

From: [Richard Grunow](#)
To: [Simon Guindi](#)
Cc: [Isaac Micha](#); [Tina Friend](#); [John Duncan](#); [Mark Fleming](#); [Jesse Brown](#)
Subject: RE: Request for Director's Written Interpretation of AB 2097 Parking Exemption within OACSP – Nicky Rottens (100 Orange Ave., Coronado)
Date: Wednesday, November 26, 2025 8:49:00 AM
Attachments: [RE Application for Recognition of Parking Exemption Under AB 2097.msg](#)

Dear Mr. Guindi:

As noted in our March 6, 2025 email (attached), AB 2097 only applies to new development and therefore would not relieve you from complying with your existing permit conditions to provide off-street parking. Therefore, there is nothing to "interpret" with respect to the Orange Avenue Corridor Specific Plan provisions applicable to your property.

Moreover, Section III.A.4 of the Orange Avenue Corridor Specific Plan (OACSP) obligates the Director to “...interpret the provisions of this Specific Plan. All such interpretations shall be in written form and shall be permanently maintained. Any person may request that such interpretation be reviewed by the Planning Commission.” (emphasis added)

The OACSP does not contain any provisions or references to AB 2097 or its applicability, and therefore, section III.A.4 does not require the City to issue interpretations of laws that exist outside of the OACSP. Regardless, as noted above, the question is moot because there is no proposed development project that could trigger AB 2097, to the extent that law could be applicable.

Thanks, Rich

Richard Grunow

Community Development Director
City of Coronado
1825 Strand Way
Coronado, CA 92118
619-522-7338

From: Simon Guindi <[REDACTED]>
Sent: Monday, November 17, 2025 5:25 PM
To: Richard Grunow <rgrunow@coronado.ca.us>
Cc: Isaac Micha <[REDACTED]> Tina Friend <tina.friend@coronado.ca.us>; John Duncan <jduncan@coronado.ca.us>; Mark Fleming <m Fleming@coronado.ca.us>
Subject: Re: Request for Director's Written Interpretation of AB 2097 Parking Exemption within OACSP – Nicky Rottens (100 Orange Ave., Coronado)

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on any links or attachments.

Mr. Grunow -

On Sept 3, 2025 I sent an email formally requesting a Director's interpretation under OACSP III.A on whether AB 2097 exempts the minimum parking standards for 100 Orange Ave (Nicky Rottens).

It has now been over two months and we have yet to receive a response from the City. Given AB2097 is a straightforward law and that Caltrans was able to issue a written notice within 24 hours that the Coronado Ferry Landing is a Major Transit stop, we are unclear why the City's interpretation is taking so long.

I hope you can appreciate that we have a business to operate and investment considerations to make.

Please advise when we can expect to receive a Director's interpretation.

Simon and Isaac
Coronado Residents
Coronado Business Owners

On Thu, Sep 4, 2025 at 8:00 AM Simon Guindi <[REDACTED]> wrote:

Dear Mr. Grunow,

Attached is our formal request for a written Director's interpretation under OACSP III.A on whether AB 2097 exempts the minimum parking standards for 100 Orange Ave (Nicky Rottens).

Given staff's recent AB 2097 analysis, we request a response within five (5) business days.

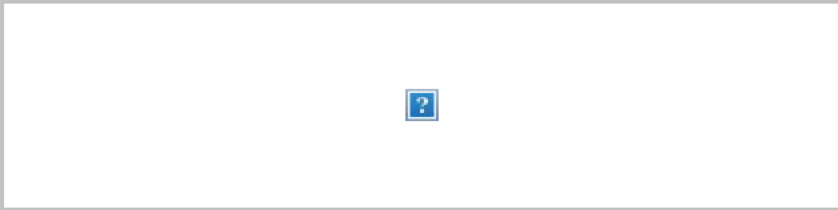
If your interpretation remains that the Coronado Ferry Terminal is not a "Major Transit Stop," notwithstanding the plain statutory language and multiple state sources, we intend to seek Planning Commission review at the earliest available meeting.

As noted throughout, our goal is not litigation. We have acted in good faith and provided sound legal analysis to exercise rights afforded by state and local law. To date, the City's position has imposed tens of thousands of dollars in avoidable costs while no countervailing authority has been provided to dispute our evidence.

Please confirm receipt of this request. Thank you.

Regards,

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