



A G E N D A

**CITY OF CORONADO CITY COUNCIL/
THE CITY OF CORONADO ACTING AS THE SUCCESSOR
AGENCY TO THE COMMUNITY DEVELOPMENT AGENCY OF
THE CITY OF CORONADO**

Tuesday, January 16, 2018

**Coronado City Hall Council Chamber
1825 Strand Way
Coronado, California 92118**

**CLOSED SESSION SPECIAL MEETING – 3 P.M.
REGULAR MEETING – 4 P.M.**

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in a City meeting or other services offered by this City, please contact the City Clerk's office, (619) 522-7320. Assisted listening devices are available at this meeting. Ask the City Clerk if you desire to use this device. Upon request, the agenda and documents in the agenda packet can be made available in appropriate alternative formats to persons with a disability. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

The California Environmental Quality Act ("CEQA") is the state law that requires the City to evaluate and document the potential environmental consequences of discretionary decision. (See, California Public Resources Code Sections 21000-21189.3; and the "CEQA Guidelines" at California Code of Regulations Title 14, Division 6, Chapter 3, Sections 15000-15387). For each item that requires a CEQA determination by the City Council, there is a reference to that determination on this agenda, and more information regarding the CEQA analysis is included in the documents that accompany this agenda. To the extent that City staff determines that particular items are not subject to CEQA, there will be no indication of a CEQA action on this agenda.

CALL TO ORDER/ROLL CALL

ANNOUNCEMENT OF CLOSED SESSION

1. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Pursuant to Government Code section 54956.8

Property: APN: 536-302-24; APN: 526-302-29; APN: 536-311-07; APN: 536-352-16; APN: 537-222-23

City Negotiators: City Manager Blair King; City Attorney Johanna Canlas

Negotiating Parties: San Diego Interfaith Housing Corporation; C4, L.P.

Under negotiation: Proposed terms

Joint City Council/SA Meeting

January 16, 2018

AS A COURTESY TO OTHERS, PLEASE SILENCE CELL PHONES

2. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Pursuant to Government Code section 54956.8

Property: 2000 Visalia Row

City Negotiators: City Manager Blair King; City Attorney Johanna Canlas

Under negotiation: Proposed terms

3. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Pursuant to Government Code section 54956.8

Property: APNs 536-411-03, 536-411-04, 536-411-05

City Negotiators: City Manager Blair King; City Attorney Johanna Canlas

Negotiating Parties: Coronado Unified School District Superintendent

Under negotiation: Proposed lease price, purchase and terms

- 4. COMMUNICATIONS - ORAL:** Each person wishing to speak before the City Council on only matters listed on this agenda shall approach the City Council, give their name, and limit their presentation to 3 minutes.

ADJOURN TO CLOSED SESSION

RECONVENE AND ANNOUNCE ACTION

REGULAR MEETING (SA items are denoted by an *) – 4 P.M.

1. CALL TO ORDER / ROLL CALL.
2. INVOCATION AND PLEDGE OF ALLEGIANCE.
- *3. MINUTES OF CITY COUNCIL/SUCCESSOR AGENCY: Approval of the minutes of the Regular meeting of December 19, 2017.
4. CEREMONIAL PRESENTATIONS
 - a. Proclamation: Coronado High School Varsity Boys Water Polo Team Day. (Pg 1)
 - b. Proclamation: Rachel Hurst Day. (Pg 5)
5. CONSENT CALENDAR: All items listed under this section are considered to be routine and will be acted upon with one motion. There will be no separate discussion of these items unless a member of the City Council or the public so requests, in which event, the item will be considered separately in its normal sequence.
 - a. Approval of Reading by Title and Waiver of Reading in Full of Ordinances on this Agenda. (Pg 9)
Recommendation: Approve the reading by title and waive the reading in full of all Ordinances on the agenda.

- *b. Review and Approve that the Warrants, as Certified by the City/Agency Treasurer, are all Correct, Just, and Conform to the Approved Budgets for FY 2017-2018. (Pg 11)
Recommendation: Approve the Warrants as certified by the City/Agency Treasurer.
- c. Accept the Storm Water Diverter Station Project and Direct the City Clerk to File a Notice of Completion. (Pg 81)
Recommendation: Accept the Storm Water Diverter Station Rehabilitation project and direct the City Clerk to file a Notice of Completion.
- d. Accept the Street Preventive Maintenance FY 17/18 Project and Direct the City Clerk to File a Notice of Completion. (Pg 83)
Recommendation: Accept the Street Preventive Maintenance FY 17/18 project and direct the City Clerk to File a Notice of Completion.
- e. Authorize the City Manager to Enter into a Professional Services Contract with Harris and Associates in the Amount of \$80,640 for the Development of a Citywide Utility Undergrounding Master Plan. (Pg 85)
Recommendation: Authorize the City Manager to enter into a professional services contract with Harris and Associates in the amount of \$80,640 for the development of a Citywide Utility Undergrounding Master Plan.
- f. Authorize the City Manager to Enter into a Professional Services Contract with Harris and Associates in the Amount of \$84,975 for Development of a Recommended Business Plan for Funding and Maintaining the City's Storm Drain Infrastructure and Operations and Appropriate \$85,000 in the Public Services and Engineering Contract Services Account. (Pg 87)
Recommendation: Authorize the City Manager to enter into a professional services contract with Harris and Associates in the amount of \$84,975 to develop a recommended business plan for funding and maintaining the City's storm drain infrastructure and operations.
- g. Authorization to Advertise the 2017-18 Americans With Disabilities Act (ADA) Door Upgrades and Curb Ramps Project for Bid. (Pg 89)
Recommendation: Authorize staff to advertise the ADA door upgrade and curb ramp project for bid.
- h. Reject all Bids for Coronado Public Library HVAC Controls Upgrade Project and Authorize the Project to be Re-bid. (Pg 91)
Recommendation: Reject all bids and re-advertise the project.

- i. Authorize the City Manager to Execute a Professional Services Agreement with Wittman Enterprises, Inc. for Ambulance Billing Services. (Pg 93)
Recommendation: Authorize the City Manager to execute a professional services agreement with Wittman Enterprises, Inc. for ambulance billing services.
- j. Authorize the City Manager to Issue a Request for Proposals (RFP) for Independent Certified Public Accountant (CPA) Services. (Pg 113)
Recommendation: Authorize the City Manager to issue the Request for Proposals (RFP) for independent Certified Public Accountant (CPA) services.
- k. Authorize the City Manager to Execute a Lease Agreement with Verizon for the Installation of a Cellular Tower at the Coronado Municipal Golf Course. (Pg 115)
Recommendation: Authorize the City Manager to execute a lease agreement between Verizon Wireless and the City of Coronado for the installation of a cellular tower at the Coronado Municipal Golf Course.
- l. Impanel an Appeals Panel for the Prequalification Process of the Transbay Pump Station Repairs Project. (Pg 151)
Recommendation: Impanel the City Engineer and Director of Public Services & Engineering to the Appeals Panel for the prequalification process of the Transbay Pump Station Repairs project.
- m. Approve a Resolution Authorizing the Receipt and Appropriation of Fiscal Year 2017 Homeland Security Grant-Urban Area Security Initiative Funds in the Amount of \$239,460. (Pg 155)
Recommendation: Approve “A Resolution of the City Council of the City of Coronado Authorizing the Receipt and Appropriation of FY 17 Homeland Security Grant-Urban Area Security Initiative (UASI) Funds in the Amount of \$239,460.”
- n. Adopt a Resolution Appointing Tina Christiansen, a CalPERS Retired Annuitant, as Interim Director of Community Development, Redevelopment and Housing Services During the Recruitment Period for the Position. (Pg 159)
Recommendation: Adopt “A Resolution of the City Council of the City of Coronado, California to Appoint Tina Christiansen, a Retired CalPERS Annuitant, as Interim Director of Community Development, Redevelopment and Housing Services During the Recruitment Period.”
- o. Second Reading and Adoption of “An Ordinance of the City Council of the City of Coronado, California, Amending Chapter 1.84 of Title 1 of the Coronado Municipal Code Regarding Electronic Filing of Campaign Disclosure Statements.” (Pg 167)
Recommendation: Adopt “An Ordinance of the City Council of the City of Coronado, California, Amending Chapter 1.84 of Title 1 of the Coronado Municipal Code Regarding Electronic Filing of Campaign Disclosure Statements.”

- p. Second Reading and Adoption of “An Ordinance of the City Council of the City of Coronado, California Adding Title 13, Business Certificates, to the Coronado Municipal Code to Provide for the Regulation of Business Operations.” (Pg 173)
Recommendation: Adopt “An Ordinance of the City Council of the City of Coronado, California Adding Title 13, Business Certificates, to the Coronado Municipal Code to Provide for the Regulation of Business Operations.”
- q. Consideration of Participation and Associate Membership in Golden State Finance Authority’s (GSFA) Clean Energy (PACE) Program Provided by Ygrene Energy Fund CA LLC (Ygrene) to Finance Renewable Energy Water and Other Improvements for Residential, Commercial, and Industrial Properties. (Pg 185)
Recommendation: Consider the information provided and adopt Resolutions consenting to inclusion of properties within Coronado for GSFA’s Community Facilities District No. 2014-1 and PACE Program.

6. COMMUNICATIONS - ORAL: Each person wishing to speak before the City Council on any matter shall approach the City Council, give their name, and limit their presentation to 3 minutes. State law generally precludes the City Council from discussing or acting upon any topic initially presented during oral communication. (ORAL COMMUNICATIONS WILL BE LIMITED TO A TOTAL OF 10 MINUTES; ANY FURTHER COMMUNICATIONS WILL BE HEARD PRIOR TO THE MEETING ADJOURNMENT)

7. CITY MANAGER/EXECUTIVE DIRECTOR:

- a. Update on Council Directed Actions and Citizen Inquiries. (Informational Item)

8. PUBLIC HEARINGS:

- a. Public Hearing: Appeal of the Decision of the City of Coronado Planning Commission Determination of Development Standards Regarding Proposed New Construction of a Two-Story Accessory Structure Not in Conformance with Certain Current Regulations, Including Height and Second-Story Rear Yard Setbacks, for the Property Addressed as 160 D Avenue (PC 2017-14). (Pg 225)
Recommendation: Consider the information presented in the appeal and adopt “A Resolution of the City Council of the City of Coronado Denying the Appeal and Upholding the Planning Commission Decision on a “Determination of Development Standards” that the Proposed Two-Story Accessory Structure is not in Conformance with Current Regulations Including Height and Second-Story Rear-Yard Setbacks for the Property Addressed as 160 D Avenue and Located in the R-1A (Single Family Residential) Zone.”
- b. Public Hearing: Introduction of an Ordinance of the City of Coronado, California, Amending Portions of the Coronado Municipal Code for Regulations Concerning Accessory Dwelling Units in Residential Zones. (Pg 341)
Recommendation: Introduce an ordinance of the City Council of the City of Coronado, California, amending portions of the Coronado Municipal Code to provide for regulations concerning accessory dwelling units in residential zones.

- c. Public Hearing: Recommendation of Approval of a Historic Alteration Permit for a Remodel and Addition, including a Zoning Exception Request Related to Setbacks, for the Property Located at 1127 F Avenue in the R-1A (Single Family Residential) Zone (HAP 2017-15). (Pg 361)
Historic Resource Commission Recommendation: Adopt “A Resolution of the City Council of the City of Coronado approving a request for a Historic Alteration Permit, including an exception to zoning standards related to setbacks, for the property at 1127 F Avenue and located in the R-1A (Single Family Residential) Zone.”
 - d. Public Hearing: Consideration of a Disposition and Development Agreement (DDA) Between Coronado Interfaith Housing Corporation and the City of Coronado Acting as the Successor Housing Agency to Rehabilitate and Operate the Affordable Rental Housing at 406-430 Orange Avenue, 445-451 Orange Avenue, 560-566 G Avenue, and 840 G Avenue and Adoption of a Resolution. (Pg 439)
CANCELED
 - e. Public Hearing: Reconsideration of a Request from the San Diego Padres to Hold Their Event “Pedal the Cause” on November 17 or 18, 2018. (Pg 441)
Recommendation: Direction is requested concerning the response to the San Diego Padres’ request to reconsider their application for a 2018 Major Special Event, “Pedal the Cause.”
9. COMMISSION AND COMMITTEE REPORTS: None.
10. CITY COUNCIL:
- a. Council Reports on Inter-Agency Committee and Board Assignments. (Questions allowed to clarify but no responses, discussion or action.) (Pg 457)
 - b. Authorize the City Manager to Negotiate a Golf Course Restaurant Concession Agreement and Provide Conceptual Approval for the Rehabilitation of the Clubhouse Kitchen and Its Appurtenances. (Pg 463)
Recommendation: Authorize the City Manager to negotiate a Golf Course Restaurant Concession Agreement and provide conceptual approval for the rehabilitation of the Clubhouse kitchen and its appurtenances. (Note: The Golf Course Concessionaire Selection Committee recommendation will be distributed once available.)
 - c. Consideration of Appointment of One New Member to the Civil Service Commission. (Pg 467)
Recommendation: Appoint one individual from the list of candidates below to serve a three-year term to expire December 31, 2020.
 - d. Report from the City Council Ad-Hoc Working Group on the Community Grant Program. (Pg 475)
Recommendation: Receive verbal report.

- e. Introduction and First Reading of an Ordinance of the City Council of the City of Coronado, California, Amending Title 2 of Coronado Municipal Code Sections 2.02.030 and 2.03.030 to Adjust the Monthly Compensation Paid to Members of the City Council and the Mayor as Authorized by Government Code Section 36516. (Pg 477)

Recommendation: Introduce the proposed ordinance to amend Sections 2.02.030 and 2.03.030 of Title 2 of the Coronado Municipal Code increasing Councilmember and Mayor salaries pursuant to Government Code Section 36516.

- f. Authorize the City Manager to Execute a Sole Source Purchase Agreement with Ultra Secure Ltd. for Security Bollards in an Amount Not to Exceed \$40,000; Contract for the Permanent Installation of the Bollard Bases in City Streets Along the Security Perimeter of Major City Special Events; and Appropriate \$140,000 in the General Fund Streets Budget Unit. (Pg 485)

Recommendation: Authorize the City Manager to execute a purchase agreement for a sole source purchase with Ultra Secure Ltd. for safety bollards and bases to be used for perimeter security at special events (e.g., Fourth of July Parade, Holiday Open House Parade and Tree Lighting Ceremony). Confirm that the City Manager may contract for the permanent installation of the bollard bases in the City streets at locations that, when the bollards are deployed, will create a visible, but discrete, physical barrier perimeter for major special events. Appropriate \$140,000 in the General Fund Streets Budget Unit.

11. CITY ATTORNEY

12. COMMUNICATIONS - WRITTEN: None.

13. ADJOURNMENT

A COPY OF THE AGENDA WITH THE BACKGROUND MATERIAL IS AVAILABLE FOR PUBLIC INSPECTION IN THE OFFICE OF THE CITY CLERK AT CITY HALL, AT THE PUBLIC LIBRARY OR ON OUR WEBSITE AT www.coronado.ca.us

Writings and documents regarding an agenda item on an open session meeting, received after official posting and distributed to the Council for consideration, will be made available for public viewing at the City Clerk's Office at City Hall, 1825 Strand Way, during normal business hours. Materials submitted for consideration should be forwarded to the City Clerk's Office at cityclerk@coronado.ca.us.