

HISTORIC RESOURCE COMMISSION
MEETING MINUTES

Regular Meeting

October 17, 2007

The regular meeting of the Coronado Historic Resource Commission was called to order at 3:00 p.m., Wednesday, October 17, 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 3, 2007 were approved as submitted.

DIRECTOR'S REPORT

There was no separate Director's report.

ORAL COMMUNICATIONS AND OTHER MATTERS

Joe Ditler, Coronado Historical Association, thanked the Commission for the wonderful job they are doing. Mr. Ditler said that their current newsletter recognizes the Commission's effort in preserving historical homes in Coronado.

Due to a lack of quorum, the Commission agreed that the meeting of November 21 would be cancelled.

PUBLIC HEARINGS

HR 13-07 **BERNARD AND MARTHA MCWATTERS** – Request for Historic Designation of the single family residence addressed as 754 B Avenue and located in the R-1B (Single Family Residential) Zone.

Director McCaull introduced the staff report as outlined in the agenda. The site contains a single story residence and detached garage. The owner has applied for historic designation to preserve the residence and plans to restore and add on to the dwelling in the future along with the construction of a carriage house. The proposed alterations would be the subject of a future Historic Alteration Permit before the Commission should the structure be designated an Historic Resource at today's meeting.

City records indicate a permit was issued in 1910 for the construction of the dwelling so the residence is 97 years old. The Winchester Kettner Building Company was identified as the property owner. Based upon a previous application submitted by Chris Ackerman, records indicate F.C. Winchester was the owner and developer of approximately 17 properties within the 700 block of B and C Avenues. Mr. Winchester is also noteworthy in Coronado's history for having the first masonry building constructed in Coronado – the Winchester Building - on the corner of Orange and Loma Avenues.

City records indicate a permit was issued in 1919 to construct a sleeping porch for the dwelling. City records do not indicate any additional alterations occurred to the dwelling; however, the application notes an addition was added to the rear of the building in perhaps the 1950's. The dwelling has a Craftsman Bungalow architectural style. The dwelling is one-story, box shaped with hipped roof, open front porch, exterior bevel siding, and original wood sashed windows.

PUBLIC COMMENT

The applicant's representative, Dorothy Howard, AIA, 420 H Avenue, gave a brief overview of the request and answered questions.

Chairperson MacCartee asked about the carriage house and the proposed exceptions.

Ms. Howard said they will not be asking for any exceptions as it is designed to meet the most up-to-date zoning Ordinance.

Commissioner Herron asked how the entire project relates to today's standards under the new RSIP.

Ms. Howard said that the project, as configured, is slightly over the total allowable floor area ratio due mostly to the existing garage which is very large, almost 1,000 sq. ft., as garages are now counted in the FAR calculations. The actual carriage house is limited to 500 sq. ft. at the second floor level and meets zoning requirements. The existing main dwelling, including the addition, is slightly less than 2,200 sq. ft. The entire project is over by about 90 sq. ft.

COMMISSION DISCUSSION

Commissioner Herron said the vision is that this community will create a district of Winchester homes. She said it is fabulous to save another Winchester home.

Chairperson MacCartee agreed.

COMMISSION ACTION

VICE CHAIR WILSON MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION WOULD CONSIDER 754 B AVENUE TO BE AN HISTORICALLY SIGNIFICANT PROPERTY AND WOULD APPROVE A REQUEST FOR HISTORIC DESIGNATION IF REQUESTED, WITH THE ADOPTION OF A RESOLUTION STATING THE FOLLOWING REASONS:

- A. IT DOES EXEMPLIFY OR REFLECT SPECIAL ELEMENTS OF THE CITY'S CULTURAL, SOCIAL, AND ARCHITECTURAL HISTORY;
- B. IT IS IDENTIFIED WITH A PERSON SIGNIFICANT IN LOCAL HISTORY IN THAT F.C. WINCHESTER DEVELOPED SEVERAL HOMES IN THE 700 BLOCK OF B AND C AVENUES ALONG WITH THE FIRST MASONRY BUILDING LOCATED AT THE CORNER OF LOMA AVENUE AND ORANGE AVENUE; AND
- C. IT IS ONE OF THE FEW REMAINING EXAMPLE IN THE CITY POSSESSING DISTINCTIVE CHARACTERISTICS OF THE CRAFTSMAN BUNGALOW ARCHITECTURAL STYLE, AND IS VALUABLE FOR THE STUDY OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION AND HAS NOT BEEN SUBSTANTIALLY ALTERED;
- D. IT IS REPRESENTATIVE OF THE NOTABLE WORK OF F.C. WINCHESTER WHO DESIGNED THE WINCHESTER BUILDING AND SEVERAL HOMES IN THE 700 BLOCK OF B AND C AVENUES.

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.

NOI 14-07 **NORRIS FAMILY TRUST** – Notice of Intent to Demolish the single family residence addressed as 429 F Avenue and located in the R-3 (Multiple Family Residential) Zone.

Director McCaull introduced the staff report as outlined in the agenda. The Norris Family Trust is the owner of the property located at 429 F Avenue. Linda N. Petit is the successor trustee of the Trust. Ms. Petit has authorized Ken Wilson to serve as the owner's representative with a Demolition Permit request. The site contains a single story dwelling and detached garage on a 37.5' x 140' (5,250 square foot) parcel. The property is zoned for multiple family development and the adjoining properties are improved with multiple family development. City records indicate the dwelling was constructed in 1924 so the residence is 83 years old. The property is currently for sale. A potential buyer desires to demolish the structure and construct a new residence. Since the structure is over 75 years of age, a Notice of Intent to Demolish Permit Application is required to be filed with the City.

This home was originally owned by Geo N. Brown and constructed by W. H. Schlueter. No building permits have been issued for exterior alterations to the structure since its original construction. A re-roof permit was issued to Irene Pierson in 1938. The home has a Mission Revival architectural style with a flat roof, tiled front porch projecting from the front façade with arched openings and ornamental wood work. The building is symmetrical, square shaped, with smooth stucco exterior and wood windows. The application indicates the home does not suit modern living conditions due to its small size, and poor floor plan. The front porch is a very

unique feature of this dwelling; however, there are probably more significant Mission Revival examples remaining within the community that may have also been designed or built by noted architects or builders.

PUBLIC COMMENT

The applicant's representative, Kenneth Wilson, 819 J Avenue, gave a brief overview of the request and made himself available to answer questions.

COMMISSION DISCUSSION

Commissioner O'Brien said that although it is an attractive house, he does not feel it is appropriate to try to save this house because of the zoning in the area and its surrounding development.

Commissioner Herron agreed.

Vice Chair Wilson said she agreed, but feels it is unfortunate because it is a darling house.

Chairperson MacCartee agreed. However, she stated for the record that the home is wonderful and livable but it is a victim of zoning.

COMMISSION ACTION

CHAIRPERSON MACCARTEE MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION MAKE A DETERMINATION THAT THE RESIDENCE ADDRESSED AS 429 F AVENUE (NOI 14-07) DOES NOT MEET THE CRITERIA TO BE DESIGNATED AS AN HISTORIC RESOURCE, WITH THE ADOPTION OF A RESOLUTION STATING THE FOLLOWING REASONS:

THE PROPERTY DOES MEET THE 75-YEAR AGE REQUIREMENT;

- B. IT IS NOT IDENTIFIED WITH A PERSON(S), OR AN EVENT(S) SIGNIFICANT IN LOCAL, STATE, OR NATIONAL HISTORY;
- C. IT IS NOT ONE OF THE FEW REMAINING EXAMPLES IN THE CITY POSSESSING DISTINCTIVE CHARACTERISTICS OF THE MISSION REVIVAL ARCHITECTURAL STYLE, AND IS NOT VALUABLE FOR THE STUDY OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION SINCE THERE ARE MORE SIGNIFICANT MISSION REVIVAL EXAMPLES REMAINING WITHIN THE COMMUNITY ALTHOUGH IT IS NOTED THE STRUCTURE HAS NOT BEEN SUBSTANTIALLY ALTERED;
- D. IT IS NOT REPRESENTATIVE OF THE NOTABLE WORK OF A BUILDER, DESIGNER, ARCHITECT, ARTISAN OR LANDSCAPE PROFESSIONAL;
- E. IT DOES NOT MEET THE STATE PROGRAM OF LANDMARKS AND POINTS OF HISTORICAL INTEREST AS SET FORTH IN ARTICLE 2 (COMMENCING WITH SECTION 50280) OF CHAPTER 1 OF PART 1 OF DIVISION 1 OF THE CALIFORNIA GOVERNMENT CODE AND ARTICLE 9 (COMMENCING WITH

SECTION 439) OF CHAPTER 3 OF PART 2 OF DIVISION 1 OF THE CALIFORNIA REVENUE AND TAXATION CODE (AS AMENDED FROM TIME TO TIME).

THE COMMISSION ADDED THE FOLLOWING CONDITIONS:

1. OWNER SHALL NOTIFY THE CITY AT LEAST 10 DAYS PRIOR TO DEMOLITION TO ALLOW THE CITY AND/OR THE CORONADO HISTORICAL ASSOCIATION AN OPPORTUNITY TO PREPARE A PHOTOGRAPHIC FILM, VIDEO, OR OTHER APPROPRIATE RECORD OF THE EXTERIOR/INTERIOR OF THE STRUCTURE.
2. OWNER SHALL NOTIFY THE CORONADO HISTORICAL ASSOCIATION (CHA) AT LEAST 10 DAYS PRIOR TO DEMOLITION TO PROVIDE CHA WITH AN OPPORTUNITY TO SALVAGE HISTORIC MATERIALS FOR THEIR "KEEP IT IN CORONADO" RE-USE PROGRAM.

COMMISSIONER CRENSHAW 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.

There is a 10-day appeal period.

NOI 15-07 **BURT AND ALEXANDRIA SHERWOOD** – Notice of Intent to Partially Demolish the single family residence addressed as 1017 Encino Row and located in the R-1A (Single Family Residential) Zone.

Director McCaull introduced the staff report as outlined in the agenda. Burt and Alexandria Sherwood acquired the subject property in the past year. The site contains a single family residence and detached accessory building. Mr. and Mrs. Sherwood plan to restore the front façade of the residence and complete an addition to the rear of the residence. On June 1, 2007, an exploratory demolition permit was issued to the contractor. On September 18, 2007, the City conducted a site visit to the residence and determined the amount of demolition that had occurred exceeded the scope of an "exploratory demolition" permit and the site was red tagged. The site was red tagged to preclude further construction work on the site until appropriate permits were filed with the City.

City records indicate the home was constructed in 1920 so the residence is 97 years old. While the goal of the owners is to restore and add on to the residence, the amount and kind of work that has occurred meets the definition of "partial demolition"; thus triggering the Notice of Intent to Demolish permit process.

This home was originally owned by Cora Gilfillan and constructed by L.R. Dilley. Additions occurred to the residence in 1920 and 1937. While the adjoining home at 1015 Encino Row was

also owned by Ms. Gilfillin and built by Mr. Dilley, it has since been substantially altered. The adjoining properties at 1021 and 1023 Encino Row were also built by Mr. Dilley but owned by Ms. Brown. The home has an English Tudor architectural style however was not identified in the History Resource Inventory that was completed in the 1980's.

PUBLIC COMMENT

The applicant, Alexandria Sherwood, 443 E Avenue, gave a brief overview of the request and answered questions. Ms. Sherwood apologized for any concerns they gave the City. She stated it was not done out of any intent or malice but instead they were enthusiastically doing what they thought was right.

The applicant's representative, Carl B. Uveges, 320 F Avenue, extended his apologies regarding the demolition that took place, and made himself available to answer questions.

Kevin Rugee, 1024 Isabella Avenue, said he has been retained as a design consultant. Mr. Rugee gave a brief overview of the request and answered questions. He said the applicants are considering designation but would not like to incur any further delays. Mr. Rugee asked if the proposed elevations are acceptable in keeping with the requirements for historical designation.

Commissioner Herron asked if Mr. Rugee was retained before or after the demolition began.

Mr. Rugee said he was retained when the applicants first purchased the home to do some as-built drawings and floor plan design concepts.

Commissioner Wilson asked if anyone was aware they were not supposed to demolish a 75-year-old house.

Mr. Rugee said the home is not demolished.

Director McCaull clarified that the purpose of this hearing is to determine whether or not the structure that is partially demolished is historic. The applicant needs to be clear on whether they wish their home to be designated as historic. If so, the applicant would need to file a subsequent permit for the proposed alterations. Alternatively, the Commission can decide that the home does not meet the criteria to be designated historic. At this point, the project would be completed and the applicant would not be eligible for historic designation.

Chairperson MacCartee asked if historic designation would benefit the applicants in the course of their project.

Mr. Rugee said that, as the house is currently designed, there are no requests for variances. He asked if there is a way to obtain a Notice of Intent (NOI) for Partial Demolition without it being coupled with being historic.

Director McCaull said there is not because the purpose of the hearing is to find whether or not the home that is to be demolished or partially demolished meets the criteria to be designated as an historic resource. If the owners proceed in designating the home as historic through the NOI permit process today, the question is whether the proposed changes will be acceptable under the criteria for alterations. If the Commission finds that the home does not meet the criteria to be designated historic, the NOI permit will be issued and the applicant can move forward without any further involvement with the Commission.

Mr. Rugee said that if there are delays associated with the designation, it may not be the right choice for the applicant. If the home were declared historic today, is there any way the project can keep moving without having the delay of going through the historic permit process?

Director McCaull said it is doable to place the alteration permit on the next meeting agenda to be held on November 7. However, new construction could not occur until after the alteration permit is issued and the appeal period had elapsed which would be November 17.

Chairperson MacCartee said that if they had brought this item to the Commission earlier, they could have easily found it to be historic.

Vice Chair Wilson said she did not feel there was an historic house left.

Commissioner Herron agreed.

Commissioner Crenshaw said that in looking at the alternatives for doing a restoration project, she would consider this project a reconstruction.

Commissioner Herron said the home is torn down to the studs and she does not know what type of structure was there before.

The applicant, Burton Sherwood, 443 E Avenue, said they will bypass the historic aspect. They would like to continue building so they can move into their home.

COMMISSION DISCUSSION

Vice Chair Wilson said the home is demolished and she does not support historic designation.

Commissioner Herron said that she felt the applicants went into this project in good faith. The applicant's letter to their neighbors, dated May 5, 2007, is definitely full of excitement and relays that they are happy to be in the neighborhood. The letter also communicated their apologies if the renovation caused any disturbance to their neighbors.

Commissioner Crenshaw said it looks like a beautiful plan for the home and conveyed her best wishes to the applicants.

Commissioner O'Brien said that if they can determine that the home is not an historic resource, he is in favor of issuing a Notice of Intent to Partially Demolish so that the applicants can move forward.

Chairperson MacCartee said all four houses (1015, 1017, 1021 and 1023 Encino Row) were designed by Ioni Gilfin Brown, one of the first women architects in San Diego County. They were built strictly for an investment and two units (1015 and 1017 Encino Row) were owned by her mother, Cora Gilfin. Having two of the four units built with second stories takes away the historic aspect of this unit.

COMMISSION ACTION

COMMISSIONER O'BRIEN MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION MAKE A DETERMINATION THAT THE RESIDENCE ADDRESSED AS 1017 ENCINO ROW (NOI 15-07) DOES NOT MEET THE CRITERIA TO BE DESIGNATED AS AN HISTORIC RESOURCE, WITH THE ADOPTION OF A RESOLUTION STATING THE FOLLOWING REASONS:

THE PROPERTY DOES MEET THE 75-YEAR AGE REQUIREMENT;

- A. IT DOES NOT EXEMPLIFY OR REFLECT SPECIAL ELEMENTS OF THE CITY'S MILITARY, CULTURAL, AESTHETIC, ENGINEERING, OR ARCHITECTURAL HISTORY;
- C. IT IS NOT ONE OF THE FEW REMAINING EXAMPLES IN THE CITY POSSESSING DISTINCTIVE CHARACTERISTICS OF THE TUDOR ARCHITECTURAL STYLE, AND IS NOT VALUABLE FOR THE STUDY OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION AND HAS BEEN SUBSTANTIALLY ALTERED;
- D. IT IS NOT THE "REPRESENTATIVE" WORK OF THE RENOWN ARCHITECT IONE GILFILLAN BROWN WHO DESIGNED MORE HISTORICALLY SIGNIFICANT STRUCTURES THAN THE SUBJECT PROPERTY;
- E. IT DOES NOT MEET THE STATE PROGRAM OF LANDMARKS AND POINTS OF HISTORICAL INTEREST AS SET FORTH IN ARTICLE 2 (COMMENCING WITH SECTION 50280) OF CHAPTER 1 OF PART 1 OF DIVISION 1 OF THE CALIFORNIA GOVERNMENT CODE AND ARTICLE 9 (COMMENCING WITH SECTION 439) OF CHAPTER 3 OF PART 2 OF DIVISION 1 OF THE CALIFORNIA REVENUE AND TAXATION CODE (AS AMENDED FROM TIME TO TIME).

COMMISSIONER CRENSHAW SECONDED THE MOTION.

Director McCaull added, based upon previous comments the Commission made, that the Community Development Department (CDD) has changed their process regarding the issuance of exploratory permits. The CDD will now require a detailed description of the work to occur and they will now perform inspections.

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

The motion passed with a vote of 5-0.

There is a 10-day appeal period.

HRPA 10-07 CITY OF CORONADO – Commission discussion regarding the Mills Act Agreement Recommendations to the City Council for 2007.

Director McCaull introduced the staff report as outlined in the agenda. On an annual basis, the Commission forwards to the City Council recommendations for Mills Act Agreements for the upcoming year. The recommendations are based upon complying with the fiscal cap established for the program that allows for an incremental annual property tax revenue decrease to the City and Community Development Agency of \$10,000. When the Program began, Mills Act agreements were forwarded to the City Council based upon the application submittal date. A few years into the program, the City Council and City Manager's Office clarified that the Mills Act was not an automatic entitlement to a property owner rather it is a benefit the City is providing to historic properties and each agreement should be evaluated on its own merits. Per the City Council's direction, the Commission made a policy change in their recommendations to consider the "historical significance" of a property rather than solely the submittal date. News Mills Act applicants were informed that the Mills Act Agreements would be prioritized by the Commission on an annual basis based upon the historical significance of the structure.

Some properties have been prioritized (older applications) and more recent applications have not. The owners of prioritized applications would like their agreements forwarded to the Council in the order previously established. The Commission will need to prioritize new applications based upon the following criteria: (1) Age of dwelling; (2) Distinctive – style/architecture; (3) Eminent danger e.g. threat of demolition; (4) Historic importance; family/community; (5) Prominent architect/builder; (6) Scarcity value e.g. few remaining examples left in community; and (7) Structural and design integrity – original structure in tact.

Chairperson MacCartee asked if the prioritized applications should be next in line.

Director McCaull said it appeared to be the fair thing to do which is why she included 1313 10th Street. She noted that the Commission had prior concerns about alterations and architectural significance for the prioritized properties listed as 1504 Glorietta and 536 A Avenue.

Chairperson MacCartee said that the first persons that applied for the Mills Act thought that they would be considered in chronological order and she feels that they have an obligation to take them in that order.

Commissioner Wilson agreed. She said that it takes a very long time before persons are considered.

COMMISSION DISCUSSION

Commissioner Herron said that she agreed with staff's suggestion to approve 1313 10th Street and 1015 Flora Avenue, but not include 930 I Avenue as it would exceed the cap by \$943.

Chairperson MacCartee said that the next home on the list to be approved next year should definitely be the prioritized application for 605 10th Street. This would be followed by prioritized application for 536 A Avenue for the following year.

Commissioner O'Brien said he would like to recommend approval in chronological order for the prioritized applications, then prioritize the balance through a points-awarded rating. Points given to the remaining new applications could be rated by the points awarded and staff could compile a matrix based on each Commissioner's rating of each home. Discussion could take place at a subsequent meeting based on the results of the point award.

Vice Chair Wilson said this makes sense.

Director McCaull said she would tabulate the point awards and bring it back at the next meeting. She asked that the Commissioners award points based on the basic criteria with emphasis given for structural and design integrity.

Vice Chair Wilson asked for clarification about the eminent danger criteria. If there is none, what points should be given.

Director McCaull suggested that points should be fairly given for eminent danger. For example, some persons submitted their Mills Act application seven years ago. At that time, there may have been some threat; however, there may no longer be a threat. Part of the Mills Act Program is to recognize that some properties need improvement and the Mills Act helps fund those improvements.

Commissioner Herron said she gave almost every home a score of four or five because she feels that every home is in eminent danger of being demolished.

Commissioner O'Brien said he gave them all a one.

Commissioner Crenshaw said she gave them all a three.

PUBLIC COMMENT

Karen Smith, 605 10th Street, said that the first historic meeting she attended was in 2004. This was when her home at 605 10th Street was being discussed. A similar discussion by the Commission took place about what point system was to be used. Ms. Smith said the Commission should come up with a solid plan on how this is going to be done. Ms. Smith said that some point value must be given to chronological application dates. This is the only objective basis they can use. Ms. Smith said her situation is suffering from the Commission's lack of not using this system in 2004. She did not agree that the more expensive homes should

be allowed a special circumstance exception.

Commissioner Herron said she and Ms. McCaull went before the City Manager last year to plead on Ms. Smith's behalf to have her home approved for Mills Act. They were told by the City Manager that this benefit is a privilege and not a right. The City Council also made it abundantly clear that the Commission was to not use chronology as a basis but instead to prioritize historically each and every home. The Commission consists of five individual members with very different ideas and this is a very subjective process. The Commission tries to be very fair to each and every person.

Ms. Smith said she understood the effort that the Commission has put forth on their behalf and she understands the rhetoric of it being a privilege. She also understands there was some acknowledgement that there was an overlook or error. However, making a point to prioritize and move on is a good thing.

Commissioner Crenshaw said it was imperative that the Commission deal with the same number value for the criteria being used.

Commissioner Herron suggested using Commissioner's O'Brien's idea of using a matrix and then discussing it.

Duncan Smith, 605 10th Street, asked if the Commission would follow through on approval of the prioritized list as presented today. He asked if their home would be recommended for approval in 2009.

Commissioner O'Brien said they did not have the answer at this time but said that the Commission understands the criteria to be used for discussion.

Vice Chair Wilson asked about the request for a special exception requested for 1156 Isabella Avenue in the amount of \$28,219 and if it had gone before City Council.

Director McCaull said that the item has not gone before City Council. At this point, the Commission has endorsed the idea of a special exception.

Chairperson MacCartee said her answer to Mr. and Ms. Smith's question is that their home would mostly likely be recommended for approval for 2009.

Joyce Gaylen, 621 Margarita, said she was present on behalf of her son who resides at 909 J Avenue, the 17th home listed under New Applications. She provided additional information regarding the architect/builder, whom she cited as E. Cameron, according to records obtained from the Historical Society. Ms. Gaylen said that architect/builder Cameron also built the Jones house at 1212 Sixth Street which is listed in the Coronado Historical Society.

Shelly Oval, 536 A Avenue, asked if her home, listed as the 4th home on the Prioritized Applications, would be considered for recommendation today.

Chairperson MacCartee said that the top four homes listed under Prioritized Applications would

be recommended for approval in chronological order and a vote by the Commission would take place today.

Virginia Turpit, 740 J Avenue, asked if the special exception request for 1156 Isabella Avenue in the amount of \$28,219 would use up fiscal cap funds for two years.

Chairperson MacCartee said it would not; it would be considered as a special exception by the City Council, which would be additional funds in addition to the \$10,000 per year cap.

Ms. Turpit asked if the remaining properties, under New Applications, would have annual minimal tax increases.

Chairperson MacCartee said yes.

COMMISSION ACTION

CHAIRPERSON MACCARTEE MADE A MOTION TO RECOMMEND FOR APPROVAL THE PRIORITIZED APPLICATIONS IN CHRONOLOGICAL ORDER, TAKING INTO CONSIDERATION ANY SPECIAL EXCEPTIONS. THE COMMISSION ALSO RECOMMENDED THAT THE CITY COUNCIL CONSIDER INCREASING THE FISCAL CAP.

COMMISSIONER WILSON SECONDED THE MOTION.

A VOTE WAS NOT TAKEN ON THIS MOTION AND SECOND.

Further discussion ensued among the Commissioners.

Commissioner Herron recommended increasing the cap by \$5,000 every year.

Vice Chair Wilson said she feels the Commission should ask that the fiscal cap be raised but the Commission needs to decide what standard to use. Should it be raised by a certain amount annually or by a percentage.

Commissioner Herron asked if it should be tied to the property tax. As the property tax increases, the Mills Act amount increases.

Vice Chair Wilson said it would be fair.

Commissioner O'Brien said it would be fair as Coronado's real estate taxes have grown far in excess of what the City Manager predicted it would grow. Redevelopment agencies have a tax increment formula and the Commission might suggest that as the real estate taxes grow beyond the basic formula, the additional funds should allow the fiscal cap to increase in order to meet the Mills Act requirements. It would speak well on behalf of Coronado and its attempt to preserve homes.

Vice Chair Wilson said that in terms of budget, \$140,000 is not much.

Commissioner O'Brien agreed.

Vice Chair Wilson suggested that Commissioner O'Brien speak before the City Council on the Commission's behalf.

Director McCaull cautioned the Commission that this approach was used several years ago. She has the total residential value by the County Assessor for the year 2004-2006, since the inception of the Program. The City Council at that time took much objection because as a Council member, they cannot just look at the total property tax revenue and based upon that increase make a decision that the Mills Act Program should be funded at a specific level. The City Council is also faced with funding other projects such as the Community Center improvements and the restrooms facilities at the beach, and day-to-day City operations and unforeseen emergency projects.

Vice Chair Wilson said the City Council is not very familiar with the Commission. She felt that if Commissioner O'Brien, a new Commission member, took a new idea and presented it to the City Council, it would be helpful in making their presentation. She also urged the public to speak before the City Council in support.

Director McCaull said the City Council will hear this item at the second meeting in November. (This date was later confirmed to be December 4, 2007.)

Commissioner Crenshaw asked how other communities fund this type of program.

Director McCaull said Coronado is fairly unique in that there is a fiscal cap on the Program. Other cities do not have a cap, such as the City of San Diego. Other cities limit the amount of applications they will process on an annual basis, due to staffing constraints. With Coronado, it is very unique because the City and City's Redevelopment Agency receives 58 percent of the property taxes that are paid. Most cities vary between 16-26 percent.

Bruce Coons, Executive Director, Save Our Heritage Organization, 2476 San Diego Avenue, San Diego, said that the City of San Diego has considered limiting the applications to 60 annually and not necessarily a dollar account.

Vice Chair Wilson suggested asking for total funding over the next two-year period and thereafter a certain number per year.

Director McCaull said she did not feel that the City Council would support including all of the prioritized properties in the Program. There may be support for increasing the fiscal cap, based upon the discussion held by the City Council last year. If the Commission gently encourages an increase, it may be approved.

Vice Chair Wilson said that the City Council may recognize the Commission's idea of approving a certain number of properties per year.

Director McCaull said the issue is that there is no control over the fiscal part, which is what the City Council wants. There may be four properties that amount to \$10,000 or one property that is \$30,000. The City Council wants to control the fiscal loss.

Chairperson MacCartee said she did not want this request to affect the special exception requests.

Ms. Turpit said that assuming the fiscal cap does not change, the Commission should consider that some homes may be sold and so the current property tax may increase. This would place the property at a disadvantage of being approved for the Mills Act.

Chairperson MacCartee said this may not necessarily be true if the Commission prioritizes the properties as discussed today.

COMMISSIONER HERRON MADE A MOTION TO APPROVE STAFF'S RECOMMENDATION TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF MILLS ACT AGREEMENTS FOR 1313 10TH STREET AND 1015 FLORA AVENUE, AND INCREASING THE FISCAL CAP (WITH THE SPECIFIC RECOMMENDATIONS TO BE DETERMINED AT THE NOVEMBER 7 HISTORIC RESOURCE COMMISSION MEETING).

COMMISSIONER O'BRIEN 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.

CHAIRPERSON MACCARTEE MADE A MOTION TO RECOMMEND FOR APPROVAL THE PRIORITIZED APPLICATIONS IN CHRONOLOGICAL ORDER OVER THE NEXT FOUR YEARS, TAKING INTO CONSIDERATION ANY SPECIAL EXCEPTIONS.

COMMISSIONER O'BRIEN 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.

Commissioner Crenshaw asked about the unused annual funds allotted to the Commission for Mills Act Agreements.

Director McCaull said that the funds roll over to next year's funds. She said there is an annual

cap and a total Program cap. Ms. McCaull also mentioned that she would be amending the Mills Act applications so that the responsibility falls on the applicant to present the key features of each home and how it meets each criterion.

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.

This item was continued to the next regular meeting of the Historic Resource Commission.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:19 p.m.

Tony A Peña
Director of Community Development