

**MINUTES OF A  
REGULAR MEETING OF THE  
CITY COUNCIL OF THE  
CITY OF CORONADO  
Coronado City Hall  
1825 Strand Way  
Coronado, CA 92118  
Tuesday, May 6, 2008**

Mayor Smisek called the meeting to order at 3:04 p.m.

**1. ROLL CALL:**

**Present:** Councilmembers Downey, Monroe, Ovrom, Tanaka,  
Mayor Smisek

**Absent:** None

**Also Present:** City Manager Mark Ochendusko  
City Attorney Morgan Foley  
Acting City Clerk Mary Clifford

**2. INVOCATION AND PLEDGE OF ALLEGIANCE.** Floyd Ross provided the invocation and Mayor Smisek led the Pledge of Allegiance.

**3. MINUTES:** Approval of the minutes of the Regular Meeting of April 15, 2008, were approved as submitted. The reading of the minutes in their entirety was unanimously waived.

**MSUC (Tanaka/Monroe) moved that the City Council approve minutes of the Regular Meeting of April 15, 2008, a copy having been provided Council prior to the meeting, as submitted.**

**AYES: Monroe, Ovrom and Tanaka**  
**NAYS: None**  
**ABSENT: None**  
**ABSTAINING: Downey and Smisek**

**4. CEREMONIAL PRESENTATIONS:**

**4a. Proclamation: Navy Nurse Corps Day.** Mayor Smisek presented the proclamation to former Navy Nurse Nancy Owens.

**4b. Proclamation: Bike to Work Day.** Mayor Smisek presented the proclamation to Kimberly Weinstein of SANDAG.

**4c. May is National Historic Preservation Month.** Mayor Smisek presented the proclamation to Joe Ditler, Coronado Historical Association, Rita Sarich, Coronado MainStreet, and Gerry MacCartee, Coronado Historic Resource Commission.

**4d. Proclamation: National Peace Officers' Memorial Day.** Mayor Smisek presented the proclamation to Chief Scanlon and Department of Police Services staff.

**4e. Proclamation: National Public Works Week.** Mayor Smisek presented the proclamation to staff from the Engineering and Public Services Department.

**5. CONSENT CALENDAR:** The City Council approved, adopted and/or accepted as one item of business Consent Agenda Items 5a through 5j with the addition of Items 11c and 11d.

Councilmember Downey asked the City Manager to comment on Item 11d in that it is not feasible to completely remove all entry and exit off of NASNI but the amendment is a way to satisfy concerns that were raised by the Navy's letter. Mr. Ochenduszko confirmed that is the case.

Councilmember Monroe commented on Item 5i, the construction contract for slurry seal. The City has received a protest about that contract and he asked if the City Manager would comment on that.

City Manager Mark Ochenduszko commented that staff and the City Attorney have reviewed the letter that was received on May 2. The City finds that the four points listed in the letter are not grounds for retracting this award of contract to the lowest, responsible bidder. Moreover, the City has used this contractor in 2004/2005/2006, all with good results.

Lew Barnum, 1710 Avenida del Mundo, #103, feels that the public might like to hear information related to Item 5c that deals with the City's investment in financial assets.

City Manager Mark Ochenduszko responded that the City reports its investments on a quarterly basis to the City Council in a public meeting report as required by State law. The report shows that the City's investments comply with State law that they be held in securities, the length of the securities, and the types of securities. This report also shows that City invests its cash reserves following a model that is very important to City treasurers, which is that you preserve security first, maintain liquidity second, and third you try to achieve yield.

Russell Hedgy, Controls Contractors, commented regarding 5f. He said he would like to see more clear and accurate information provided in the Request for Bid with respect to the Energy Management System when this comes back out for bid. The EMS is the means by which the City operates and controls the cost of operating the HVAC equipment in the most efficient manner possible.

**MSUC** (Ovrom/Monroe) moved that the City Council approve the Consent Calendar Items 5a through 5j with the addition of Items 11c – Consideration of City Council Meeting Schedule for July and August 2008 and 11d - Consideration of Amending the Contract for the State Route 75/282 Transportation Corridor Project to Perform Additional Analysis on: (1) a Modified Alternative Taking a West Portal Entry Partially off NASNI Property and (2) a Toll Feasibility Study.

**AYES:** Downey, Monroe, Ovrom, Tanaka and Smisek  
**NAYS:** None  
**ABSENT:** None

**5a. Approval of Reading by Title and Waiver of Reading in Full of Ordinances on this Agenda.** The City Council waived the reading of the full text and approved the reading of the title only.

**5b. Approval of Warrants.** The City Council ratified payment of warrants Nos. 10064776 thru 10065085 audited and approved by the Audit Committee, provided there are sufficient funds on hand. The City Council approved the warrants.

**5c. Filing of the Quarterly Treasurer’s Report on Investments with the City of Coronado City Council for the Quarter Ending March 31, 2008.** The City Council examined the quarterly Report on Investments and ordered it filed.

**5d. Authorization for the Director of Fire Services to Enter Into and Maintain a Memorandum of Agreement with the San Diego County Office of Emergency Services for Use of the Regional Mass Notification System.** The City Council authorized the Director of Fire Services to enter into and maintain a Memorandum of Agreement with the San Diego County Office of Emergency Services for the purpose of using the Regional Mass Notification System.

**5e. Award of Contract to Valley Coast Construction, Inc. for the Construction of Improvements on Golf Holes 1, 4, 6, 8, 10, 12, 13, 16, and 17.** The City Council awarded the contract to Valley Coast Construction, Inc. in the amount of three hundred and eighty-seven thousand, sixteen dollars (\$387,016) for the construction of the improvements.

**5f. Rejection of Recent Bid Submittals for Heating, Ventilation and Air Conditioning (HVAC) Maintenance Services for City Facilities.** The City Council rejected all bids submitted in response to a recent Request for Bids for heating, ventilation, and air conditioning maintenance services to ensure the integrity of the HVAC RFB process, and directed staff to re-bid the contract.

**5g. Resolution Authorizing an Amendment to the 2007-2008 Personnel Authorization and Compensation Plan (Salary Resolution) Approving the Creation of a Police Officer Recruit (Temporary) Classification.** The City Council approved the creation of a new Police Officer Recruit (Temporary) classification and authorized A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONADO ADOPTING AN AMENDMENT TO THE PERSONNEL AUTHORIZATION AND COMPENSATION PLAN FISCAL YEAR 2007-2008. The Resolution was read by Title, the reading in its entirety unanimously waived, and adopted by Council as RESOLUTION NO. 8284.

**5h. Authorization to Temporarily Exceed Maximum Authorized Personnel for Position of Maintenance Worker II in the Department of Public Services.** The City Council authorized Public Services to temporarily increase the number of Maintenance Worker II positions.

**5i. Award of Construction Contract for the Slurry Seal Pavement Maintenance FY 2007-08 Project.** The City Council awarded a construction contract in the amount of \$299,121.99 to Bond Blacktop, Inc. for the Slurry Seal Pavement Maintenance FY 2007-08 project with \$50,878.01 for contingency, inspection and testing, resulting in a total project budget of \$350,000.00. The funds are available in the Capital Improvement Program (C.I.P.) project account number 210372-9869-08SLSEAL.

**5j. Approval of Additional Consultant Services Performed by PBS&J for Sewer Rate Study, Ongoing Storm Water Compliance Program, and Program Implementation for the State Waste Discharge Requirements (WDR).** The City Council: 1) Approved the additional work as anticipated in the RFP for the sewer rate study, storm water compliance program work, and wastewater (WDR) compliance program work; and 2) Directed staff to budget the additional funds in Fiscal Year 2008-2009 in the amounts of \$9,000 in 530031-8030 and \$40,000 in 510010-8065.

**6. ORAL COMMUNICATIONS:**

- a. **Whitney Benzian, San Diego**, speaking on behalf of the San Diego Port Tenants Association, members of the San Diego Port Tenants Association, and the Working Waterfront Group, to announce their opposition to the Port of San Diego Marine Freight Preservation Initiative being proposed by San Diego Community Solutions for the November ballot. The initiative requires the redevelopment of the 10th Avenue Marine Terminal. He summarized comments from a letter to the City Council from the San Diego Port Tenants Association, which states that this initiative is bad for the region because it will replace maritime operations at the 10th Avenue Marine Terminal with hotels, office towers, and retail development. It will allow commercial development along the entire length of the terminal that faces San Diego Bay. It will eliminate thousands of good paying, waterfront jobs and it will threaten the future of the waterfront businesses and ship repair businesses with gentrification. Furthermore, there already is a plan for the 10th Avenue Marine Terminal. In 2004, after much public discussion and debate and a

day long public workshop, the Port commissioners adopted a policy dedicating the 10th Avenue Marine Terminal exclusively to maritime operations. Since then the Port has worked painstakingly to develop a long term maritime business plan for 10th Avenue that is currently undergoing public outreach with stakeholders that include Port tenants, working waterfront businesses, labor, and the Environmental Health Coalition. This plan will preserve San Diego's maritime terminal and thousands of waterfront jobs, prevent gentrification, and protect air quality. This initiative proposes to scrap those planning efforts. The groups he represents vigorously oppose this initiative and ask that the Coronado City Council do two things: 1) consider a resolution to support the Port District's policy established in 2004 dedicating the 10th Avenue Marine Terminal exclusively to maritime cargo operations; and 2) consider a resolution opposing the San Diego Community Solutions' initiative.

**7. CITY MANAGER:**

**7a. Update on Council Directed Actions and Citizen Inquiries.** City Manager Mark Ochenduszko announced bulky trash pick up week this week and that next week, May 12 through 16, 65-gallon blue recycling carts and recycling information will be delivered to each resident who currently uses a green recycling tub. If residents want more than one 65-gallon cart, or would prefer to have a smaller 35-gallon blue cart, they can contact the EDCO driver or call EDCO at 619 287 7555. Residents who want to keep their green tubs may do so if they want to, or if they don't want to, they can be put them out to be collected by EDCO during the week of May 19 through the 23, which will also be the first week for using the new blue recycle carts. All green tubs that are left on the curb during that week will be picked up by EDCO.

Mr. Ochenduszko also reported, at the request of Mr. Ovrom, on state budget impacts to cities and particularly to Coronado. He explained that the City does not yet know what those impacts will be because the State hasn't taken action yet as the fiscal year is not over until June 30. It is reported that there is a \$20 billion shortfall, almost 20% of the State budget and probably the biggest gap the State has ever faced. The problem is related to the system and is not going to go away soon. There has already been significant discussion regarding removing Proposition 172 funds from local governments, a one-half cent sales tax that is given to cities that amounts to approximately \$300,000 per year to Coronado. Staff anticipates that the City will not receive this from the State this year or in the foreseeable future. The City also anticipates losing the \$100,000 it receives annually from the COPS grant program that began when the State started taking away property tax in a program called ERAF. The COPS program currently funds one police officer and half of a dispatcher. There are other limitations that prevent the State from taking money from the General Fund, but the City is anticipating that the State will reimpose the Educational Relief Augmentation Fund (ERAF) shift from the Redevelopment Agency, which amounts to at least \$790,000 a year. That will occur in the coming year and every year thereafter. Staff is also looking at the State taking away Local Detention Facilities Subventions funding, which is about \$40,000 to Coronado. All totaled it is over \$1.2 million to the Agency. Staff will be reviewing and preparing a budget anticipating that these things will happen.

**8. PUBLIC HEARINGS:**

**8a. Public Hearing: Introduction of an Ordinance of the City of Coronado, California, Amending Chapter 70.20 by Repealing Sections 70.20.060, 70.20.070, and 70.20.080, and Amending Section 70.20.090; and Amending Chapter 70.22 by Repealing Section 70.22.160 and Amending Sections 70.22.150, 70.22.180, and 70.22.190 of the Coronado Municipal Code Regarding the City's Historic Resource Alteration Permit Procedures (HR 7-07: City of Coronado).** Tony Pena, Director of Community Development, explained that this is an ordinance amendment that was prepared under the direction of the City Council at a previous meeting. Prior to an alteration permit being considered final, as approved by the HRC, it will be forwarded to the City Council and placed on the Consent Calendar. If there are any issues related to it, the item can be pulled from consent for the City Council to take final action on. Normally this is an appealable item from the HRC and this will mean that there is not the necessity of having an appeal. Anyone who is concerned about the item can address it at the City Council meeting and they can provide written testimony. The City Council will have the discretion of acting on that item as a consent item.

Mayor Smisek asked Mr. Pena to review the items that are in question.

Mr. Pena clarified that alteration permits that involve some type of a zoning allowance such as height, setbacks, FAR or a density bonus – anything of that nature that is outside the normal scope of zoning which is provided as an incentive to developers as part of the Code will come before the City Council. All other alteration permits that comply 100% with the zoning ordinance will still be submitted for final action at HRC, with appeals going to the City Council.

Mayor Smisek confirmed that the only types of issues that would be coming before the City Council would be related to zoning allowances.

Councilmember Downey commented that this will give the public the opportunity to provide input that they normally would not have under the appeal process.

Mr. Pena added that this provides maximum flexibility as a consent item rather than with the limitations of an appeal with a list of witnesses.

Mayor Smisek opened the public hearing.

Jim Scott, 958 I Avenue, stated that he would like to go on record as being in support of the proposed changes to the Historic Preservation Ordinance because, in his view, the HRC has granted zoning variances in excess of the authority granted to them by the Municipal Code. A notable example is a new second dwelling on a parcel behind his family's property at 937 J Avenue in the R1-A zone. He believes that giving the City Council the final approval step will provide assurances to the citizens of Coronado that only those zoning ordinances which are contemplated by the Municipal Code and the historic section may be obtained through the Alteration Permit process, and that all other zoning variances will be processed properly through the Planning Commission.

Mayor Smisek closed the public hearing.

Councilmember Monroe commented that this is a good step at this point. His hope is that a year will go by without the City ever pulling an item off of consent. He believes that the increased visibility is important.

Councilmember Tanaka agreed with the speaker and with Mr. Monroe that it is smart that the HRC would make the recommendation, with the City Council having the final authority on something as significant as a zoning change. He commended staff for the way the amendment was written.

Councilmember Downey said that she wants the HRC to use every option to try to save historic residences, but she also likes that the public will have the chance to help make the decision. She always felt there was a little bit of a burden because the public did not have the opportunity to discuss this with the City Council. Now all members of the public have the chance to tell the City Council if there is something it needs to know or should consider in making that decision. She appreciates that opportunity.

Councilmember Ovrom indicated that he concurred.

**MSUC (Monroe/Tanaka) moved that the City Council introduce AN ORDINANCE OF THE CITY OF CORONADO, CALIFORNIA, AMENDING CHAPTER 70.22 BY REPEALING SECTIONS 70.20.060, 70.20.070, and 70.20.080, AND AMENDING SECTION 70.20.090; AND AMENDING CHAPTER 70.22 BY REPEALING SECTION 70.22.160 AND AMENDING SECTIONS 70.22.150, 70.22.180, AND 70.22.190 OF THE CORONADO MUNICIPAL CODE REGARDING THE CITY'S HISTORIC RESOURCE ALTERATION PERMIT PROCEDURES. The Ordinance was read by Title, the reading in its entirety unanimously waived and placed by the City Council on FIRST READING.**

**AYES: Downey, Monroe, Ovrom, Tanaka and Smisek  
NAYS: None  
ABSENT: None**

**9. ADMINISTRATIVE HEARINGS: None.**

**10. COMMISSION AND COMMITTEE REPORTS:**

**10a. Report from the Port Commissioner Concerning Port Activities.** Port Commissioner Robert Spane reported that the Port is going to spend \$300,000 to remove Neptune's Palace from the south bay anchorage. The Port voted to oppose the 10th Avenue Marine Terminal ballot initiative. He said that it is illegal for the Port to campaign against initiatives but they can educate the Port cities on the issue. Arthur's Restaurant, which will be built next to Il Fornaio, received conceptual approval today. Also, the Spinnaker Hotel is continuing to move forward which is a 250 room, five-star hotel. There has been a settlement agreement with 501-505 First Street, the properties that removed the rip rap and built the

retaining wall on Port land without permits. They are required to remove the footing of their seawall, replace the rip rap, and pay the Port legal costs and a \$250,000 fine.

Mr. Monroe commented that the Cays is going to have a workshop about North Grand Caribe again and asked if the Port is involved or if that is at the Cays initiative? Admiral Spane responded that the Port has been invited to attend but they aren't sure they will because they aren't sure what will occur. The meeting is scheduled for May 13.

## **11. CITY COUNCIL BUSINESS:**

### **11a. Council Reports on Inter-Agency Committee and Board Assignments.**

**Councilmember Monroe** attended a meeting of the MTS Executive Committee and a Board meeting that was preceded by a finance workshop. At this point the finance workshop is probably the most important issue at MTS because of the State situation how it will affect public transit. The Coronado Shuttle, Route 904, is 'on the bubble' for being eliminated or adjusted. He is working with the Visitor Center, MainStreet, the Chamber of Commerce, the Hotel Del, and the Ferry Landing to see if a strategy can be put together to increase ridership. He attended two SANDAG Transportation Committee meetings and one Board meeting. He participated in selling tickets on Sunday morning at the Flower Show. He attended the Navy Complexes meeting, met with County Supervisor Ron Roberts, Chuck Howe from SAFE, attended the Rotary Park workshop, the Hospital Volunteer Luncheon, the High School pool dedication, the Cays Yacht Club opening, and the C-CORE briefing.

**Councilmember Ovrom** attended the Tunnel Action Team meeting, went to Congressman Issa's office with Rhonda Cruz from the Engineering Dept. to discuss tunnel issues and funding, attended the League of California Cities dinner, went to visit Congresswoman Susan Davis with the City Manager, attended the School District's office dedication, visited with Chuck Howe from SAFE, attended a Metro JPA meeting in the Council Chambers, the Cays Yacht Club opening, the C-CORE briefing, and an SCEDC meeting.

**Councilmember Downey** said she was not able to attend the April 15 City Council meeting because she was in Sacramento for the League of California Cities Legislative Days. She chairs the San Diego division subcommittee on legislative issues and this provided an opportunity to brief Christine Kehoe and Mary Salas as well as other elected officials from the area. The number one topic of discussion was the budget. They were informed that no legislation would happen until the budget is passed. The only thing that would pass would be zero dollar legislation. San Diego division contingency was able to point out their concerns in the budget struggle, to prevent money from leaving the cities and prevent the robbing of education funding. She attended the Sharp Coronado Volunteer Luncheon with Mayor Smisek and Mr. Monroe, the C-CORE briefing, the High School pool dedication, opened the Flower Show on behalf of the Mayor, and attended the Flower Show gala. She chaired her first SANDAG Energy Working Group meeting two weeks ago. Now that the Sunrise Powerlink project is behind them, they are updating the Regional Energy Strategy for San Diego, and given the greenhouse gas issue, they are now doing a Climate Action Plan. Eventually the California Air Resources Board is going to come out with regulations that will affect the cities as well as every other sector in California to require that everyone in California will work together to get State of California emissions down

to 1990 levels. The SANDAG Energy Working Group is going to help come up with suggestions for the communities to start doing that. She also received a briefing from the Tunnel Commission.

**Mayor Smisek** attended MotorCars on MainStreet, a meeting of the South Bay Mayors and Managers, the dedication of the CUSD offices, met with the Hospital Committee which is made up of Mayor Smisek, the City Manager and Rachel Hurst from the City, and members from the Foundation Board, Hospital Board and Greg Walker from the CDA. The discussions were regarding the hospital's financial situation and any action that may be taken. He mentioned that there is an item on the CDA closed session on this topic. As a member of the CUSD Strategic Planning Committee he met with them in preparation for the interview process the School District went through to select its new superintendent. He attended a CIP subcommittee meeting with Mr. Tanaka, attended the Coronado National Day of Prayer, met with Chuck Howe from SAFE, attended the Hospital Volunteer luncheon, the C-CORE briefing, met with MainStreet and with the Chamber of Commerce executive team.

**11b. Presentation by the Hotel del Coronado on a Proposed Amendment to the Previously Approved Master Plan and Development Agreement Addressed as 1500 Orange Avenue in the H-M (Hotel/Motel Zone) (PC 6-08 Hotel del Coronado).** Tony Pena, Director of Community Development, explained that this is an opportunity for the Hotel Del Coronado to present their proposed amendments to the Master Plan. He pointed out that staff would like to the comments from the City Council and the public to be as detailed as possible. Staff will be developing a variety of staff reports for the Planning Commission, the Design Review Commission, as well as the City Council. He introduced Bill Dodds, Vice President of Development for KSL, and Todd Shallen, General Manager, Hotel del Coronado, who would present the amended Master Plan to the Council.

Mr. Dodds explained that the Master Plan for the Hotel Del is a multi-year, multi-phased development program. The culmination of that effort was in 2002-2003 when the Hotel and the City executed a Development Agreement regarding the long term improvements to the Hotel. It was a forward looking document, looking 15 to 40 years out into the future. The first phase of work, the Beach Village area, the Paseo walkway, and the R.H. Dana and entry garden areas, are completed. There are remaining elements of the Hotel's master plan yet to be addressed. Mr. Dodds stated that this report is an update on those elements and some issues the Hotel has come up against.

The remaining elements include a new conference center with approximately 20,000 sq. ft. of meeting space, 144 additional guest room keys on the south side of the property, a new main entry and entry driveway, rerouting the entry from its current Orange Avenue location over to Avenida del Sol, a bus staging area on R.H. Dana Place as well as one bus staging area for tourist or sight seeing buses along Orange Avenue, additional parking, 1,170 stalls in three parking garage structures as well as surface parking, as provided for in the Master Plan. The Master Plan includes public improvements including street edge improvements along Orange Avenue and Avenida del Sol, center median improvements on Orange Avenue, new angle parking for the public, and storm drain improvements along Avenida del Sol at the cul-de-sac terminus.

Mr. Dodds explained that in May of 2003 the State of California issued an updated map related to the Alquist-Priolo Act. The Act requires that one search for active faults within the map area, which runs from the ocean, through Coronado, and into the Bay. The Hotel South area is within that study zone. The Hotel did extensive studies with geologic engineers. Core testing was completed, seismic testing was completed, and a hazard zone was identified on the property that bisects the property in areas that would have been the future conference center space and a two-level parking garage, and through Ocean Towers into the Pacific Ocean. He pointed out the area in question on the map and explained that it is 10' wide with a 20' no-build zone on either side of it, making the entire width of the no-build area approximately 50'. One of the first things they did was to engage a seismic consultant and structural engineer to evaluate the Ocean Towers, to physically investigate the site as well as review the structural and foundation plans. They deemed that the building was safe, and that there were no health and life safety issues. Although the building would sustain some damage from an earthquake event it would be possible to evacuate the occupants safely. With that, the Hotel began to looking at the remaining elements of the Master Plan and how to reconfigure those elements onto the remaining available site area.

Mr. Dodds went on to show the proposed, amended 2008 Master Plan. The no-build area contains a great lawn in front of the relocated conference parking and surface parking, the only two things that may be built within a no-build area. The historic power plant facility has been retained as well as the smoke stack and the adjacent Oxford building. They propose to retain the use of the laundry facility and keep the Oxford building's current use as administrative offices.

The challenge was to find an area that would accommodate the new structures within the footprint of the old plan. They have moved or slid that building across the driveway. The Conference Center remains about 20,000 sq. ft. of meeting space. It is 17,000 sq. ft. of clear span meeting space, has the great lawn in front, and the building faces out in front of the main Victorian hotel. There is parking below the structure as well as a below grade service area. Vehicles that would service the kitchen or laundry would go in to below grade under the ballroom and guest room areas and back up to a dock. The other key element is the 144 guest rooms which are consolidated into a couple of guest wings that are adjacent to the Conference Ballroom spaces. These guest rooms are of the five-diamond quality that are appropriate for the Hotel Del. They provide a pool and ocean views and are anticipated to sell as hotel/condo units similar to what was done in the Beach Village. These rooms would be built to a certain criteria, very similar to Beach Village, with materials consistent with the historic main Victorian building, and in keeping with the Secretary of the Interior standards. The President of Heritage Architecture is available to address any concerns in that area.

Mr. Dodds went on to say that the main entry is essentially the same as what was proposed previously. He showed a depiction of the new main entry for the Hotel and explained that it is a signalized intersection at Avenida del Sol and Orange Avenue that provides for left turns onto Orange Avenue from Avenida del Sol as well as left turns from Orange Avenue onto Avenida del Sol. It provides space for stacking of vehicles that are leaving the Hotel. Parking is similar in nature to the original plan. There are three structure parking garages; one on the north side, the south structure underneath the Conference Center, as well as a valet parking structure. The total parking provided is 1,192 stalls under the new plan which is in excess of what is required under the Code. There are 900 parking spaces provided by the Hotel today. 70% of the new parking would be provided below grade, which is consistent with what the Master Plan provided. Grande Hall is probably the most architecturally inconsistent of any of the buildings on the

property, especially in such close proximity to the main Victorian hotel. All of the enhancements that were in the original Master Plan were retained. One of the most important items is restoring the front façade of the Hotel, especially the re-creation of the front porch. The fabric of the original hotel remains intact.

The Hotel representatives did an extensive outreach program. They held four community group meetings at the Hotel. They posted notices for the public meetings in the *Coronado Eagle & Journal* as well as in various locations around the City. They also provided notices to the residents at Coronado Shores.

Mr. Dodds pointed out that of the numerous public benefits, a key benefit is the restoration of the Hotel itself. It benefits the Hotel but it also benefits the community. The key objectives of the Master Plan are an additional 20,000 sq. ft. of meeting space, an additional 144 guest rooms, improvements to pedestrian and vehicular circulation onsite and around the property, reduction in the amount of the site dedicated to parking, increasing the amount of landscaping, and creation of a garden setting at the Hotel. Since the Master Plan was approved the amount of landscaping on the property has doubled. The Master Plan will ensure the Hotel's economic viability into the future. The plan is expected to take 15 to 20 years to implement, but looks out to the 40 year horizon in terms of things that needed to be addressed. It improves the visual experience of the Hotel from Orange Avenue, enhances the Grande Hall façade and service area, and restores the historic character of the Hotel itself.

Mayor Smisek pointed out that all the Council members have been briefed individually by Hotel representatives.

Councilmember Downey asked when the City Council might be able to see a rendering of the front porch.

Mr. Shallan explained that the best way to get a feeling for the front porch would be to look at historical pictures from the past.

Councilmember Monroe commented that people have asked about the timeline for the parking on the north side of the property and the construction on the south end.

Mr. Dodds explained that the next element of work that would be completed on the Hotel grounds would be the north parking structure. It takes about a year to plan and permit the project and about a year and a half to construct it. After that it would probably take about a year and a half to plan the next phases of work, which would be the South Beach guestrooms and Ballroom facility. The valet parking structure would be the following phase. The last phase would be Grande Hall because the new ballroom would need to be completed to be able to take the current meeting space out of service.

Mayor Smisek asked a question about height. In the Agreement, the City froze the zoning requirements at the time the Agreement was signed. There was a certain amount of height that was allowed as well as a scheme for how to measure it. The City currently has some different ways that it determines height. In the new proposal, is the Hotel varying or deviating from either one of those zoning requirements?

Mr. Dodds commented that the two computations were locked in at the time the Development Agreement was executed. At that time the ordinance provided for an average grade calculation on the site, which they are in compliance with. The building height itself is limited to 40' to the average midpoint of the building plus 10%, so the total building height from the average grade is 44'. The new proposal would be consistent with that.

Mayor Smisek reminded the public that the Agreement is in place but the City Council and the Hotel staff are interested in having the public provide constructive input.

Gwyneth Bent, 1617 Glorietta Boulevard, said she loves the improvements the Hotel has made and she is looking forward to the completion of the project. Her concern is the bus staging area. In the original plan it was off of R.H. Dana Place. It sounds like now they would have that and also 4 buses on Orange Avenue. If the bus staging was on R.H. Dana Place it would allow the buses to exit the Hotel turning left on Orange Avenue to continue on, which is SR 75, to continue to the Bridge. In moving the bus staging area to Orange Avenue, the only way these buses can get over to the Bridge is to turn left onto Glorietta Boulevard where the street is very narrow. It is only 30' wide and no parking strip on the south side. There are two condominium buildings on that side with a 5' wide sidewalk. This seems like a very unsafe situation. There are at least three small children living in this building and a lot of other children who come to visit.

Bruce Coons, Executive Director, Save Our Heritage Organization, 51 Aruba Bend, commented that SOHO has been meeting with Hotel staff and is in support of the changes of the new Master Plan. They also have a Preservation Agreement with the Hotel. The new changes allow for preservation of more of the historic buildings and fabric than in the original plan. They have also seen what this management has done with the Hotel and everyone is really happy with them. The small concerns with some of the treatments with some of the remnants of the industrial complex are being worked out. They are a little bit concerned with the view of the Strand of the main hotel but they are working on the setbacks.

Mark DeMichael, 1536 Glorietta Boulevard, supports the changes that are being proposed for the Hotel and applauds management for the improvements. However, he encouraged the City Council and staff to look for ways to mitigate the impacts on the neighborhoods, most specifically from the restaging of the buses on Orange Avenue. He agreed with Ms. Bent regarding Glorietta Boulevard, which is very narrow and not designed for the volume of traffic or the size of vehicles that are on that road. In addition, these buses operate at all hours of the day and night, frequently as late as 11 and 11:30 pm. The buses also use the neighborhood as a staging area when there is not enough space in front of the Hotel. This traffic is also in addition to all of the cab traffic. Every single cab that comes out of the Hotel and goes back to the Hotel goes down Glorietta. That is on top of the base traffic that has found Glorietta to be a short cut in their race to the Bridge. He would like City staff to consider all of those impacts and to work with the Hotel to try to find some solution for the buses to exit without having to go through the neighborhoods.

Michael Gold, 1710 Avenida del Mundo, #909, feels that there are a number of good things in this proposal but there are a number of changes that have not been stated from the 2002 Master Plan that are important to understand. They are increasing the space of the building by about 55,000 sq. feet from the 2002 proposal. They are increasing the area devoted to the 144 new rooms by about 57%. The rooms are going to go up to 550 sq. ft. This is a competitive thing as

Mr. Dodds had mentioned. The height of the buildings, while they talked about the 40' plus 10%, are going to be between 54' and 58' above the sidewalk and as close as 25' to the sidewalk along Avenida del Sol. It will be a very imposing. The biggest issue is that they have reduced the staging area on Avenida del Sol from 200' in the 2002 proposal down to 75', more than 60%. The 200' in the original proposal was barely adequate for the traffic they are going to have. Making the cut from Avenida del Sol onto Orange Avenue and then a quarter to a half a block away having another set of traffic lights, even synchronized lights, is going to cause serious traffic problems. The models don't take into account the behavior of drivers and behavior of people. There are good things here but there are a number of things that have been unstated or downplayed that the City needs to really understand fully.

Donna Ball, 1414 Sixth Street, President, Coronado Chamber of Commerce, 945 Orange, spoke on behalf of herself and the Chamber. The monetary impact the Hotel Del has on the community is clear in terms of what they bring to the community from a tourism standpoint, TOT, and income to the community. Giving them the ability to increase their meeting space is extremely critical for them to be able to compete with other facilities over the Bridge. From the business perspective, Coronado's businesses, both large and small, feed off of the Hotel Del's success, and tourists who are coming to the community have a major impact. The original plan was an attempt to ensure that they are able to provide meeting space and compete. Although there are some areas of minor modification, they are working under the same concepts they started with, with the exception of incorporating modifications due to the fault line. She would like the City Council's thought process to include how much the Hotel Del impacts the community, not just as an historical presence but also the financial viability that it brings to the business community.

Lew Barnum, 1710 Avenida del Mundo, thinks it is very unfortunate the fault line running through the Hotel's land is causing a change from the 2002 plan. It bothers him that the Hotel is taking advantage of this to put an extra 20,000 sq. ft. of rooms along Avenida del Sol, creating all of the 144 new keys along Avenida del Sol and around the outside of their already large Conference Center. He is disappointed that they can't recognize any place else that they could build. They could use Oxford Hall the way they had originally indicated they could. Or they could put a second or third story on the laundry building. It is very bothersome to the people who live where he lives, in Coronado Shores. He knows they don't own their view of Point Loma, but the 2002 Master Plan was not so restrictive and not so encroaching on the views that the homeowners in Coronado Shores have enjoyed and would love to continue to enjoy.

John Miller, innkeeper at the Villa Capri, 1417 Orange Avenue, agrees with many of the speakers that there are many good things in the new Master Plan. They were very happy at the Villa Capri, during the 2002 Master Plan, when they found there would be no buses directly opposite them. He has been working at the Villa Capri for 18 years. Mrs. Betty Vaughn is the owner and she has owned it since she built it in 1956. They have been very concerned with all of the changes that have been happening as far as the buses have been concerned. They currently have a bus stop and they are most concerned about the air and noise pollution and the safety issues. Over the last three or four years there have been even more buses than before. This morning there were four buses parked directly in front of their office and their windows were vibrating. They have an enormous problem with the bus situation. They would like the City Council to look at that. Another thing they would like the City to look at is their proposed loading dock. When there are banquets and additional items are needed for the catering and meeting rooms, they will load and unload directly in front of the Villa Capri. At night they will

load it all up between 11 pm and 4 am. They also have deliveries starting at about 5 a.m. Thirdly, the for-hire bus ordinance should be reviewed. According to the ordinance there is no staging allowed in any area of Coronado. He has taken pictures of tour buses and loading equipment, etc. in the area over the last two days that he would like to have included in the record. Traffic flow on Orange Avenue ebbs and flows. When there is an ebb and flow, people get used to it. With buses, they are always there and it is very annoying. They would like to invite any member of the City Council to be their guest at the Villa Capri.

Mary Lee Gowan, 1615 Glorietta Boulevard, added that, although she is supportive of the major changes the Hotel is proposing, the 2002 Master Plan took into consideration many of the problems that are now being addressed. The impact from buses is her main concern in this new plan, but she also understands the concerns of the Shores' residents with the large expansion of square footage. She, too, could supply the City with many pictures of the buses going down the street. The Villa Capri is not alone in the jarring impact. She knows the hotel's financial impact is a huge motivator, but she hopes the City Council will consider the impact of the noise and pollution that the buses are causing in this small area and the streets surrounding it.

Councilmember Tanaka commented that the new Master Plan is a great improvement over the old. There are a number of things about it that are practical and smart and a lot of thought went into it. However, he wanted to get the small number of things that concern him on the record. Referring to the comparison of rooms and space between the 2002 approved plan and the 2008 proposed plan, he pointed out that 144 new keys is a 34 room increase over the previously approved Master Plan. Making the change was necessary to accommodate the fault zone. He isn't convinced why there needs to be 34 additional rooms as part of that rearrangement. The total square footage difference is not mentioned. The numbers of rooms and square footages do not need to be identical, but more explanation is needed to convince him that it is warranted and that it will be good for the community, especially if there is going to be a marked increase in the square footage. This should be about moving pieces of the plan around in order to accommodate the fault zone. That moving around should not necessitate 56,000 new square feet. He isn't sure the Hotel is taking undue advantage as one speaker mentioned, but he would like to know what the justification for making those changes is. Mr. Tanaka said that he doesn't care for the picture of what the rooms will look like. The size and style reminds him of The Landing condominiums on First Street. The structure does look a little high. There is a slope from the Orange Avenue side to the beach side but this building ignores that and continues to maintain its size and its bulk toward the beach. He would be interested in tapering the building down. The front of the building on the beach side doesn't have to be three stories. It could be a two story façade in some areas, which would somewhat reduce the effect of the building on the neighborhood and in general. The concerns about the busing need to be addressed. He asked if there are restrictions the City can put on that street and what the City can do to not have a bus problem in that neighborhood. He questioned where the best location would be to stage the buses and what the City can do immediately to put some limits on what buses can do in that area.

Councilmember Downey said she didn't appreciate the bus issue until today. She thinks the same issue would exist if the buses offloaded on R.H. Dana. She asked how the City wants the buses to leave Coronado and said that the emissions from those buses are going to be something the City is going to have to address. She liked Mr. Tanaka's suggestion regarding the breaking up the facade of the building because it is more reminiscent of the Del. She feels that is the view you want to see when you come to the hotel.

Councilmember Ovrom indicated that he was not part of the approval of the 2002 master plan but was part of the 2000 original plan. At that time there were a few things that kept coming back to him. The plans reviewed needed to provide economic viability for the Hotel. That is still the thread running through this plan. There were a lot of historical issues brought up then and lot of things, such as the new R.H. Dana park and the open lawn instead of the old tennis courts, have been beautified already. Regarding the parking discussion, it was eluded to that this plan provides for extra parking, but that was part of the original deal. It is not a gift. There was a requirement for extra parking over and above the standards so that the Del can get its employees off of City streets. He is still concerned as to how the laundry and power plant will look if one is standing somewhere other than from the normal vantage point. However, Mr. Ovrom It feels that we are talking about economic viability. The decision to condominiumize and get the money that way rather than through standard hotel rooms may be the best thing for the Hotel to do, but it is driving the mass, bulk, and size in the area next to the Shores. That is something they will have to be very careful with and will have to work with the people down there. Obviously the trucks and buses are there. He is not sure Mr. Tanaka is correct in saying that there have to be some things the City can do today. Maybe it is something for the staff to look at.

Councilmember Monroe asked Mr. Dodds if the report that this plan expands the number of rooms from 110 to 144 is correct. Mr. Dodds responded by saying that the total entitlement still remaining is 144 guest room keys on the property. The initial Master Plan provided for an additional 220 guest room keys. There was a reduction of some number of keys in the main Victorian building as a reduction, but the new build or the conversion of the Oxford building was a total of 144 guest room keys. He clarified that the approved Master Plan provides for guest rooms in three locations: 87 guest room keys in the new South Beach three-story structure; 21 guest room keys to be located around the Conference Center structure itself; and the conversion of the Oxford building into 34 new guest room keys. This is a total of 144 guest room keys.

Mr. Monroe summarized that there were 144 in three areas and now they are consolidated into one area. He referred to one speaker's comments that the Del has added 55,000 sq. ft. of building space from the 2002 plan. Mr. Dodds explained that it is a combination of both the retention of the historic power plant facility as well as the laundry facility. Because those buildings will not be razed, that is approximately 25 to 27,000 sq. ft. retained in existing buildings. There is an additional 25,000 sq. ft. of space.

Mr. Monroe asked for clarification on what the height of the building is to a person who is standing at the front of the building as opposed to the average mean height. Mr. Dodds responded that it is approximately 50' from the ground. Mr. Monroe added that in that area the Hotel Del is on one side and the Shores are on the other, so it isn't out of place for a building to be 50'. He stated for the benefit of the public, that \$11 million in TOT is a figure that the City of Coronado does enjoy. The General Fund budget for the last year was about \$38 million. That means that 30% of the General Fund budget is being supplied by the Hotel Del and the other five star hotels in town. Mr. Monroe said that one speaker was worried about the reduced staging area on Avenida del Sol, but he is not sure that it can be avoided. It is too bad but in order to get a 200 or 220' of staging area in the previous plan, the exiting traffic was taken onto the Del's property over towards the Ocean and brought back on Avenida del Sol to come out. Now, because the property is crowded in that area they don't have the option of an exiting loop, but it should be looked at. He is really concerned about changing of the staging of the buses. He

worked very hard to get the buses off of Orange Avenue in a previous situation. Maybe they have to come back with this plan. Maybe the City really has to work hard with the bus companies to exit in a different way. The City has just had a tremendous success working with the Navy in keeping trucks off of First Street and not exiting through the First Street Gate. He agrees with Mr. Ovrorn that the City Council needs staff to look at that, work with the Del, work with the companies to see what can be done there. Glorietta Boulevard is not a place for buses to go to exit the Hotel Del. Some of the buses are not invited by the Del, but hard work will need to be done with those who are.

Mr. Tanaka corrected his comments about the number of rooms. He understands the 144 number and he supports the idea of the use of the Oxford Building for administrative functions only. That is a terrible place for hotel rooms. He still thinks, though, that the same problem exists. All 34 rooms don't need to go into the area right next to the Shores, or if those shifts are going to be made, they need to be done in such a way that they don't overly impact the Shores people who are going to be picking up the slack. His comments about that one building and how it looks like The Landing are still true for him. He doesn't like the way that particular building looks.

Mayor Smisek feels that most of the areas of concern have been mentioned. The increased square footage has been explained to a point. There is some extra square footage that comes from the determination of how they are going to build using the condo concept, which does require more room than normal hotel bedrooms require. He empathized with the people on the Glorietta spur. That situation is something to look into. He doesn't feel that, by looking at the number of buses the Hotel Del itself can control, the difference of where they are going to stage them is going to matter because the majority of those buses are not ones that are under the control of the Hotel Del. The other issue is that the easy way coming out of the old new way would really behoove people to make the right turn onto Orange and then cut across again instead of trying to wait for the light to make a left turn on Orange and go through town and hit all the lights.

**The City Council received the report.**

**11c. Consideration of City Council Meeting Schedule for July and August 2008.**  
**The City Council cancelled the second regularly scheduled City Council meetings in July and August (July 15 and August 19) and will hold meetings on July 1 and August 5, 2008.**

**11d. Consideration of Amending the Contract for the State Route 75/282 Transportation Corridor Project to Perform Additional Analysis on: (1) a Modified Alternative Taking a West Portal Entry Partially off NASNI Property and (2) a Toll Feasibility Study.** The City Council approved an amendment to the contract with PB Americas for the SR 75/282 Transportation Corridor to: 1) Perform additional analysis to incorporate a tunnel Option 2 for Alternative 4B which takes the west portal entry off of NASNI property; and 2) Add additional tasks for a toll/public-private partnership (PPP) feasibility study.

**11e. Approval of the Design for the Coronado Rotary Plaza Project.** Ed Walton, Principal Engineer, provided the staff report for this item. After considerable public comment and Council discussion, Council referred this design back to staff to find a compromise on the two designs that were reviewed. A public workshop was held, chaired by Councilmember Tanaka, and about 25 interested parties participated. The most common comment on this new plan was the water use/water conservation concept. There were some people who were not satisfied with this new plan. To close the workshop Councilmember Tanaka asked if anyone thought the best plan was to send this back to the designer for development of a new plan. No one thought that was necessary.

Pat O'Connor, Partierre, landscape architect, reviewed the plans/schematics. Earlier this year two alternatives, Plan A and Plan B, were presented to the City Council. The consensus from that meeting was that they would pursue a refinement of Plan B. The most prominent desire in that meeting was to increase the green area as much as possible, find ways to increase seating, and look at the possibility of reducing the size of the fountain and look at a way to create a greater separation between the fountain and the pine tree to give the pine a more singular identity. He also looked at how the trees were laid out on the site.

Mr. O'Connor went on to present the new design that came out of that process. In addition to the items listed other improvements were made around the periphery of the plaza, to include sidewalk, lighting, and landscape improvements – and crossings that link people to the island. One of the more dramatic changes in the site plan is the incorporation of a much larger green area. One of the things he likes most about this plan is that it extends all the way around the fountain/plaza area. The landscape area has been increased by about 30%, but that is at the expense of some paving. The seating has also been increased by quite a bit. There used to be, in Plan B, about 88 lineal feet of seating. There is now about 100 lineal feet of seating. Tables have also been added, as well as lawn chair seating areas. Enhancing the plan is the inclusion of the trees at the southern end that will provide seating by squeezing down the size of the plaza around the fountain area. The seating and the proximity of the seating to the fountain is much improved from what it was before. It is a much more intimate space relative to the earlier plan for this area. The diameter of the water area of the fountain in Plan B was 17'. In this scheme it is 16'. He would not make it any smaller than that. The fountain also moved a little bit further to the south, which was done to create a greater space between where the tree is and to have lawn completely surround the base of the tree. In the earlier scheme the tree looked like it was almost part of the plaza and it now has a more singular identity. Mr. O'Conner feels that all of the previous meetings and discussions have led to positive changes for the plan now.

Councilmember Downey asked why there is a need for so many trees in a plaza.

Mr. O'Connor responded by showing comparative images that reflect the tree situation in both plans. In the new plan there is a canopy of trees on the south side where people are probably going to congregate the most in terms of looking at the fountain. It also creates a little bit of a back to the project. This was primarily a shade issue. It frames the plaza three dimensionally, as well.

Councilmember Ovrom referred to the area called 'fountain equipment' where the hardscape was eliminated and asked why that is proposed.

Mr. O'Connor explained that it existed initially for a variety of reasons. One, there was a desire to expand the hardscape, to reach out in all directions of the plaza. Obviously, one thing he wanted to protect is the two fans that reach out and make a connection to both sides of Orange Avenue. He did not want to lose that. The other fan that was in B stretched across and went to the green island. That was more decorative. There was another reason for having the paving there. At that time he was searching for a way to provide a loading area for the Flower Lady. He was also thinking there was a greater need for public access going eastbound along Isabella. He removed it because he heard that there was a real strong desire to increase the landscaping on the site, to make it greener. This was one way to accomplish that.

Mr. Ovrom commented that he doesn't remember the comment about the desire to increase the green space as well as Mr. O'Connor does.

Councilmember Monroe recalled that Mr. O'Connor had made comments at the workshop that he didn't see a centerpiece component to this and wanted the water to be the centerpiece, and that as people would go by it would glisten, etc. He referred to Mr. O'Connor's comments that there was a strong consensus for an increase in the green area. Mr. Monroe doesn't think that is true. He thinks the Mayor was very strong and Mr. Tanaka supported that, but the other three Councilmembers kept talking plaza, plaza, plaza. He asked if the darker green is a garden area and if the Flower Lady would still be on the plaza or if there will be other uses for that area.

Mr. O'Connor explained that he calls the darker green area a garden area to differentiate it from the lawn area. The plant material will be taller and denser there and it will create a back and a more protected location for people sitting in that location. The garden was also on the original Plan B.

Mr. Ovrom added that one of the reasons it was there was because of the location of utilities, etc.

Mr. O'Connor clarified that there will be a vent for the fountain and a number of little objects that will pop up out of the ground relative to the fountain.

Councilmember Tanaka addressed the discussion points about whether or not there was direction to add more green space. The City Council gave direction to try to sew up these different points of view. There were three people who leaned towards plaza over park. There was no direction given to make this greener or to say that everyone had a priority of green space, but Mr. O'Connor was told to listen to two groups of people, the City Council and the public. In the public there were those who were interested in the plaza concept. Mr. Tanaka pointed out that at the workshop that the City Council didn't speak with one clear voice or give strong direction as to what to do. This new plan is a compromise. It considers the fact that two people did want green space and three who said plaza but requested that another look be taken and to consider the voices in the crowd as well. This plan has maintained most of Plan B but one of the three strands was removed and green space was added. There were still people at the workshop who don't like this new plan and don't think it is an improvement. Mr. Tanaka made it clear that for him Plan B is still on the table.

Steve Duermeyer, 318 Glorietta Place, Rotary member, commented that Rotary has watched the efforts on this project that have gone on for months and have had no direct input in it. Whether the City Council chooses B or C is fine with them. He said that the Coronado Rotary Club planted that tree in 1936 and has expressed concern about potential root damage during construction. The consultants have ensured that nothing will happen to that tree. The water fountain Rotary installed in 1988 is not in compliance with the new design and it will be replaced. There is a small historical plaque on that fountain that Rotary asks to be removed and put on the new fountain. That will allow for continuity in the history of the site. Rotary provided the bench with the Rotary logo on it. That bench is also not in compliance with the new design and will be removed. Rotary asked that the bench be recycled and that it be placed in the view park at I Avenue and First Street. There is already a pad there for it. Rotary has also asked the project manager if replacement Rotary logos can be installed that are about 3" in diameter recessed into the back of whatever new benches will be there. Rotary is glad to hear that the clock is not being moved. The base will be beautified to match the hardscape. Rotary has thought for months about how they could honor a most distinguished Coronadoan and a friend to everyone who has ever lived in Coronado over the last six decades, Jim Vernetti. Rotary thinks it would be wonderful if consideration could be given to name that fountain Vernetti Fountain. He also emphasized that the park/plaza must be Coronado Rotary Plaza/Park.

Art Jones, 1212 Sixth Street, President, Coronado MainStreet, explained that MainStreet voted to support Plan B and to have a very small area of any grass and use the hardscape. The thinking was that maintenance is easier; it would always look good; watering would be an extra bit of work. It was a matter which the Board, a fairly sophisticated group of people, voted very strongly to go back to Plan B with the feeling that this is a plaza, not a park, and a plaza where there are some benches, some areas to stop and talk, a fountain as the centerpiece is perfect. They look forward to seeing the installation take place. The elimination of the very sparse use of grass just around the big pine was something they felt was harmonious with the purpose and the use and the heavy foot traffic that this would eventually enjoy.

Blossom Sanger, 515 First Street, stated that this is a very important issue for reasons that go beyond the design of the plaza. She has spoken with the City Council about the heavy handed control that the Capital Improvement Subcommittee has taken with public art projects and now it has taken over the design of the plaza fifteen years in the waiting. When she read the written staff report for the City Council members she noticed that it completely ignored the input from the workshop run by Mr. Tanaka on May 1. There was not consensus among the stakeholders to accept Plan C. The most enthusiastic proponent was Mr. O'Connor, who designed the plan, and this puzzles her. The many meetings and workshops to design this project were a complete waste of the citizens' time. Their input has been ignored. Mr. Tanaka said he was blindsided, at the May 1 meeting, in that he didn't know the designing was going on and that the initial Plan B went through Design Review with unanimous approval. So he came up with his own vision of a park which is now still essentially before the City Council as Plan C with a few lawn chairs. She said that she is very disheartened about Coronado's government. She asked that the Council think carefully about choosing the design of which everyone can be proud.

Linda Stanton, 855 C Avenue, Chairperson, Public Art Subcommittee, stated that what is before the City Council is a compromise. The CIP subcommittee consisting of Mayor Smisek and Councilmember Tanaka wanted this area to be a park. The community members, known as the

stakeholders, wanted this area to be a plaza as was originally specified in the Business Area Development Plan. They came up with a wonderful design through compromise with ideas heard in a public meeting and in many other noticed meetings of the stakeholders group. Their design was approved unanimously by the Design Review Commission. Not being happy with the projected outcome and before the approved plan was presented to the City Council, the CIP committee decided to offer another design and presented their ideas to the City Council in final design plan. They had not gone through any public process or comments, nor did they go through the Design Review process. They demoted the City supported plan to be called Plan B and referred to their plan as Plan A and introduced it as an alternative to the City's already approved plan. Before the City Council now is their idea of a compromise. She would call it a park - a 50/50 combination of a plaza and a park. Chairs have been added because Mr. Tanaka saw this idea at a golf course and thought it would be nice to add this detail to the park portion of this plan. The concrete table doesn't add anything but distraction. The focal point is missing because it is caught between the sidewalk and the park area. The design elements are missing and the purpose is missing. The grass area has been increased by nearly 50%. This was not the direction of the City Council but rather this is the CIP subcommittee's preferred direction. They want this to be more like a park and they want people to compromise to their ideas. The CIP subcommittee has designed another plan that they want to offer as a compromise to their first plan and a CIP subcommittee member was in charge of that meeting. He started off the meeting by saying he was blindsided and had no idea that there was another group of people planning Rotary Plaza. He said the CIP subcommittee was going to plan this area. The CIP subcommittee chose not to attend or express their concerns or voice their opinions to the stakeholder committee. The entire process of trying to get a design that was to dignify this wonderful area with compromise from a stakeholder group of concerned citizens and designers has been sullied by the determination of the CIP subcommittee to have it their way. Using a contrived deadline, the elections of the new mayor, they wanted to proceed at post haste and not give any extra time to bring this project back to what it was supposed to be. The heavy hand of the CIP subcommittee also is reflected in the staff report of this project. None of the concerns spoken at the public hearing were stated in the report. It is as if this report was written before the public hearing was held. She urged the City Council not to accept this latest idea from the CIP subcommittee. She urged the City Council to go back to the preferred plan known as Plan B. More seating could be added to meet the Council's concerns. There is no consensus that Plan C is the best idea. Maybe this project should be abandoned and the City should wait until the process in designing this area is clear and honest.

Caroline Murray, 770 Coronado Avenue, is concerned about this project. The opportunity to make this a first rate project may have been squandered. In its place the City has a compromise. More importantly, she is concerned about the deviation from process. At last Thursday's public workshop the overall consensus was in favor of Plan B. This is a legacy and a gift to the community and it should not be rushed. She realizes that it has taken a long time. Most valuable and timeless things do. These plans need to follow the process and go through Design Review. She urges the City Council to postpone this and allow it to go through the established protocol.

Jane Reed, 1050 Pine Street, Chairperson, Design Review Commission, speaking as an individual, explained that she did attend the meeting last week. She listened to all the comments and to the presentation. She has a difference of opinion from most of the other speakers today. She feels that it is a compromise between Plan B and Plan A. She thinks that it is a compromise that is in scale for the space. It is a very generous effort at trying to appease all of the groups.

She sees some merits in this that Plan B did not offer. She feels that the additional paved space on the wing that was an area that wouldn't have had a purpose. She feels that the design is still relevant here. The scale is good. The fountain stayed in good proportion to the rest of the area. The prominence of the pine is important. She feels that the addition of the extra trees is great. She knows there is a water issue and she is not sure how that can be solved. One suggestion she heard at the meeting was to take other areas of the City that are currently sodded or lawn and change them out. She offered her approval for this. She thinks this is the best way to have a compromise between two plans that are different.

Councilmember Tanaka reminded the audience that when this was discussed in February, three members made it clear that they preferred the plaza and two people made it clear they didn't. The Council decided by consensus to try to put something together that might get all five members in agreement. Leading into the February 5, 2008 meeting, Plan B was something that went through the system. There were some workshops that occurred and some refinements made and input provided from different groups. That plan went through Design Review and was approved. After that approval, it made its first stop at the CIP subcommittee. Anything that requires capital improvement falls to CIP. CIP saw the plan and didn't like it. He did not know the extent of the public workshops that had been held. He attended one public workshop that dealt with traffic circulation where Mr. Ovrom was also present. He characterized that meeting as chaotic, not consensus building, and he walked away from it disenchanted. He had no idea how much buy-in had gone into Plan B. Knowing that, that is why the CIP subcommittee came up with Plan A. Plan A conforms to what they think the community would want – more green space, not more hardscape. They are sitting at the point of making one more decision. Plan B or Plan C? There is nothing conspiratorial about it.

Mayor Smisek finds it very interesting that there is a feeling that when someone can't get their own way that they have to develop a conspiracy theory of things occurring. It just so happened that he never saw Plan C before it came to the public meeting the other day. His feeling was, after the meeting on February 5, that this was not a CIP issue any longer, but rather was a City Council issue, and it was handed over to the landscape architect to run with. He applauded the presentation Mr. Tanaka made on this. Mayor Smisek appointed him to chair the public meeting so that there could be more input on whatever the result was. There is no doubt that the City Council is split on this. He firmly believes, after seeing and hearing the results of what the Hotel has done on their nice fountain and on the improvement on greenscape that was done on Ocean Boulevard coming out from the Hotel, that there is some desire in this town to have green space and to like it. He is not willing, however, to go to the mat and tear a town apart over Rotary Plaza. He asked the City Council to try to satisfy more people by looking at both sides and to try to come up with a solution because there is very minimal difference between Plan B and Plan C. He is fine with the idea of sending this back through Design Review. He hopes some kind of a consensus agreement can be arrived at today that would get either close to a unanimous approval or at least 4-1.

Councilmember Ovrom is still on the side of Plan B but there are a couple of things that interest him out of Plan C. One is the fountain being smaller and moved south. It makes sense that the hardscape would go all the way around at least one of those trees. So does Plan C functionally take anything out of Plan B? Plan B is simply hardscape versus lawn. He likes more seating. He likes the two tables and the two trees. It really boils down to whether the wing is grass or

hardscape. Personally he likes hardscape. He supports the idea of doing B with a few of the improvements from C.

**MS (Ovrom/Downey) moved that the City Council approve Plan B with the consideration of moving the fountain, making it smaller, adding seating, two tables, and the two additional trees with the hardscape in the wing area, and submit the new plan to the Design Review Commission to return then to the City Council.**

Councilmember Monroe attended the workshop and he thinks Mr. Tanaka did a great job of facilitating that workshop. Some people have commented that the staff report didn't encompass that workshop, but the City Council received copies of the questions asked and the comments made by every individual who was at that workshop and the staff response to those questions. He found that review to be very complete. He thought Mr. O'Connor was terrific at the workshop. One of the issues before the City Council is that some people are really mad at the process. They are so mad at the process that, no matter what the product, it isn't going to be very good unless it just goes right back to Plan B. He doesn't know how to deal with that other than just to recognize it. At this point, it is really time for the City Council to move to the product. He thinks that Design Review might be a good idea. They are professional designers. He likes what Mr. Ovrom said about there being a lot of good things in Plan C. He asked Mr. O'Connor about the safety issue with trying to get people to cross into the parking area.

Mr. O'Connor explained that the fan that would go across to the green island is not a crossing; it is decorative. There is an accessible ramp in the wing at that location. By moving the access to where the other one is, that frees it up for more green area. There was no parking on Orange Avenue in Plan B and that is the reason it was paved in that area.

Mr. Monroe likes the benches and tables as in Plan C. He likes the bus stop. He likes the fountain being moved down and made a little smaller and the plaza space was condensed around it. The only real difference is whether or not the one area is going to turn to grass. He likes all of the other aspects of Plan C. He personally favors a plaza and hardscape, but he is trying to boil this down to what the issue is.

Mr. O'Connor thinks that the City Council needs to ask itself about that space what people are going to do there and why it is there. There are no tables and no seating in that space. It is just not large enough. It is a lot of paved area for not much congregation.

Mr. Monroe pointed out that on the other side of that there was a really definite feeling from the workshop that to add more water usage anywhere, particularly in the center of town, is not setting the kind of example that the City wants to set for the world it is going to face in the years ahead. There is really no longer a Plan B for him because he likes so much of Plan C but that is the one issue. The real issue is hardscape versus grass.

Mr. Ovrom agreed with Mr. Monroe's and confirmed that that is the essence of the motion.

Mayor Smisek indicated that since there was not a second for Mr. Ovrom's motion he would propose a different motion that he could support.

Mayor Smisek said that the only difference he can see between B and C is the wing area, the amenities of the benches and additional seating that we didn't have before. He felt that the landscape architect could work with Design Review to go over those areas in the modified plan.

**M (Smisek) moved that the City Council approve Plan C with a modification in the wing area to make it hardscape instead of green space.**

The motion failed for lack of a second.

Councilmember Downey said that she would second Mr. Ovrom's motion because she believes that everyone is saying the same thing but it is all in the words. The people have stated that they don't want a Plan C. If there is to be a change to make the one plan look like the other, the City Council should approve a modified Plan B with the changes it wants and send it forward as a new plan. It is only semantics at this point.

Mayor Smisek agreed that it could go back through Design Review as Plan D. Mr. O'Connor could take these inputs and make a new plan.

Mr. Tanaka thinks the policy decision is plainly obvious. There was a motion for Plan B and a long-time-in-coming second. On February 5 the City Council said it needed to make a policy decision about plaza or park. Any one plan can be approved and refined. He feels that if the Council prefers Plan B to start with, and then vote for Plan B and he will vote against it. He would still have been happy with Plan A refined some – the fountain was a little too small. Plan C is not a plaza as far as some people go, but it added just enough greenspace that he could have voted for it.

Ms. Downey called the question.

Councilmember Ovrom supported calling the question whether to vote on the motion.

Mayor Smisek interjected that the City Council has worked throughout the years to get as close as possible to something unless someone is adamantly opposed. Mr. Monroe is working toward a compromise and it sounds like Mr. Tanaka and Mr. Monroe are talking almost the same story except for the semantics. Instead of saying that there has to be a victory of A, B, or C, perhaps the City Council could take the information that exists, give it to Mr. O'Connor for processing and then send it to Design Review, and then come to the City Council for a vote.

Mr. Monroe requested that Ms. Downey uncall the question.

Mr. Ovrom called the question. He explained that calling the question is a yes or no question as to whether or not the City Council wants to end the debate and take a vote.

Mayor Smisek explained that a yes vote will be to cease discussion. A no vote will be to continue discussion.

**AYES: Downey and Ovrom**  
**NAYS: Monroe, Tanaka and Smisek**  
**ABSENT: None**

The City Council voted on the motion made by Mr. Ovrom and seconded by Ms. Downey.

**AYES: Downey and Ovrom**  
**NAYS: Monroe, Tanaka and Smisek**  
**ABSENT: None**

Mr. Monroe said he had heard some really encouraging things. Mr. O'Connor was very enthusiastic and said it would be easy to do this. He would love to take one more crack at this and go back to Design Review. He said he heard the Mayor say that if it is really important to put in some more hardscape where that lawn is right now, that can be done. That is tremendous movement.

**MSC (Monroe/Smisek) moved that Mr. O'Connor prepare a new plan that takes into account all of the comments, have that plan go back to the Design Review Commission, and then return to the City Council.**

Ms. Downey asked if the City Council is sending direction that it be a plaza.

Mr. Monroe thinks that when he says to take their comments into consideration, there are three members who clearly want a plaza. He is excited to hear Mayor Smisek's comments. It is important to take the time and to go through because this is the center of town.

Mr. Tanaka concluded by saying that if there are three people who clearly want a plaza, Plan B is a plaza. That is what the speakers kept saying. The refinements that are being discussed are not complicated. He voted against the motion about calling the question earlier because he doesn't feel this is complicated. The only deviation from Plan C is it took away one of the wings and added some greenspace. Mr. Ovrom's motion was basically to put the hardscape back. He already compromised as much as he could because he doesn't want a plaza. Plan C was as far as he could go.

Mr. Monroe would like to have the opportunity to talk about a community bulletin board, wayfaring and the future of the Flower Lady on this spot.

**AYES: Downey, Monroe, Ovrom, and Smisek**  
**NAYS: Tanaka**  
**ABSENT: None**

**CITY ATTORNEY:** No report.

**COMMUNICATIONS - WRITTEN:** None.

The City Council recessed to Closed Session at 6:32 p.m.

**CLOSED SESSION:**

- a. **CLOSED SESSION: CONFERENCE WITH CITY'S DESIGNATED NEGOTIATOR**  
AUTHORITY: Gov. Code §54957.6  
CITY NEGOTIATORS: Mark Ochendusko, City Manager; Leslie Suelter, Director of Administrative Services  
EMPLOYEE ORGANIZATION: Coronado Firefighters' Association (CFA)
- b. **CLOSED SESSION: CONFERENCE WITH CITY'S DESIGNATED NEGOTIATOR**  
AUTHORITY: Gov. Code §54957.6  
CITY NEGOTIATORS: Mark Ochendusko, City Manager; Leslie Suelter, Director of Administrative Services  
EMPLOYEE ORGANIZATION: American Federation of Federal, State, County and Municipal Employees (AFSCME)
- c. **CLOSED SESSION: CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**  
Significant exposure to litigation pursuant to subdivision (b) of Section 54956.9  
One (1) potential case  
AUTHORITY: Government Code section 54956.9(b)

Facts and circumstances establishing significant exposure to litigation: The City of Coronado entered into a contract for the construction of the City's Lifeguard Tower Replacement Project and North Beach Restroom Facility. A dispute has arisen over claims following delays in the completion of the construction of the project and the payment of funds retained by the City under the contract.

The City Council returned to open session at 7:24 PM.

The City Attorney announced as regards Item 14(a) and 14(b), direction was given to the City's negotiators. As regards Item 14c, direction was given to the City's legal counsel. He noted that Councilmember Tanaka left the closed session at 6:40 p.m.

**ADJOURNMENT:** The meeting was adjourned at 7:25 p.m.

Approved: May 20, 2008

/s/ \_\_\_\_\_  
Tom Smisek, Mayor  
City of Coronado

Attest:

/s/ \_\_\_\_\_  
Linda K. Hascup  
City Clerk

**MINUTES OF THE  
REGULAR MEETING  
COMMUNITY DEVELOPMENT AGENCY  
CITY OF CORONADO  
City Hall Council Chambers  
Coronado, CA 92118  
Tuesday, May 6, 2008**

The Community Development Agency regular meeting was called to order at 6:30 p.m.

**1. ROLL CALL:**

**Present:** Members Downey, Monroe, Ovrom, Tanaka and Smisek  
**Absent:** None  
**Also Present:** Agency Executive Director Mark Ochenduszeko  
Agency Attorney Morgan Foley  
Acting Agency Secretary Mary Clifford

**2. MINUTES:** The minutes of the Regular Meeting of April 15, 2008, copies having been delivered to each member of the Community Development Agency prior to the meeting, the reading in its entirety unanimously waived, were approved as submitted. **Chair Smisek and Agency Member Downey abstained from voting as they were absent from the prior meeting.**

**3. ORAL COMMUNICATIONS:** None

**4. REPORTS:**

- a. Executive Director: No report.
- b. Agency Secretary: No report.
- c. Agency Treasurer: Approval of Warrants – **The Agency approved Warrants No. 90003848 through 90003857 as audited and approved by the Audit Committee, provided there are sufficient funds on hand.**
- d. Agency Attorney: No report.

**5. AGENCY BUSINESS:**

- a. **Filing of the Quarterly Treasurer's Report on Investments with the Community Development Agency of the City of Coronado Board of Directors (Agency) for the Quarter Ending March 31, 2008.**

**MSUC (Tanaka/Monroe) upon consent examined the quarterly Report on Investments and order it filed.**

**AYES: Downey, Monroe, Ovrom, Tanaka, and Smisek**  
**NAYS: None**  
**ABSENT: None**  
**ABSTAIN: None**

The Agency recessed to Closed Session at 6:32 p.m.

**6. CLOSED SESSION:**

- a. **CLOSED SESSION: CONFERENCE WITH REAL PROPERTY NEGOTIATOR**  
AUTHORITY: Government Code Section 54956.8  
ADDRESS OF PROPERTY: 250 Prospect Place, Coronado, California  
NAME OF NEGOTIATORS: Mark Ochenduszko, Executive Director; Rachel Hurst, Assistant Executive Director  
NAME OF OWNER: Coronado Hospital Foundation  
UNDER NEGOTIATION: Price and Terms

Agency Member Tanaka left the closed session at 6:40 p.m.

The regular meeting was called back to order at 7:25 p.m.

The Agency Counsel reported that direction was given to the Agency negotiators.

- 7. ADJOURNMENT: The Agency adjourned at 7:26 p.m.**

Approved: May 20, 2008

/s/ \_\_\_\_\_

Tom Smisek, Chair  
City of Coronado

Attest:

/s/ \_\_\_\_\_

Linda K. Hascup  
Agency Secretary