

MINUTES OF THE REGULAR MEETING OF THE

**City Council of the City of Coronado
and the
City of Coronado Acting as the Successor Agency to the Community
Development Agency of the City of Coronado**

**Held in the Council Chamber at:
1825 Strand Way
Coronado, California 92118**

**Mayor Richard Bailey participated remotely from:
Lindrin Lodge
Kimashuka, Mferejini, Moshi, Tanzania**

**Tuesday, October 17, 2023
4:00 p.m. Regular Meeting**

Note: The order in which items appear in the minutes is not necessarily the order in which they were discussed in the meeting.

1. CALL TO ORDER/ROLL CALL

The Regular Meeting of the City Council was called to order at 4:02 p.m. on Tuesday, October 17, 2023, in the City Council Chamber at City Hall with Mayor Pro Tempore Tanaka presiding.

A quorum of members was present to conduct a meeting by the following results:

Present: (5) Councilmember Donovan; Councilmember Downey;
Councilmember Duncan; Mayor Bailey; Mayor Pro
Tempore Tanaka

Absent: (0) None

Also Present: (3) City Manager/Agency Executive Director Tina Friend
City Attorney/Agency Counsel Johanna N. Canlas
City Clerk/Agency Secretary Kelsea Holian

2. INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Pro Tempore Tanaka led the Pledge of Allegiance.

3. MINUTES

A motion to approve the minutes of the Regular Meeting of October 3, 2023, was made by Councilmember Downey and seconded by Councilmember Duncan.

The motion carried by the following results:

Yes: (5) Councilmember Donovan; Councilmember Downey;
Councilmember Duncan; Mayor Bailey; Mayor Pro
Tempore Tanaka

4. CEREMONIAL PRESENTATION: None.

5. CONSENT CALENDAR

A motion to approve the Consent Calendar was made by Councilmember Downey and seconded by Councilmember Duncan.

The motion carried by the following results:

Yes: (5) Councilmember Donovan; Councilmember Downey;
Councilmember Duncan; Mayor Bailey; Mayor Pro
Tempore Tanaka

5a. APPROVAL OF READING BY TITLE AND WAIVER OF READING IN FULL OF ORDINANCES ON THIS AGENDA

Recommendation: Approve the reading by title and waive the reading in full of all ordinances on the agenda.

This item was approved under the Consent Calendar.

5b. REVIEW AND APPROVE THAT THE WARRANTS, AS CERTIFIED BY THE CITY/AGENCY TREASURER, ARE ALL CORRECT, JUST, AND CONFORM TO THE APPROVED BUDGET FISCAL YEAR 2023-24

Recommendation: Approve the warrants as certified by the City/Agency Treasurer. This financial report was approved under the Consent Calendar.

5c. QUARTERLY CITY PROJECTS PROGRESS REPORT

Recommendation: Receive report and provide direction, as needed.

This report was received under the Consent Calendar.

6. COMMUNICATIONS – ORAL

Dan Hunting provided comments regarding the Cays Park Master Plan.

Doris Besikof provided comments regarding the Cays Park City and non-City surveys.

Bill Pate provided comments regarding the Parker Pump Station project.

Caroline Rogerson provided comments regarding the lawsuit against the City for removal of four Canary Island pine trees.

Veleria Fabiszak provided comments regarding universally accessible playgrounds.

Doug Vaughn provided comments regarding public safety at Alameda Boulevard and Sixth Avenue.

David Anderson provided comments regarding the draft Revised 2021-2029 Housing Element Update.

Michelle Darnell provided comments regarding the draft Revised 2021-2029 Housing Element Update.

Rhodes Worthington provided comments regarding the draft Revised 2021-2029 Housing Element Update.

7. CITY MANAGER REPORT

Assistant City Manager Tony Winney and consultants David Jones and Kyra Ross of Emanuels Jones and Associates provided a legislative update on California Senate and Assembly bills.

City Manager Tina Friend announced that the City received the Excellence in Information Technology (IT) Practices Award from the Municipal Information Systems Association of California.

8. PUBLIC HEARINGS

8a. PUBLIC HEARING: CONSIDERATION OF APPLICATIONS FOR HISTORIC RESOURCE PRESERVATION (MILLS ACT) AGREEMENT FOR 1325 6TH STREET (CONTINUED FROM OCTOBER 3, 2023)

Councilmember Duncan recused himself from Item 8a. and left the dais at 7:06 p.m.

Tricia Olsen, Senior Planner, presented the staff report utilizing a PowerPoint presentation.

Mayor Pro Tempore Tanaka asked if there were any consequences for removing the two recommended renovations. Ms. Olsen replied there were none.

Councilmember Downey requested clarification on whether the homeowners were required to sign the Mills Act agreement at this time. Ms. Olsen stated that they were not obliged to sign.

Mayor Pro Tempore Tanaka opened the public hearing and asked if anyone wished to speak on this item.

Homeowner **Joe LaMagna** provided comments regarding the Mills Act agreement as a local issue, and federal and Coronado guidelines for exterior property alteration.

Homeowner **Lily LaMagna** provided comments regarding recommended renovations

with respect to aesthetics and safety.

Mayor Pro Tempore Tanaka asked if anyone else wished to speak on this item. No one asked to be heard; therefore, he closed the public hearing.

Discussion ensued regarding approving the Mills Act agreement with or without the recommended renovations, Mills Act program property preservation standards, and select exterior features of the original house being unknown.

Councilmember Downey asked about federal provisions cited by Mr. LaMagna for exterior features. Ms. Olsen responded that Coronado had adopted different Mills Act alteration guidelines unrelated to federal alteration provisions.

A motion to approve the Mills Act agreement for 1325 6th Street with recommended exclusions and restoration of the second-floor front balcony railing to its original condition was made by Councilmember Downey and seconded by Mayor Pro Tempore Tanaka.

The motion carried by the following results:

Yes:	(4)	Councilmember Donovan; Councilmember Downey; Mayor Bailey; Mayor Pro Tempore Tanaka
Recuse:	(1)	Councilmember Duncan

9. COMMISSION AND COMMITTEE REPORTS: None.

10. COUNCIL BUSINESS

10a. COUNCIL REPORTS ON INTER-AGENCY COMMITTEE AND BOARD ASSIGNMENTS.

None.

10b. CONSIDER AND APPROVE 2024 MAJOR AND MODERATE SPECIAL EVENT REQUESTS

Kelli Maples, Management Analyst, presented the staff report utilizing a PowerPoint presentation.

Matt Bettencourt of the AWS1 James Buriak Foundation thanked the City Council for their support of the LOOSEFOOT 616 Memorial Run.

A motion to approve the 2024 Special Event Calendar and letters of intent as submitted and find that the program is exempt from the provisions of CEQA based on Article 19, Section 15304(e) (minor alterations to land), which allows for temporary uses of land and events such as carnivals, seasonal sales, and parades

that will have negligible or no permanent effect on the environment was made by Councilmember Duncan and seconded by Councilmember Donovan.

The motion carried by the following results:

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|---------|-----|---|
| Yes: | (5) | Councilmember Donovan; Councilmember Downey; Councilmember Duncan; Mayor Bailey; Mayor Pro Tempore Tanaka |
| Recuse: | (2) | Councilmember Downey for the Coronado Promenade Concerts and the Coronado Fourth of July events |
| | | Councilmember Duncan for the Low Tide Ride and Stride event |

10c. REVIEW OF THE DRAFT REVISED HOUSING ELEMENT UPDATE FOR THE 2021-2029 HOUSING ELEMENT PLANNING PERIOD AND AUTHORIZE SUBMITTAL TO THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

City Manager Tina Friend presented the draft Revised 2021-2029 Housing Element Update (HEU) utilizing a PowerPoint presentation. Consultant Hitta Mosesman of Harris and Associates presented the proposed housing goals utilizing a PowerPoint presentation.

Councilmember Downey asked about the half-acre site requirements and basis for larger site economic development, opportunities for public comment, larger privately-owned sites, and the impact of not meeting the assigned housing numbers by 2029. City Manager Friend responded that the site size description was correct, noted that the public would have opportunities for public comment, that the plan would not preclude any potential private development, that the City programmed a 15% buffer pursuant to a reasonable capacity analysis, and noncompliance with the Housing Element Update this cycle would carry over to the next cycle with additional housing requirements assigned through the San Diego Association of Governments (SANDAG).

Councilmember Donovan asked whether any future Housing Element Update amendments or changes to the draft Revised 2021-2029 HEU would be presented to City Council for approval. City Manager Friend responded that any major policy amendments would be presented to the City Council and available to the public for review and comment.

Councilmember Duncan asked if adjacent parcels could be combined to meet the half-acre requirement. City Manager Friend responded that assemblage of the parcels could not be assumed.

Mayor Pro Tempore Tanaka asked about proposed legislation for commercial properties to allow residential development by right. City Attorney Johanna Canlas stated that the subject legislation had already been adopted during the previous HEU cycle and that

commercial properties could proceed with mixed-use rezoning and development.

Glenn Hopson provided comments in support of the draft Revised HEU 2021-2029, specifically providing affordable housing for individuals who work in Coronado.

Carolyn Rogerson provided comments regarding SANDAG and state officials' authority in regional housing needs determination (RHNA) numbers for Coronado.

Tina Christensen provided comments regarding potential consequences from the state by not submitting the draft Revised HEU 2021-2029, relocation of the school district building, and efforts to convince the state to use accessory dwelling units (ADUs) and navy housing.

Rebecca King provided comments regarding potential consequences from the state by not submitting the draft Revised HEU 2021-2029, affordable housing, parking, and incentives for converting carriage houses to ADUs.

Aileen Oya provide comments regarding the protection of property rights.

Rosalie Merks provided comments on the feasibility of proposed units for Sites 5, 6 and 7.

Kevin Reilly provided comments regarding soliciting further solutions from Coronado residents.

Don Mulliner provided comments regarding the proposed Site 9 low-income housing, increasing senior housing, relocation of the school district building, and the viability of golf course property for housing.

Bill Pate provided comments regarding increasing the projected number of ADUs, navy housing, and carriage houses in the City, and cited a public comment on reallocating affordable units.

Deborah Berger provided comments regarding proposed Site 9 and public notice for resident participation in the HEU process.

Mike O'Keefe provided comments regarding relocation of the school district building and increasing enrollment with new housing, and parking on Alameda Boulevard.

Rick Odiorne provided comments regarding school bonds and relocation of the school district building.

Dan Hutchinson provided comments regarding the relocation of the school district building resulting in a school bond.

Eva Salas provided comments regarding the feasibility of proposed units on the bayside,

the current navy school, rezoning commercial space at the Coronado Cays to R4, raising the building height limit on R4 and/or R3 properties, mixed-use buildings for commercial properties on Orange Avenue, and rezoning faith-based properties.

Rick Shaughnessy provided comments regarding the park in the country club area.

Bonifacio Hernandez provided comments regarding the infrastructure for the proposed housing units, proposed Site 9 safety and traffic with increased population density, and public notice for public comments.

Doug St. Denis provided comments regarding delaying the implementation of the draft Revise HEU 2021-2029.

Kahl Goldfarb provided comments regarding Site 9 safety with increased population density and public notice for public comments.

Howard Somers provided comments regarding traffic impacts.

Joy Molenaar provided comments regarding proposed Site 9 and school district property.

Mark Schmidt provided comments regarding proposed Site 9, and an increase in building height limit and maximizing the number of units for R3 and R4 lots.

Dave Oden provided comments regarding the projected number of ADUs, state requirements for ADUs, and the projected carriage house conversions.

Mayor Pro Tempore Tanaka called for a recess at 6:28 p.m. and Council reconvened at 6:40 p.m.

Mayor Pro Tempore Tanaka commented on the previous housing element update cycles, the City's obligations, the consequences and importance of not implementing the HEU, and the importance of completing this before the 2029-2037 cycle commences.

Mayor Bailey commented on the public's concerns and provided a summary of the City Council's actions taken to mitigate this issue with SANDAG.

Councilmember Duncan provided comments regarding news articles citing Coronado's lack of compliant housing plans, builders' remedy in the City of Santa Monica for non-compliance with the Housing Element, and Coronado's ADU statutes differing due to California Coastal Commission laws.

Councilmember Downey provided a summary of staff's efforts in convincing the California Department of Housing and Community Development (HCD) to travel to Coronado to view the housing constraints and to allow Coronado to use military land to count towards the low-income requirement, which had been previously exempt.

Councilmember Donovan provided an overview of the City's efforts to resolve this issue.

Councilmember Duncan noted anticipation for positive collaboration with SANDAG on future housing element updates.

A motion to authorize submittal of the draft Revised 2021-2029 Housing Element Update to the California Department of Housing and Community Development, authorize the City Manager to take any and all necessary actions to effectuate the adoption of the housing element for certification, and determine that the project is exempt from California Environmental Quality Act review pursuant to State CEQA Guidelines Section 15061(b)(3), was made by Councilmember Downey and seconded by Councilmember Donovan.

The motion carried by the following results:

Yes: (5) Councilmember Donovan; Councilmember Downey;
Councilmember Duncan; Mayor Bailey; Mayor Pro
Tempore Tanaka

11. CITY ATTORNEY: None.

12. COMMUNICATIONS – WRITTEN: None.

13. ADJOURNMENT

Mayor Pro Tempore Tanaka adjourned the Regular Meeting at 7:28 p.m.

Approved: November 7, 2023

RICHARD BAILEY, Mayor of the City of Coronado

Attest:

KELSEA HOLIAN, City Clerk of the
City of Coronado