

**CITY OF CORONADO**  
**TRAFFIC OPERATIONS COMMITTEE**

**MINUTES**

**Thursday, February 22, 2007**

The regular meeting of the Traffic Operations Committee (T.O.C.) was held on Thursday, February 22, 2007, at 2:00 p.m. in the Council Chambers. Present were Scott Huth, Paul Crook, Ed Walton and Tony Peña. Dan Mastro represented the absent Kim Raddatz. Assistant Engineer Dave Johnson was also present.

1. Minutes of the January 25, 2007 Meeting – Mr. Peña moved to approve the minutes and Mr. Crook seconded the motion. The motion passed with Mr. Huth and Mr. Mastro abstaining.
2. Oral Communications – None.
3. Reconsideration of Recommendation Regarding the Request to Install a Blue Curb Zone in Front of 531 I Avenue – Mr. Johnson said that this item was heard at the January T.O.C. meeting and there was a tie vote, so it has been brought back for reconsideration. There is a warrant for blue curb installations and this particular residence did not meet all of the criteria so the staff recommendation was to not install the blue curb. The resident came and gave reasons why she felt her residence should be considered for a blue curb even though it didn't meet all the criteria in the warrant. Because of the tie vote, the Committee was going to send it to the City Council for a decision, but the City Manager's office wanted it reconsidered by the T.O.C. to get a majority vote. The staff recommendation is to not install the blue curb zone because this request does not meet the warrant.

Mr. Huth was not present at the last meeting so he had some questions. He asked about the status of the back garage and whether or not there was access to it. Mr. Johnson responded that it was questioned whether an accessible path could be provided between the house and the garage and the answer was no, because there is a living area behind the garage. At the last meeting, Peter Fait said it would not meet the building code to put a door leading from a bedroom to the garage area. The only other accessible path would have to be outside, along the side of the house, and there are some steps that could be modified by putting in a ramp or something like that to get to the garage. Mr. Huth asked if the path to the garage is along the side property line and whether there are steps in the middle of that go into the garage. Mr. Johnson said he believed there are steps up to the side of the garage and then into the alley and into the back of the garage. The resident said she hadn't explored making modifications to the property, but she still wanted to pursue the blue curb since it was, in Mr. Johnson's opinion, more convenient for her. He notified the applicant that this would be re-heard by the T.O.C. and she stated that she was not as enthusiastic about pursuing the blue curb after hearing the T.O.C. members last month.

Mr. Walton's recollection is that the garage is a three-car garage and is attached to the house, but there's no physical access between the garage and the residence. The area would need a door if they were to convert it. If it's currently a bedroom, the building code doesn't allow direct access between a garage and a bedroom. He questioned whether the room could be converted to a different type of room that would be permitted under the building code and he believes that was the case. Mr. Huth suggested that they could also make an adjustment from the outside. What he gathered from reading the minutes and the staff report is that if you have the ability to accommodate a spot on the site it's preferred to do that as opposed to taking up a public space on the street.

William Russell, 525 I Avenue, is the next-door neighbor. He says that currently there is not a parking problem in the area. He just left his residence and there were two open spots in front of 531 I, so there isn't a problem. The only time it looks like there is a handicapped car is on the weekends; he's not sure if it's the neighbors' friends visiting and they want to have treatment for them. He's concerned that if you put a disabled parking spot there when there's not a parking problem right now, it sets a precedent for the rest of the City for a lot of elderly and disabled people to request blue spaces. They could use as a point of reference that it was allowed it at 531 I; why will you not allow it at their house? Then you'd have a real parking problem in the future.

Carol Humphrey, 501 Sixth Street, is a friend to many people with wheelchairs and she drives a lot a people and puts their wheelchairs in her trunk. She appreciates nice, easy parking. Also, she recalled a blue curb zone just a few doors down from the applicant which was removed. Cannot this be temporary also? She urged the T.O.C. to vote in favor of installing a blue curb.

Mr. Peña commented that it seems that at every T.O.C. meeting there is an issue dealing with some type of restriction to be placed on public parking at the curb – yellow zones, green zones, blue curbs – and quite a few of those have been granted. It seems that we're cumulatively losing a lot of public curbside parking spaces. He wanted to emphasize that the Committee needs to be diligent in meeting the warrants on these items.

Mr. Walton said he voted for the staff recommendation at the last meeting and his main reason was that it didn't meet all the criteria of the warrant because there is space available to convert to a spot for the applicant and also, as the neighbor said, there's not really a parking problem. It's a decal parking area and every time he's gone by there has been ample available parking. He wouldn't like to see a blue curb that's there 24 hours a day, seven days a week being enforced when he doesn't see the need.

Mr. Crook said that last month there was no one in the audience in opposition to this and his frame of reference at that time was that there had been a blue curb in that area which had been removed so this wouldn't change what had already been in place. Now that a little more information was presented today and with the ability for the house to be modified or at least have some ingress and egress from the garage, he will be voting in favor of the staff recommendation.

Mr. Walton moved to accept the staff recommendation to not place a blue curb at 531 I Avenue; Mr. Mastro seconded the motion and it passed unanimously.

3. Recommendation Regarding the Request for a White Curb Zone in Front of the Multi-Use Development at 131-145 Orange Avenue – Mr. Johnson said the Engineering Department received a letter dated February 3, 2004 requesting that a white passenger-loading zone be placed in front of the multi-use development at 131-145 Orange Avenue,

also known as City Views. This development was recently completed and they're now selling the residential units and getting retail tenants for the ground level. They claim a white passenger-loading zone would facilitate the turnover of passengers coming to the retail establishments and the residential units. It should be pointed out that this block has several yellow loading zones, particularly a large 45' yellow loading zone just to the north of the City Views development. Coronado's municipal code states that a yellow loading zone is used for passengers and/or freight for a period of 20 minutes. That's a little different from most other jurisdictions where yellow zones are for commercial use only, so there can be some confusion on the part of drivers in Coronado in that yellow zones can be used for passenger loading and unloading. There are also several at-grade parking spaces at the back of the development, off the alley, that can be used for parking. Another issue is that parking around this area, as it is throughout the City, is in high demand, especially on-street parking, and a white passenger-loading zone would preclude other parking because it is in effect 24 hours a day, unlike a yellow loading zone which is in effect from 8:00 a.m. to 6:00 p.m. Taking those factors into consideration, the staff recommendation is to not install a 25' white passenger-loading zone in front of this development.

Elizabeth Forsythe-Lovell, 1032 Flora Avenue, represents Surf Suds Laundromat at 100 Orange Avenue and is also speaking on behalf of Keith Stringer, owner of Island Sports Bar, which is approximately across the street and on the corner from the location of the mixed-use development. They object to anything that takes away parking spaces, especially on Orange Avenue. This particular complex has parking facilities in the back. She suggested that the developer construct signage on their property indicating where they can pick up and drop off. The issue of parking is huge on that side of the block, not so much on the other, but it will be, and they would like to see a recommendation that signage be put up at the end of the block indicating where parking can be facilitated for the mixed-use properties in the alleys, as well as the parking area at the Landing because there are a lot of people wandering around not knowing where to park.

Mr. Peña moved to support the staff recommendation to not install a white curb at this location and Mr. Crook seconded the motion. The motion passed unanimously.

The meeting adjourned at 2:16 p.m.