

**SPECIAL CITY COUNCIL  
REDEVELOPMENT AGENCY  
PUBLIC FINANCING AUTHORITY MINUTES  
CITY OF IMPERIAL BEACH  
October 26, 2005  
SPECIAL MEETING – 6:00 P.M.  
COUNCIL CHAMBERS  
825 Imperial Beach Boulevard  
Imperial Beach, California**

**CALL TO ORDER**

MAYOR PRO TEM JANNEY called the Workshop to order at 6:05 p.m.

**ROLL CALL**

Councilmembers present:	McCoy, Winter, McLean
Councilmembers absent:	None
Mayor absent:	Rose
Mayor Pro Tem present:	Janney

Staff present:	City Manager Brown; City Attorney Lough; Deputy City Clerk Wolfson
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**MAYOR/COUNCIL ANNOUNCEMENTS/REPORTS**

None.

**COMMUNICATIONS FROM CITY STAFF**

None.

**PUBLIC COMMENT**

None.

**REPORTS**

**1. PALM AVENUE SHOPPING CENTER – PRESENTATION OF PROPOSED PROJECTS (0620-20 & 0640-05)**

CITY MANAGER BROWN introduced the item. He noted that the shopping center located at 9<sup>th</sup> Street and Palm Avenue is mentioned quite often as having potential for redevelopment.

COMMUNITY DEVELOPMENT DIRECTOR WADE gave background on the item. He introduced the two development teams, Lennar Homes and D.R. Horton, who would present proposals.

Representatives from Lennar Homes provided information and a PowerPoint presentation, and responded to questions of Council.

DANA CLARK spoke against the project, and he expressed concern that this proposal did not mention names of potential retailers.

MAYOR PRO TEM JANNEY called for a recess at 7:20 p.m. and reconvened the meeting to Open Session at 7:33 p.m.

COMMUNITY DEVELOPMENT DIRECTOR WADE introduced the team from D.R. Horton who represents the property owner, Dimenstein Family Trust.

Representatives from D.R. Horton provided information and a PowerPoint presentation, and responded to questions of Council.

Discussion ensued regarding eliminating residential units making this project exclusively commercial.

BRIAN JONES supported the concept of a commercial property on 9<sup>th</sup> Street; he expressed concern that since this is a mixed use project, there would be residents living across the street from a gas station; he added that the project may cause trepidation due to its large size; he said the community has consistently voted against density, and that he wants more commercial and less residential in this area; he also expressed concerned about traffic mitigation.

JIM KING supported the proposal by Lennar Homes; he is impressed with the I.B. Promenade and has worked with Mr. Rasak; he supported a mixed-use project (additional speaking time donated by Greg Neil).

BOB WADHAM stated that the portion of property by 7<sup>th</sup> Street should be residential; he expressed concern about safety due to the increased number of cars and people, and potential jaywalkers; he asked Council to consider a connecting bridge that is ADA compliant between I.B. Promenade and the project in question.

ROBERT FITZGERALD, a real estate broker in San Diego County, supported Mr. Rasak and spoke favorably of some of his previous projects.

MICHEL DEDINA suggested an underground passage from the other shopping center as opposed to a bridge and requested developers to approach design of this project from a wheelchair point of view; he requested height limits be strictly enforced; he suggested that the public library be relocated there and he would like local, small businesses involved in this project.

JERRY BICE, Chair of the Business Improvement District, said that this project may encourage relocation to this part of I.B.; he discussed if the commercial units were converted to condominium ownership.

MICHAEL CAREY supported the project in general; he expressed concern with regard to the height of the project; he suggested that the residential properties be affordable housing; he expressed concern about the increase in density.

COMMISSIONER MICHAEL BIXLER discussed the types of trees allowed by Caltrans since the

project is along State Route 75; he preferred a unified large scale project that does not look like the development already there; he expressed his desire for future development on the main corridor and stated this project would be a fine transition for that future development.

LISA KRAMER supported the eclectic and colorful themes.

CARLEEN HESS did not wish to speak, and her written concerns were forwarded to staff.

Discussion ensued regarding the need for a matrix or economic analysis that would include various scenarios showing different commercial versus residential ratios and the capital costs involved, the upfront financial costs to the Redevelopment Agency should the City subsidize the project completely, and ways to keep the non-vacancy percentage down.

CITY MANAGER BROWN thanked the teams for their presentations, and stated that staff would return with more information responding to Council's concerns before the holiday season.

### **ADJOURNMENT**

The meeting adjourned at 9:29 p.m.

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Jim Janney, Mayor Pro Tem

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Attest:  
Lisa Wolfson  
Deputy City Clerk