STAFF REPORT
CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers/
Honorable Chairperson and Board of Directors
FROM: David Ott, City Manager/Executive Director
MEETING DATE: January 26, 2011
ORIGINATING DEPT: City Manager's Office
SUBJECT: Approval of the First Amended and Restated Exclusive
Right to Negotiate Agreement for the Development of an
Affordable Housing Project at the 500 block of South
Sierra Avenue and the Execution Thereof

STAFF REPORT UPDATE
Item # C.3

DISCUSSION:
A revised Resolution RDA-044 is attached. The required finding under Heath and
Safety Code section 33334.2(g) was added.
RESOLUTION RDA-044

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SOLANA BEACH REDEVELOPMENT AGENCY APPROVING AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE FIRST AMENDED AND RESTATED EXCLUSIVE RIGHT TO NEGOTIATE AGREEMENT BETWEEN THE CITY OF SOLANA BEACH, SOLANA BEACH REDEVELOPMENT AGENCY AND HITZKE DEVELOPMENT CORPORATION FOR THE DEVELOPMENT OF AN AFFORDABLE HOUSING PROJECT AT THE 500 BLOCK OF SOUTH SIERRA AVENUE

WHEREAS, the City owns a site of approximately 18,260 sq. ft. located in the 500 block of South Sierra Avenue (APN 298-211-81-00) (Site), which the City seeks to develop as a mixed use project, including public parking, neighborhood-serving commercial space, private off-street parking, and affordable housing (Project); and

WHEREAS, the Solana Beach Redevelopment Agency Project Plan Area was adopted in July 13, 2004 which includes provisions for the development of affordable housing to meet the Agency's affordable housing obligations under Health & Safety Code Section 33413; and

WHEREAS, the Agency desires to cause development of ten (10) affordable units at the site to assist in meeting its affordable housing obligations; and

WHEREAS, the City, Solana Beach Redevelopment Agency, and Hitzke Development Corporation desire to enter into exclusive negotiations for the redevelopment of the Site and construction of the Project.

NOW, THEREFORE, the Board of Directors of the Solana Beach Redevelopment Agency does resolve as follows:

1. That the above recitations are true and correct.
2. That the Agency approves and authorizes the Executive Director to execute the First Amended and Restated Exclusive Right to Negotiate Agreement between the City of Solana Beach, Solana Beach Redevelopment Agency and Hitzke Development Corporation for the development of an affordable housing project at the 500 block of South Sierra Avenue.

3. That, as required by Health & Safety Code Section 33334.2(g), the Agency hereby finds that assistance to low and moderate income housing located outside the area included in the Redevelopment Plan will be of benefit to the Redevelopment Plan, in that all parts of the City are in close proximity to the area included within the Redevelopment Plan.

4. That the Board of Directors appoints the Executive Director as lead negotiator for the Agency.

**PASSED AND ADOPTED** this 26th day of January, 2011, at a regularly scheduled meeting of the Board of Directors of the Solana Beach Redevelopment Agency by the following vote:

| AYES: | Boardmembers – |
| NOES: | Boardmembers – |
| ABSTAIN: | Boardmembers – |
| ABSENT: | Boardmembers – |

LESA HEEBNER, Chairperson

APPROVED AS TO FORM:  

Johanna N. Canlas, Agency Counsel

ATTEST:

Angela Ivey, Secretary