 Alameda, 520 B Avenue, 801 Tolita, and 1111 Loma Avenue for a total of \$8,385. Then request that the new method of figuring the cap begin in January of 2004. This will give the City Council the opportunity to discuss the request over the next couple of meetings.

Chris Ackerman, 765 C Avenue, said he would be curious to see the math on what kind of percentage the Commission would request. He wondered if it would be a good idea to tie the Mills Act budget to a percentage of the entire tax revenue as opposed to a percentage of the annual tax revenue increase. Commissioner Ryan said perhaps he needed to clarify himself. He said his concept is that the Mills Act budget be tied directly to assessed valuation and/or property tax receipts, whichever is more logical. His sense is that property tax receipts is the better standard. When the comparison base goes up, the cap would also go up. When receipts are the same, the cap is frozen.

Commissioner Ryan added that he had an issue with singling out the larger properties as the “problems”. When you have a chance to look at a single property, then it becomes a political issue.

Chairman Draper said that as a policy the applications would be taken in order, but perhaps this one time they need to recommend a different method in order to get as many done as possible. She asked if the other Commissioners would consider going along with staff’s suggestion to recommend approval of Mills Act contracts to the four or five properties that fit into the available cap, (this would exclude the two higher priced properties on Alameda) then let the Council know the Commission is putting together another plan, a formula for the future, to keep the Mills Act program alive. Commissioner MacCartee said she wants the Councilmembers to be very aware that some properties are being skipped that in fairness shouldn’t be skipped. She wants them to know there is a problem in trying to save historic homes.

Ms. McCaull said the second part of the position paper put forward by the Commission could use the argument that the current budget doesn’t take care of all of the pending Mills Act requests. The Commission believes the program obviously has to be expanded in order to be successful, that they will be working closely with staff over the next few months to determine how much the program should be expanded, and they would be coming back to the Council with a recommendation. Ms. McCaull said it will be important that those property owners who submitted applications and who aren’t being approved this year, along with possible future applicants, attend that Council meeting so the Council will understand how much interest there is in this program. Ms. McCaull said she would request that the Commission’s report be scheduled for the November 4 City Council agenda.

Ms. McCaull explained that since the Commission isn’t requesting an increase in funding at the Council’s December hearing, it won’t be necessary to present the financial chart showing the financial impact of the program. Commissioner Ryan said then the financial chart could be edited to show the information the Commission had requested. He said he thinks that once Council understands there are only 50 to 150 homes, less than 1% of the entire housing population of Coronado, and that if the cost of the program is tied to the property tax, they will see the size of the issue is minimal. Ms. McCaull said she would work with the finance director to try to input some language. She said however, she doesn’t want to be put in the position of speaking for the Commission. She wants to have the Commission put something together and represent themselves.

#### COMMISSION ACTION

Commissioner Draper made a motion that the Historic Resource Commission recommend to the City Council to make a special consideration and approve Mills Act contracts for 757 Alameda, 520 B Avenue, 801 Tolita, and 1111 Loma Avenue for a total

of \$8,385 from the current year remaining budget, with the understanding that the Commission is reluctantly recommending passing over the two properties on Alameda Boulevard, that they would prefer to take the applications in the order received, but there is not enough cap remaining at this time, and that the Commission will be working with staff to develop a whole new concept for Mills Act funding which they will be bringing to the City Council at a near future date.

Commissioner MacCartee seconded the motion.

AYES: Commissioners Draper, MacCartee, Ryan, and Walsh

NAYS:

ABSENT: Commissioner Keith

ABSTAIN:

The motion passed 4-0 with one Commissioner absent.

#### MISCELLANEOUS

None.

#### FUTURE ITEMS

#### ADJOURNMENT

There being no further business, the meeting was adjourned at 4:15 p.m.

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Tony A. Peña