

**SOLANA BEACH CITY COUNCIL
REDEVELOPMENT AGENCY AND PUBLIC FINANCING AUTHORITY**

JOINT **SPECIAL** MEETING

MINUTES

**TUESDAY, DECEMBER 11, 2007
5:00 P.M.**

CITY COUNCIL CHAMBERS
635 S. HIGHWAY 101,
SOLANA BEACH, CALIFORNIA

The City Council acts as the City of Solana Beach Redevelopment Agency and the Public Financing Authority.

CALL TO ORDER AND ROLL CALL:

Mayor Heebner called the meeting to order at 5:05 p.m.

Present: Heebner, Kellejian, Roberts, Nichols, and Campbell.

Absent: None.

Also Present: David Ott, City Manager
James Lough, City Attorney
Leticia Fallone, Deputy City Clerk
Tina Christiansen, Comm. Development Director
Chandra Collure, City Engineer

Flag Salute

Carl Turnbull led the flag salute.

APPROVAL OF AGENDA:

MOTION: Moved by Roberts and seconded by Nichols to approve the agenda. **Motion carried unanimously.**

1. Status Update on the Recirculated Draft Environmental Impact Report (EIR) for the Mixed-Use Solana Beach Train Station Project (Cedros Crossing).

That the City Council

- A. Discuss design options and alternatives for the Mixed-Use Train Station project and to establish public hearing dates for re-circulated draft EIR and project determination.**

Staff Report for this item will be posted when available.

David Ott, City Manager, stated that the meeting was to discuss the status of the Re-circulated Draft Environmental Impact Report (EIR) for the proposed Mixed-Use Solana Beach Train Station Project and to set Council meeting dates to certify the final EIR.

Mayor Heebner presented a power point presentation from the Council Ad-Hoc Committee regarding the background of the project. She stated that the Ad-Hoc Committee had worked with the applicant and North County Transit District (NCTD) to address impacts identified in the EIR. She stated that the impacts included, the shortage of transit parking spaces, traffic congestion, and aesthetics related to scale and compatibility. She reviewed the highlights of the Ad-Hoc Committee meetings. She stated that the City had asked NCTD for financial statements, that they had not provided any financial statements to the City, that in October the developer had not paid the fees required to re-circulate the EIR, and that the City advanced these funds to the developer. She stated that 8.4 million dollars had been committed to the project and that the cost to construct the parking garage was 19.2 million dollars. She stated that there were financial operation shortfalls, that funding of the shortfalls were undetermined, and that the City would be a financial partner in the project so financials were needed from the developer and NCTD. Mayor Heebner stated that the average time for the City to complete a project of this complexity was 4-5 years and that the project had been before the City for only two years at this time.

Lori Naylor, Project Consultant, presented a power point presentation on the status of the re-circulated draft EIR. She stated that the City was on an aggressive time line, that work stopped on the draft EIR in October due to non-payment of fees from the applicant, and that the City advanced the funds to move the project forward. She stated that the re-circulated draft EIR comments would be completed in December and Council should

review dates for certification of the final EIR.

Bruce Berend (3 minutes donated by Anna Marie Grace) stated that the parking aspect of the project was inadequate, that NCTD should be responsible to evaluate the number of parking spaces needed for the project, that the EIR was initially distributed for public comment in June 2006, and that if the EIR would have been adequate then the project would have been further along at this time.

Gordon Johns (3 minutes donated by Jannell Johns) stated that a parking garage could be built, that building the parking garage would assist with future congestion on the freeway, and that it was feasible to have a plan that would meet the City's objectives.

David Ott, City Manager, stated that the project reviewed in the EIR was the reduced massing alternative without the theater option. He stated that potential EIR certification dates would be in February 2008. He stated that Staff recommended first reviewing certification of the re-circulated EIR and then a project determination public hearing could be scheduled.

Council discussion ensued regarding the available dates for a public hearing on the certification of the draft EIR and their concerns of separating the certification of the EIR from the public hearing for the project approval.

Council discussion ensued with Greg Shannon, Project Applicant, regarding the feasibility of providing a project for Council and community review on January 16th and 17th so that a public hearing for the EIR certification and project approval could be done at the same time.

Greg Shannon, Project Applicant, stated that this was a complicated project, that it was the holiday season, and that he would attempt to have a project available in a month.

Council discussion ensued with James Lough, City Attorney, on how the Council could certify the EIR separate from the project approval. He stated that Council would review the EIR for approval based on the environmental documents such as the traffic circulation.

Council discussion ensued regarding the augmentation of the EIR and that the dates to review certification of the EIR would be contingent upon reimbursement of funds by the applicant. Council reached consensus to schedule the public hearing for the EIR certification on January 16th and

17th.

Greg Shannon, Project Applicant, stated that he had paid approximately eight hundred thousand dollars for the EIR, that he was not aware of the augmentation by the City, and that he would review the augmentation for payment.

MOTION: Moved by Kellejian and seconded by Roberts to set the public hearing for certification of the Final EIR and approval of the project for the dates of January 16th and 17th 2008. The public hearing to certify the EIR would contingent upon the the developer reimbursing the City for funds associated with the recirculation of the Draft EIR. **Motion carried unanimously.**

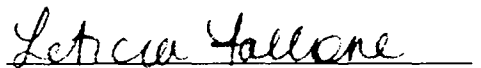
Tim Coughlin, Ad Hoc Committee, stated that the cost to build the parking garage was 19.2 million dollars, that mitigation costs were not included, that the parking garages would provide 517 parking spaces, that an additional twelve million dollars would be required to fund the parking garage, and that the operating costs for the garage were not funded at this time.

Council discussion ensued with the City Manager and Tim Coughlin regarding financing options available to fund the parking garage.

David Winkler, Ad Hoc Committee member, stated that detailed financial information was required of the project, that Council should request financials on NCTD regarding how they would fund the deficit of the project and operating costs of the garage. He stated that there would be financial benefits to doing the project in phases.

ADJOURN:

Mayor Heebner adjourned the meeting at 6:02 p.m.


Leticia Fallon, Deputy City Clerk

Approved: March 12, 2008