

Downtown Area / Successor Agency Update  
September 10, 2013  
EDC Meeting

1. Downtown Project Update

- On September 4, the CDC unanimously approved a Coastal Permit for the Beach Restroom Phase I project for four restrooms located along The Strand. Staff will submit a Coastal Permit application to the Coastal Commission for the remodeling of the restrooms located on the municipal pier
- On September 4, the CDC unanimously approved a Coastal Permit for the Surfside Tap Room, a beer tasting and retail store located in the former flower shop at 507 North Coast Highway.
- Seacliff Terrace, a 52-unit mixed use condominium project has been deemed “complete” for permit processing and will soon start the EIR process. It is expected to go to public hearing Spring of 2014.
- A number of Downtown projects entitled but not built over the past five years are now submitting building permit applications or are requesting minor entitlement amendments is a sign that Downtown development activity is picking up.

2. Auction of City Owned Parcels

An auction to sell two former Redevelopment Agency owned parcels was conducted on September 4. The parcel located north of the Carrow’s Restaurant on North Coast Highway was sold for the minimum bid. The successful bidder intends to develop the parcel and the Carrow’s parcel into an In-N-Out Burger restaurant pending approval of the sale by the Department of Finance. The second parcel located at the corner of Neptune and North Coast Highway did not receive a minimum bid and therefore was not sold. City staff is evaluating alternative means of selling that property.

3. Successor Agency Update

- On August 27, the Oversight Board approved the Recognized Obligation Payment Schedule for January 1- June 30, 2013 (ROPS 13-14B) in the amount of \$5,412,963. Staff is awaiting the State Department of Finance determination on this latest ROPS payment.

- On August 27, the Oversight Board approved three contracts for the construction, engineering support and construction management of the Mission Avenue Phase I project for a total amount of \$3,252,114. Staff is working with the Department of Finance in an effort to begin construction by October 2013.
- The Long Range Property Management Plan which outlines the disposition of the remaining Redevelopment Agency properties, is pending review at the Department of Finance. Staff anticipates a response from the Department of Finance within the next 30-60 days.
- Staff is working closely with the State Controller's office in their audit of the former Redevelopment Agency files. Staff anticipates the audit to be complete within the next two weeks with a follow up report 30 days following that.