



CITY OF CORONADO

**Minutes of the City of Coronado City Council/
The City of Coronado Acting as the Successor Agency to the Community
Development Agency of the City of Coronado**

**March 03, 2026 04:00 PM
Coronado City Hall Council Chamber
1825 Strand Way
Coronado, California 92118**

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

Present: Mayor Duncan, Councilmember Downey, Councilmember Fleming, Councilmember Purvis, and Councilmember Steward

Also Present: City Manager Friend, City Attorney Canlas, and City Clerk Holian

1. CALL TO ORDER AND ROLL CALL

The Regular Meeting of the City Council was called to order at 4:00 p.m. on March 3, 2026 in the City Council Chamber at City Hall with Mayor Duncan presiding.

2. PLEDGE OF ALLEGIANCE

Representatives from the local Girl Scout Troops led the Pledge of Allegiance.

3. PRESENTATIONS

3.a Girl Scouts Week Proclamation

Mayor Duncan presented the proclamation to representatives from the local Girl Scout troops.

3.b Presentation by Airport Authority Board Member Whitney Benzian

Whitney Benzian, Airport Authority Board Member provided an overview on airport activities.

4. CONSENT CALENDAR

Councilmember Purvis provided comments regarding Item 4.c, expressing support for allowing PAWS of Coronado to have adoptable animals present at the 2026 Coronado Flower Show in Spreckels Park.

City Manager Tina Friend responded that "unfunded accrued liability" is a technical term used by CalPERS to account for investment return variances and confirmed that Coronado remains in the top echelon of California cities regarding its funded status and responsible fiscal management.

Mayor Duncan suggested that future budget documents include simplified language or footnotes to clarify that the City is proactively addressing these liabilities.

Motion made by: Councilmember Downey

Seconded by: Mayor Duncan

Approve the recommended actions on the Consent Calendar.

Yes (5): Mayor Duncan, Councilmember Downey, Councilmember Fleming, Councilmember Purvis, and Councilmember Steward

Motion Carried

4.a Approval of Reading by Title and Waiver of Reading in Full of Ordinances on This Agenda

Approve the reading by title and waive the reading in full of all Ordinances on the agenda.

4.b Approve Warrants Certified by Treasurer as Correct and Budget-Compliant for FY 2025-26

Approve the Warrants as certified by the City/Agency Treasurer.

4.c PAWS Booth at the 2026 Coronado Flower Show

Approve an exemption pursuant to Coronado Municipal Code (CMC) Section 32.08.020 to allow PAWS of Coronado to have adoptable animals present at a designated booth during the 2026 Coronado Flower Show in Spreckels Park.

4.d Receive The Budget Calendar and Principles and Strategies for Preparation and Implementation of the Fiscal Year 2026-27 Budget

Receive the Budget Calendar and report on the recommended principles and strategies for preparing and implementing the Fiscal Year 2026-27 (FY 2026-27) Budget and provide further direction as needed.

5. ORAL COMMUNICATIONS

Tina Christiansen provided comments and appreciation for Coronado's involvement with sewage issues.

Andrew Gade provided comments regarding commercial vacancies along Orange Avenue.

Commenter provided comments regarding public exposure, indecency incident and requested lights in the area of Spreckels Park.

Mila Albertson congratulated Mayor Duncan for Going The Extra Mile (GEM) Award for his Eighth Street property.

Councilmember Fleming provided comments regarding his wedding anniversary, wishing his wife, Rhonda Fleming, a happy anniversary and noting they were married on this day in 2009.

Councilmember Steward recognized active duty personnel and their families, urging the community to support them during current times of uncertainty.

6. CITY MANAGER/EXECUTIVE DIRECTOR

City Manager Tina Friend reported on the modernization of the library's information system and the transition to an 18-month temporary street sweeping program that includes bi-weekly residential sweeping and targeted deep cleaning. She alerted residents to expect significant traffic delays due to heightened security measures at Naval Base Coronado and ongoing regional construction projects. Additionally, Ms. Friend clarified that recent tree trimming at Spreckels Park followed strict wildlife protection protocols, with no active nests disturbed during the safety-related maintenance.

7. PUBLIC HEARINGS

7.a 100-104 Orange Avenue (PC 2025-15): Appeal of a Planning and Design Commission Decision to Take No Action on a Director's Interpretation that an Existing Restaurant, Nicky Rottens, must Continue to Provide Off-street Parking Spaces as Stipulated by their 2012 Joint Use Parking Plan because the Existing Restaurant is not a "Residential, Commercial, or Other Development Project" as that Term is Used in Government Code Section 65863.2

Rich Grunow, Director of Community Development, presented the staff report utilizing PowerPoint.

Simon Guindi, appellant, presented an opening statement seeking direction to help inform future business decisions.

Richard Bailey, representative of the appellant, presented the appeal utilizing PowerPoint.

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

Tina Christiansen provided comments regarding support of upholding the denial utilizing PowerPoint.

Andrew Gade provided comments noting that he was unaware the restaurant provided off-site parking.

Robbins Kelly provided comments stating that the established parking agreement was a fair exchange for the restaurant's expansion.

Richard Bailey, representative of the appellant, clarified that most restaurants along the 100 block of Orange do not have parking and were grandfathered in; whether AB 2097 can be used to eliminate an existing parking agreement; and asked the Council to direct staff to inform the appellant of what constitutes a "change of use."

Having received no further requests to speak, Mayor Duncan closed the public hearing.

Discussion ensued regarding the legal definition of "development project." Special Counsel Eric Phillips clarified that the statute applies to residential, commercial, or other development projects, with the term "project" being the operative requirement. Further discussion ensued regarding the applicability of AB 2097 to the existing restaurant. Councilmembers Fleming, Purvis, Steward, and Downey noted that the 2012 agreement was a fair and reasonable condition of the prior expansion and that the appellant had not demonstrated a new project or change of use to trigger state law relief. Mayor Duncan concluded that AB 2097 does not apply to an ongoing operation without a new development proposal.

Motion made by: Councilmember Steward

Seconded by: Councilmember Fleming

To adopt the Resolution 2026-06 of the City Council of the City of Coronado denying an appeal of a Planning and Design Commission decision to take no action on a Director's Interpretation and upholding the Director's Interpretation that the existing restaurant at 100-104 Orange Avenue must continue to provide off-street parking as stipulated by the 2012 Joint Use Parking Plan.

Motion Carried

8. GENERAL BUSINESS

8.a Council Reports on Interagency Assignments

Councilmember Downey reported that the Metropolitan Transit System received a federal grant of over \$10,000,000\$ to establish a transit hub and improve operational efficiency.

Councilmember Steward discussed the Coastal Leadership Working Group's opposition to offshore drilling and efforts to streamline nature-based shoreline restoration approvals.

Councilmember Purvis reported that El Cajon unanimously passed the SARAH letter for the Metro Wastewater JPA and announced the dedication of the League of Wives bench on March 24.

Councilmember Fleming shared results from a scientific study indicating that the "ddPCR" water testing method has high false-positive rates compared to standard methods.

Mayor Duncan reported on his advocacy at SANDAG to protect grant eligibility for mobility shuttles and his upcoming federal advocacy trip to Washington, D.C.

9. BOARD, COMMISSION, AND ADVISORY COMMITTEE REPORTS

10. CITY ATTORNEY

11. COMMUNICATIONS WRITTEN

11.a Thank You Letter to Senator Schiff Regarding FY 26 Appropriations and Cross-Border Sewage

11.b Thank You Letter to Senator Padilla Regarding FY 26 Appropriations and Cross-Border Sewage

11.c Thank You Letter to Representative Peters Regarding Cross-Border Sewage and Other Efforts in Support of the City of Coronado

12. ADJOURNMENT

Mayor Duncan adjourned the Regular Meeting at 5:49 p.m.

APPROVED:

John D. Duncan, Mayor of the
City of Coronado

ATTEST:

Kelsea Holian, City Clerk of the
City of Coronado