

CITY OF CORONADO

**TRAFFIC OPERATIONS COMMITTEE
MINUTES**

Thursday, February 24, 2005

The regular meeting of the Traffic Operations Committee (T.O.C.) was held on Thursday, February 24, 2005, at 2:00 p.m. in the Police Facility Emergency Operations Center. Present were Robert Hutton, Ed Walton, Scott Huth, Tony Peña and Kim Raddatz. Also present was Dave Johnson, Assistant Engineer.

1. Minutes of the January 27, 2005 Meeting – The minutes were unanimously approved as written.
2. Oral Communications – None.
3. Recommendation Regarding On-Street Parking Conditions in the 100 Block of C Avenue – Mr. Johnson said that in June 2003 the T.O.C. discussed on-street parking conditions in the 100 block of C Avenue. A resident was concerned about long-term parking hurting businesses in the area, particularly the barbershop. The Committee decided to postpone the discussion and bring it back at a later date because two additional multi-use developments were planned for that area. These two developments are 50% or more complete at this time. The owner of the development, The Village in Coronado, 1200 First Street, has asked the Committee to re-review this issue.

Currently there is two-hour metered parking on First Street and staff felt that extending it to C Avenue would help parking for these commercial developments. Of concern, as well, is that all of these developments will have loading needs. Staff felt that C Avenue would be a better location than First Street because C has a lower average daily traffic (ADT) than First. In addition, First Street has a higher pedestrian volume. The thinking was to combine one loading zone for all the developments. The recommendation is to install metered parking (about 19 spaces depending on curb cuts) on one-half of the block and to also install a loading zone that would be available to the Regatta Bay and Crown View developments. He is looking for input from property owners to see what best suits them.

Mr. Hutton asked if times had been considered for the meters and Mr. Johnson responded that the meters on First Street are two hours, so he thought this would be appropriate for C, but he would like to seek owner input. Mr. Walton said he sees this as two separate issues, so he'd like to tackle them one at a time.

Charlene Rasmussen, 1122 First Street, feels there should be some red curb on C Avenue. She can hardly get into the Crown View parking garage. There almost shouldn't be parking between First and Crown View. It is a precarious right-hand turn. Mr. Hutton explained that red curbing was not covered in the report that is being presented, and it should be looked at, but will have to be examined on another agenda. Mr. Peña agreed and said what he's hearing right now is anecdotal and he'd like to see an engineer's report on the situation.

Joe Cristilli, Galvan Cristilli Architects, 1775 Hancock Street, San Diego, is the architect for both Crown View and The Village in Coronado. When The Village in Coronado was designed four years ago it was designed with a loading zone on First Street and went through CEQA. There is a problem with placing it on C – there are a number of obstacles such as a big transformer and strategically located trees. He also feels it would be way too convenient for Albertson's to use the proposed loading zone as one of their zones for semi-trucks. Their loading zone is opposite this. It will hurt both condo projects if big semis are parked there all the time.

Gene Kemp, 736 F Avenue, #3, one of the owners of The Village in Coronado, said that the Mayor pointed out from the beginning of the project that there are trials and tribulations between residents and retail people when it comes to mixed-use developments. He thinks the proposed loading zone would bring more Albertson's trucks and not help the residents and retail people. First Street is a pretty wide street and it should not be a problem trying to make available the double-parking space that was recommended by staff. Also, this was approved during the CEQA process. He's talking about 20,000-25,000 square feet of retail space. One thing Crown View has is an alley; his development doesn't have this.

Ms. Rasmussen said that Crown View does not have access from the alley; loading is from First Street. Mr. Johnson said that the east side of the Orange Avenue/C Avenue alley is a designated commercial loading zone. Mr. Huth asked Ms. Rasmussen what is being unloaded for Crown View and she responded, furniture, which must come through the entry gate on First Street.

Mr. Cristilli observed that 90% of the retail operations is on First Street. Mr. Walton asked what kind of tenants are being looked at for The Village in Coronado and Mr. Cristilli and Mr. Kemp said an escrow company, a doctor's office and a children's clothing store.

Mr. Huth said that when he thinks of a loading zone he's thinking of a commercial area, not residential. The Committee could look at temporarily blocking the area for loading rather than using a yellow zone.

Mr. Peña said he does not have a problem with a loading zone on First; there are loading zones on Orange Avenue and it has a much higher ADT. Mr. Hutton said the problem with a loading zone on a main street is that it stops traffic and this is a problem on Orange. Mr. Johnson said he sees frequent double-parking of delivery trucks on First and feels it would not cause as much of a problem on C.

Mr. Raddatz said that because of access issues a loading zone on Orange in front of the theater was changed. He wants to be consistent.

Mr. Walton would like to look at a larger loading zone and try to maximize its use rather than each development having its own loading zone. Mr. Huth suggested having it closer to the intersection to serve the developments on both sides of the street. He does not see the need to put two loading zones within 100' of each other.

Mr. Cristilli said he's wondering how he could prepare one set of documents where there's a loading zone shown and then be asked to change it four years later.

Mr. Huth felt a concept for a loading zone for Albertson's further down the block could be considered.

Mr. Peña said he felt this was being made overly complicated. All the previous documents showed a loading zone on First Street and it was reviewed by various City departments. He supports putting the loading zone on First Street.

Pete Cottam, representing Regatta Bay, said he has not spoken to the owners about parking issues and asked how large the loading zone is in the alley by his development. Mr. Johnson said it is the entire east side of the alley, about 300'.

Mr. Peña moved to approve installing a loading zone of approximately 44' on First Street adjacent to the main entry of The Village in Coronado. Mr. Raddatz seconded the motion and it passed unanimously.

It was decided to re-agendize parking issues affecting C Avenue including the concept of a loading zone for Albertson's further down the block, metered parking, red zones, etc.

4. Recommendation Regarding a Request to Install a No Parking Red Curb Zone in Front of the Residence at 53 Green Turtle Road – The requestor, Patrick Kenney, 53 Green Turtle Road, withdrew his request and the item was not discussed.

The meeting adjourned at 2:50 p.m.