

HISTORIC RESOURCE COMMISSION
MEETING MINUTES

Regular Meeting

October 19, 2022

The regular meeting of the Coronado Historic Resource Commission was called to order at 3:00 p.m., Wednesday, October 19, 2022, at the Coronado City Hall Council Chambers, 1825 Strand Way, Coronado, California, by Chair Pastor.

All communications received from the public for this meeting are available on the City's website at www.coronado.ca.us and are part of the permanent record for this meeting.

MEMBERS PRESENT: Clements, Farley, Jamison, Pastor.

MEMBERS ABSENT: Bey.

STAFF PRESENT: Tricia Olsen, Associate Planner
Kristen Steinke, Assistant City Attorney
MaeColleen Balcobero, Administrative Secretary
Angelica Gonzalez, Administrative Secretary

APPROVAL OF THE MINUTES

Motion from Commissioner Clements to approve the minutes for the regular meeting on September 21, 2022.

Second by Vice Chair Jamison.

AYES: Clements, Farley, Jamison, Pastor.
NAYS: None.
ABSENT: Bey.
ABSTAIN: None.
DISQUALIFIED: None.

The motion passed 4-0-1. The vote was announced.

PUBLIC ORAL COMMUNICATIONS

Oral Communications were held.

Susan Keith provided comment.

- End Public Comment -

DIRECTOR'S REPORT

Associate Planner Tricia Olsen did not have a Director's Report.

PUBLIC HEARING

HR 2022-15 820 G Avenue: Ratification of the Historic Resource Commission Decision Regarding a Request for a Determination of Historic Significance Review for the Property Addressed as 820 G Avenue.

Chair Pastor requested ex-parte communications and disclosures. Commissioner Clements disclosed that she owns property between 500 and 1,000 feet of the subject property. She noted that she had conducted the analysis set out in FPPC regulation 18702.2 and determined the project would not have a material impact on her property. As such, she did not believe she had a conflict of interest and stated that she would participate in the item.

Associate Planner Tricia Olsen provided the staff report.

The applicant, Donna Frese, was available for questions of the Commission.

PUBLIC ORAL COMMUNICATIONS

Oral Communications were held. No online public comments were submitted and no members of the public spoke.

COMMISSION DISCUSSION

Commission discussion was held.

COMMISSION ACTION

Motion by Vice Chair Jamison to ratify the decision made on September 21, 2022 determining that the property does not meet two or more of the adopted designation criteria and is not eligible for designation as a Historic Resource.

Second by Commissioner Farley.

AYES:	Clements, Farley, Jamison, Pastor.
NAYS:	None.
ABSENT:	Bey.
ABSTAIN:	None.
DISQUALIFIED:	None.

The motion passed 4-0-1. The vote was announced and appeal period noted.

PUBLIC HEARING

HAP 2022-09 1024 Encino Row: Ratification of the Historic Resource Commission Decision Regarding a Request for a Historic Alteration Permit for the Property Addressed as 1024 Encino Row.

Chair Pastor requested ex-parte communications and disclosures. No ex-parte communications or disclosures were reported.

Associate Planner Tricia Olsen provided the staff report.

The applicant, Brittany Teeter, was available for questions of the Commission.

PUBLIC ORAL COMMUNICATIONS

Oral Communications were held.

Christine Stokes provided public comment in support of the project.

- End of Public Comment -

Historic Resource Commission
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COMMISSION DISCUSSION

Commission discussion was held.

COMMISSION ACTION

Motion by Commissioner Farley to ratify the decision made on September 21, 2022 for the approval of the Historic Alteration Permit, with conditions, and including approval of exceptions to parking standards, as presented by staff for the property addressed as 1024 Encino Row.

Second by Commissioner Clements.

AYES:	Clements, Farley, Jamison, Pastor.
NAYS:	None.
ABSENT:	Bey.
ABSTAIN:	None.
DISQUALIFIED:	None.

The motion passed 4-0-1. The vote was announced and appeal period noted.

PUBLIC HEARING

HR 2022-11 1500 Orange Avenue: Consideration of a Request for a Historic Alteration Permit at 1500 Orange Avenue, Windsor Cottage Member's Club.

Chair Pastor requested ex-parte communications and disclosures. Commissioner Farley disclosed she is employed by the Hotel del Coronado and would be recusing herself from participating in the item. She left the dais at 3:11 p.m.

Associate Planner Tricia Olsen provided the staff report.

The applicant, Mike Haslett (add the people who were on the zoom call), was available for questions from the Commission.

PUBLIC ORAL COMMUNICATIONS

Oral Communications were held.

Emily Talbert provided public comment in opposition of the project.

Caroline Murray provided public comment in opposition of the project.

Susan Keith provided public comment in opposition of the project.

Christine Stokes of the Coronado Historical Association provided public comment and online public comment in opposition of the project.

- End of Public Comment -

COMMISSION DISCUSSION

Commission discussion was held.

COMMISSION ACTION

Motion by Vice Chair Jamison to ratify the decision made on September 21, 2022 to approve the Historic Alteration Permit for Windsor Cottage Members Club, at 1500 Orange Avenue, as presented by staff, and with the following condition:

- 1) original materials still present on the cottage shall be retained and restored

Second by Commissioner Clements.

AYES: Clements, Jamison, Pastor.
NAYS: None.
ABSENT: Bey.
ABSTAIN: None.
DISQUALIFIED: Farley.

The motion passed 3-0-2. The vote was announced and appeal period noted.

PUBLIC HEARING

HRPA 2022-07 710 J Avenue: Ratification of the Decision of the Historic Resource Commission Regarding a Request for a Historic Preservation Mills Act Agreement for 710 J Avenue.

Chair Pastor requested ex-parte communications and disclosures. Commissioner Clements owns property within 500 feet that is the subject of the decisions and recused herself from participation. She left the dias at 3:21 p.m. No other disclosures or ex-parte communications were reported.

Associate Planner Tricia Olsen provided the staff report.

The applicant, Melissa Cook, was available for questions of the Commission.

PUBLIC ORAL COMMUNICATIONS

Oral Communications were held. No online public comments were submitted and no members of the public spoke.

COMMISSION DISCUSSION

Commission discussion was held.

COMMISSION ACTION

Motion by Commissioner Farley to ratify the decision made on September 21, 2022 to recommend that the City Council approve a Mills Act Agreement for the property, as presented by staff, along with the List of Improvements and Exclusions recommended by staff for the property addressed as 710 J Avenue.

Second by Vice Chair Jamison.

AYES: Farley, Jamison, Pastor.
NAYS: None.
ABSENT: Bey.
ABSTAIN: None.
DISQUALIFIED: Clements.

The motion passed 3-0-2. The vote was announced and appeal period noted.

Commissioner Clements returned to the dias at 3:23 p.m.

PUBLIC HEARING

HR 2022-09 741-45 Orange Avenue: Request for a Determination of Historic Significance
Review for the Property Addressed as 741-45 Orange Avenue.

Chair Pastor requested ex-parte communications and disclosures. No ex-parte communications or disclosures were reported.

Associate Planner Tricia Olsen provided the staff report.

The applicant's representative, Scott Moomjian, made a presentation and was available for questions of the Commission.

PUBLIC ORAL COMMUNICATIONS

Oral Communications were held.

Shannon Herlihy provided public comment in opposition of designation.

Gary Quackenbush provided public comment in opposition of designation.

Christine Stokes provided public comment supporting designation of the property.

Evan Piritz provided public comment in opposition of designation.

Greg Roberts provided public comment in opposition of designation.

Steve Nurdin provided public comment in opposition of designation.

- End of Public Comment –

Chair Pastor invited the applicant's representative back to the podium to provide additional comments.

The applicant's representative, Scott Moomjian, provided additional presentation to the commission and was available for questions.

COMMISSION DISCUSSION

Commission discussion was held.

COMMISSION ACTION

Motion by Vice Chair Jamison to adopt the resolution, as presented by staff, that 741-45 Orange Avenue meets Criteria A and C and shall be designated as a Historic Resource.

Second by Commissioner Farley.

AYES: Farley, Jamison, Pastor.

NAYS: Clements.

ABSENT: Bey.

ABSTAIN: None.

DISQUALIFIED: None.

The motion passed 3-1-1. The vote was announced and appeal period noted.

PUBLIC HEARING

HR 2022-18 335 Alameda Boulevard: Request for a Determination of a Historic Significance
Review for the Property Addressed as 335 Alameda Boulevard.

Chair Pastor requested ex-parte communications and disclosures. Commissioner Farley reported ex-parte communication with a member of the public asking questions about the process.

Associate Planner Tricia Olsen provided the staff report.

The applicant, Lisa Rigdon, was available for questions of the Commission.

PUBLIC ORAL COMMUNICATIONS

Oral Communications were held.

Christine Stokes provided online public comment in support of the designation.

COMMISSION DISCUSSION

Commission discussion was held.

COMMISSION ACTION

Motion by Commissioner Clements to adopt the resolution, as presented by staff, that 335 Alameda Boulevard meets Criteria C and D and shall be designated as a Historic Resource.

Second by Commissioner Farley.

AYES: Clements, Farley, Jamison, Pastor.

NAYS: None.

ABSENT: Bey.

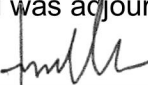
ABSTAIN: None.

DISQUALIFIED: None.

The motion passed 4-0-1. The vote was announced and appeal period noted.

ADJOURNMENT

There being no further business, the meeting was adjourned at 4:17 p.m.



Tricia Olsen, Associate Planner