

**SPECIAL CITY COUNCIL
REDEVELOPMENT AGENCY
PUBLIC FINANCING AUTHORITY MINUTES
CITY OF IMPERIAL BEACH
January 12, 2006
WORKSHOP – 6:00 P.M.
COMMUNITY ROOM
(Behind Council Chambers at City Hall)
825 Imperial Beach Boulevard
Imperial Beach, California**

CALL TO ORDER

MAYOR ROSE called the Special Meeting to order at 6:30 p.m.

ROLL CALL

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

Staff present:	City Manager Brown; City Attorney Lough; City Clerk Hald
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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 thanked staff and the developers for their efforts on the item and thanked the public for their attendance tonight; he clarified that at tonight's meeting staff is recommending that City Council authorize staff to negotiate an Exclusive Negotiation Agreement (ENA) with D.R. Horton; he noted that there will be continued work on the plans within the next six months; issues of concern, such as height, traffic, noise, construction, etc., will be addressed after an ENA is executed; he added that the developers would also be evaluating environmental impacts; he stated the project will be developed with the input of Council, staff, the public, and the developers, and it will be project that all can be proud of; he noted that the proposed area is the entryway to the City and with this project it would have a positive impact to the City.

REDEVELOPMENT COORDINATOR SELBY gave a PowerPoint presentation on the item and noted that the recommendation to City Council is not the approval of the project, but rather authorization to negotiate with D.R. Horton for an ENA.

GREG HASTINGS, Division President of D.R. Horton, expressed appreciation for the opportunity to participate and pledged to work with the community.

DAVID STEARN, of D.R. Horton, gave a PowerPoint presentation on the item; he spoke about the development team; and gave an overview of the project.

MICHAEL LEBARRE, architect and planner, spoke about the project area, outlined the aesthetic vision, and noted that the project would be unique to Imperial Beach.

MARK ASHTON, of American National Investments, spoke about the commercial aspect of the development and the possible types of businesses that would be of interest.

MR. STEARN reviewed the financial summary and the benefits of the proposed mixed use project scenarios.

DANIEL LOPEZ spoke in support of the project.

CAPTAIN WILLIAM ZIDBECK spoke of the need for development in order for the City to grow and spoke in support of the project.

HARRY COLEMAN spoke in support of the project; he requested that the California Redevelopment Association (CRA) principles be applied towards the project and that a Project Area Committee be created.

ROGER BENHAM spoke in support of a main street/downtown I.B. concept and noted that the project area would be an ideal location for the downtown; he submitted copies of a letter and conceptual drawings he drafted to Council for their review.

JERRY BICE, Chairman of the Business Improvement District, spoke in support of the item; he noted that with the proposed project people would live, work, and shop in the area.

GERARD MARTONE spoke in support of the project.

PAMELA SAWHNEY, M.D. requested that the project stop before her property located at the corner of Palm Avenue and 7th Street, and she expressed concern about the relocation of the doctors offices and the potential impacts to patients.

BRIAN JONES read an excerpt of an article regarding redevelopment in the City of San Diego that appeared in the January 2006 issue of San Diego Magazine, and he also submitted copies of the article for the record; he expressed concern about the potential impacts to the surrounding residences, and suggested that the project be split in order to retain the doctors office and North Island Credit Union (additional speaking donated by Susie Jones).

MICHEL DEDINA spoke in support of the project; he presented a list of suggestions for facilitating public input, along with information that he wanted available, this list was submitted for the record.

ALTA RENTON indicated that she was in opposition to the project and noted that the project was too big (did not wish to speak).

FRED PERRY indicated that he was neutral on the project, however, noted that the project was too tall, too big and does not fit (did not wish to speak).

JIM KING requested that Council direct staff to look at long-term planning and possibly reinstitute the Planning Commission.

ROBERT MILLER complimented staff and the developers for their efforts on the item; he appreciated the design; he noted that the area of the project is the gateway to the City; he suggested that the people who are concerned about moving be possibly incorporated into the project.

GIFF MARZONI supported community development, expressed a desire for maintaining the small city feel, and encouraged economic growth in order for the City to continue.

THOMAS HUBER expressed concern about the ripple effect of the project and traffic flow.

TRAVIS BRAZIL supported the project; he expressed concern that if staff's recommendations were not approved, it would discourage interest from other firms; if the project moved forward, it could be a catalyst for future upscale projects.

LOUIS AJA noted that he was neutral on the item (he was not available to speak).

KEVIN CRISWELL was opposed to the project and stated that he would be impacted by the project; he expressed concern about speed, noise, and light that would result.

HEATHER HARTLEY opposed the project and expressed concern about the height; she stated that she would like to see better shops and better atmosphere.

JUSTIN HARTLEY spoke in support of a new shopping center, however, would like to see it stop at Delaware Street and to keep the streets open to traffic.

BRIAN COOK did not oppose the project; however, he expressed concern about the project's appearance.

SCOTT JENNINGS supported certain aspects of the project; he expressed concern about his views being blocked by the development; he questioned the number of projected residential units; he was concerned about sewage, traffic; location of trash dumpsters, and possibly losing the doctors offices (additional speaking time donated by KATHY JENNINGS).

CARSON DOLLICK expressed concern about traffic; he spoke about down zoning of his neighborhood in the past; he stated that he was not against the project; however, he was concerned about the size and traffic and he questioned how much the condos would cost.

ELSIE SLEETER was opposed to the project (was not available to speak).

DANA CLARK requested all information be placed on the website and that all meetings be noticed; he expressed concern about the residences becoming rental units.

JOHN FISHER commented many live in I.B. for the small town feel; he spoke about tourism.

JOHN MAHAN indicated support for the project (was not available to speak).

LARRY ZAJONC spoke in support of the project, he expressed concern about the City of San Diego annexing I.B.; and he supported the formation of a Project Area Committee.

DAN MALCOLM commended everyone who attended tonight's meeting; he disclosed that he was part of the I.B. Gateway Team and Lennar Homes and, although their proposal was not accepted, he stated that they were given a fair try; he explained that there had to be a winner and D.R. Horton did a great job; he stressed how important the project is for the City; he encouraged all to give the winning team time to put something together, and the plans will change largely over time; he acknowledged Council's support of preserving the small town feel and that it is critical that we preserve the nature of this community; to do so, sacrifices need to be made and with everybody's involvement and input, a very well conceived project will result.

MIKE MCCOY commented that he would rather be in Imperial Beach discussing the project than in San Diego, if we are not able to protect the City's tax base, I.B. may be annexed; he supported the project in concept and noted that sometimes we must change the character of the community in order to maintain the parks, estuary, beach, etc.; he stated it was a good design and noted that we need to move forward as a community; we need to make some commitment to a new way of living, not because we want to, but because we have to.

PAUL AILLET was not opposed to having better shops, but expressed concern about population and development.

RUTH COLE was opposed to the project; she was concerned about the size of the project and if it were appropriate for the community (was not available to speak).

WILLIAM KALEB stated that he shops at the thrift stores and would support Council's decision.

STEVE FUTTERMAN supported the project and expressed concern about the impacts to the surrounding neighborhood.

ANGELO PALLOTTO echoed comments made by Mike McCoy, he noted that changes are not always easy, but sometimes necessary; he expressed concern that I.B. may be annexed by San Diego if it does not go in the right direction; he supported the project; he expressed concern about traffic and density, and he noted that the rate of growth in I.B. does not compare to the rest of the community; he commented that I.B. has done a great job at staying small and the project is vital to keep what we have.

PAUL EVANS commented on the need for change to stay ahead of the times; he encouraged a look at the big plan and the long-term goals; and he expressed appreciation for the efforts of D.R. Horton.

RENEE EVANS favored the small time atmosphere of I.B., she noted that change is difficult for everyone; she reiterated that the item tonight is an authorization to negotiate the ENA and supported staff's recommendation.

NOREEN SULLIVAN submitted a speaker slip (was not available to speak).

MICHAEL CAREY spoke about the past down zoning; he expressed concern about the size of the project and asked Council to consider decreasing the size of the project.

EMILY YOUNG spoke of the need to focus on other revenues for the City, she was concerned about rising Sheriff costs and an insufficient infrastructure; she supported the project and noted that this would anchor more people to the community; she supported a pedestrian-friendly design with connectivity to the other side of Palm Ave.; she questioned if the doctors office could be incorporated into the plan.

ALLEN WISELEY indicated opposition to the project (was not available to speak).

DORA ORTEGA supported the project; she spoke of the need for sufficient lighting and traffic monitoring, and how physicians should be accommodated; she expressed concern about the appearance of the project and the number of condos; she announced the project is a fantastic possibility.

BOB WADHAM spoke in support of working together on the project and supported staff's recommendation.

MAYOR ROSE thanked everyone for their comments; she noted that there were many comments of support for the project and she heard a lot of support for the commercial component of the project; she noted that there were concerns about traffic circulation and impacts to the neighborhoods; the relocation of the businesses, and particularly the doctors offices; other issues are the cost of services (fire, law enforcement, infrastructure, etc.) with the number of new residents, cost benefit of the investments, noise and light impacts, infrastructure issues (particularly sewage); how power would be supplied to the project, trash service vehicles, community space within the project; other concerns were maintaining a small town feel, connectivity to the rest of the neighborhoods, a Project Area Committee and using CRA principals, and looking at alternative footprints for the project area; she also expressed concern about construction impacts to the surrounding neighborhood.

COUNCILMEMBER WINTER expressed appreciation for everyone attending tonight's meeting and for those who provided input, she reiterated that Council would not be approving the project tonight and that there is time to address the issues that were raised; she discussed the opportunities that will result with execution of the ENA, there must be a balance between economic development and community livability; she commented there will be numerous opportunities for public input and for community involvement; she expressed her interest in maintaining a small town atmosphere as well as the finances of the City.

COUNCILMEMBER MCLEAN appreciated everyone's input and appreciated the efforts of staff; he noted that he was impressed with the D.R. Horton developments he recently visited and appreciated their efforts on the project; he echoed comments of Mayor Rose and Councilmember Winter.

COUNCILMEMBER MCCOY appreciated the public's participation; she noted that this is only the approval to negotiate the ENA; she expressed a desire to see the same numbers of people at the budget hearings as have come tonight; she noted that if people came to the budget hearings, they would not be surprised about the City's finances. She supported the item.

MAYOR PRO TEM JANNEY thanked everyone for their comments; he stressed the importance of addressing the concerns that were raised tonight.

MOTION BY JANNEY, SECOND BY ROSE, TO ADOPT RESOLUTION NO. R-06-91 – A RESOLUTION OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, AUTHORIZING STAFF TO NEGOTIATE AN EXCLUSIVE NEGOTIATION AGREEMENT WITH D.R. HORTON FOR THE DEVELOPMENT OF THE PALM AVENUE SHOPPING CENTER.

Council discussion ensued.

In response to Mayor Rose's concern about timing, REDEVELOPMENT COORDINATOR SELBY stated that the City is a long ways out from approving the project; he discussed the process and reviewed the schedule of milestones for the project.

MAYOR ROSE spoke about the surprise of many to learn the number of proposed housing units; after several concerns that were raised tonight, she stated that there may be a need to look at zoning in the future, as well as long-term planning.

COMMUNITY DEVELOPMENT DIRECTOR WADE stated staff would return within a couple of months with a schedule for when the various master plans would be brought forward.

VOTES WERE NOW CAST ON ORIGINAL MOTION BY JANNEY, SECOND BY ROSE, TO ADOPT RESOLUTION NO. R-06-91 – A RESOLUTION OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, AUTHORIZING STAFF TO NEGOTIATE AN EXCLUSIVE NEGOTIATION AGREEMENT WITH D.R. HORTON FOR THE DEVELOPMENT OF THE PALM AVENUE SHOPPING CENTER. MOTION CARRIED UNANIMOUSLY.

ADJOURNMENT

The meeting adjourned at 9:53 p.m.

Diane Rose, Mayor

Attest:
Jacqueline M. Hald, CMC
City Clerk