1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER / ROLL CALL

3. APPROVAL/CORRECTION OF MINUTES – May 8, 2006

4. ORAL AUDIENCE COMMUNICATIONS FOR ITEMS NOT ON THIS AGENDA

5. COMMITTEE REPORTS - None

6. ITEMS FOR DISCUSSION/ACTION

   A. Review Community Development Commission agenda of May 17, 2006

      1. Item #8 – Continued hearing regarding consideration of a resolution approving
         Tentative Map, Development Plan, Conditional Use Permit, Regular Coastal
         Permit and Variations for the construction of an eight-unit residential
         condominium project located at 400-404 South The Strand.

         This item is continued from 6:00 p.m., May 3, 2006, for updated information.

      2. Item #10 – Adoption of a resolution approving Local Coastal Program
         Amendment and introduction of an ordinance approving Zone Amendment
         modifying Section 450.J.2 (a) of the Zoning Ordinance regarding the limitation
         on live entertainment at eating and drinking establishments to allow more than
         three performers if the establishment has a greater percentage of food
         service compared to alcohol service; the provision requiring no dance floor
         and allowing entertainment only during lunch and dinner hours (11 a.m.
         through 11 p.m.) will not change.

         -Eating and Drinking Establishments Live Entertainment -

   B. Discuss action summaries of the Community Development Commission agenda
      of May 3, 2006

      1. Item #9 - Approval of a budget transfer in the amount of $1,500,000 from
         the Redevelopment 2002 Tax Allocation Bond Issue proceeds to the North
         Coast Highway Gateway Improvements project account for the project
         located at the intersection of north Coast Highway and State Route 76.

         The CDC approved this item 5-0
2. Item #12 - Cancellation of Regular Consolidated City Council/Community Development Commission/Small Craft harbor District Board of Directors meeting of Wednesday, July 19, 2006.

The CDC approved this item 5-0

3. Item #14 – Consideration of a resolution approving Regular Coastal Permit for a new permanent bridge over the San Luis Rey River and related parking lot and street improvements in the Harbor and along Pacific Street south of the river; the project site is situated within Subdistrict 10 of the "D" Downtown District and the Townsite Neighborhood and the Coastal Zone – Pacific Street Bridge –

*With inclusion of the art component, and with the added condition that the portion of Pacific Street adjacent (to the North of) to North Coast Village will continue to be used to provide necessary public access to the beach for pedestrians and bicyclists, Resolution No. 06-Ro282-3 approving the Coastal Permit. The CDC approved this item 5-0*

4. Item #15 – Adoption of a resolution to update the City’s Development Impact Fees by 6.87 percent, based on the Construction Cost Index Increase.

*Due to tie vote with 1 councilmember absent, item will automatically return on May 17, 2006. Motion tied 2-2, Chavez and Feller – No, Mackin absent.*

5. Item #16 – Consideration of a resolution approving Tentative Map, Development Plan, Conditional Use Permit, Regular Coastal Permit and Variations for the construction of an eight-unit residential condominium project located at 400-404 South The Strand.

*This item is continued from 6:00 p.m., April 19, 2006

Continued to May 17, 2006 for further updated information.
The CDC approved 3-2, Chavez and Feller – No.*

6. Item #17 – Introduction of an ordinance amending the “D” Downtown District Zoning regulations and adoption of a resolution approving a Local Coastal Plan Amendment amending the development standards to reduce the building height from 35 feet to 27 feet or two stories, whichever is less, within Subdistrict 5 for the area located on the west side of North Pacific Street between Surfrider Way and Breakwater Way.

-Downtown District Height Reduction –

The CDC recommendation to Council to amend zoning regulations and amend the Local Coastal Plan. Approved 5-0.

7. Item #19 – Authorization to award a contract in the amount of $18,095,578 to MCM Construction, Inc., of North Highlands, California, for construction of the Pacific Street Bridge over the San Luis Rey River project, and authorization for the City Manager to execute the agreement upon receipt of all supporting documents.
Staff recommendation to reject all bids and re-bid the project, approved 5-0.

8. Item #20 – Adoption of City Council policy 300-26 requiring the use of story poles for development projects located within the Coastal Zone west of Interstate 5.

Motion to approve died from lack of a second

C. Discuss action summaries of the Community Development Commission agenda of May 0, 2006

1. Item #13 - Consideration of a resolution approving Tentative Map, Development Plan, and Conditional Use Permit for the construction of a mixed-use development consisting of 15 residential condominium units and 7 live/work lofts located at the northwest corner of the intersection of Pier View Way and Horne Streets within Subdistrict 3 of the “D” Downtown District and within the Redevelopment Project Area.
   - Portola Investment, LLC –

   The CDC approved this item 4-1, Sanchez – No

2. Item #14 – Approval of the Economic Development commission’s FY 2006-07 Workplan.

   The CDC approved this item 5-0.

3. Item #15 - Approval of a three-year professional services agreement with MainStreet Oceanside in the total amount of $400,000 for services to assist in the commercial revitalization of the downtown area for the period from FY 2005-06 through FY 2007-08, and authorization for the City Manager to execute the agreement.

   At staff’s request, item removed from the agenda

4. Item #16 - Approval of Amendment 1 to the negotiating agreement with S.D. Malkin Properties, Inc., for the development of a memorandum of understanding regarding the Downtown Beach Hotel, extending the term of the agreement 90 days, from May 20, 2006 to August 18, 2006, and authorization for the City Manager to execute the amendment.

   The CDC approved this item 5-0

D. Redevelopment Advisory Committee (RAC) to vote on moving meetings to one month prior to the Community Development Commission (CDC) meetings.

7. CHAIRMAN, COMMISSION LIAISON AND REDEVELOPMENT MANAGER REPORTS

8. ADJOURNMENT – To the next regularly scheduled meeting on Monday, June 5, 2006 4:30 p.m., City Council Chambers, City Hall North
In accordance with State law, this agenda has been posted at the Ditmar Street Kiosk at 300 North Coast Hwy. 72 hours in advance of this meeting. Under the Brown Act, California's Open Meeting Law, any citizen has the right to address the Redevelopment Advisory Committee on matters within the Committee's jurisdiction. However, the Committee may not discuss or take any action on any item not specifically listed on the agenda. Citizens who wish to have an item placed on the agenda may do so by contacting the Economic Development and Redevelopment Department no later than one week prior to the date of the Committee's regularly scheduled meeting. The Redevelopment Advisory Committee is a formally established Advisory Committee to the Community Development Commission, and as such is bound by the Brown Act. If you have special needs because of a disability that make it difficult for your to participate in the Redevelopment Advisory Committee meetings, please contact the Economic Development and Redevelopment Department at 300 N. Coast Hwy. Oceanside, CA 92054, telephone: 435-3352, at least 24 hours prior to the scheduled meeting so that staff can make arrangements to accommodate your disability.