

## Outcome of City Council Meeting on March 5



The City Council's Economic Development and Intergovernmental Relations Committee on March 5 unanimously passed a motion to approve the development agreement, lease, and loan (amended from \$3.5 million to \$4 million). During the **meeting confirmation was made that the building will be 5-stories** and not a 7-story building as depicted in the posted staff presentation.

View video of meeting [HERE](#). (View video of other city council meetings [HERE](#).) The slide presentation made by the Serra Mesa Planning Group and Serra Mesa Community Council is [HERE](#).

*Thanks to all the people from Serra Mesa who attended the meeting in-person or online and expressed concerns/questions. Their presence made a difference. Special thanks to the subcommittee who spent many hours working on this issue. Subcommittee members are Deb Burns, Wayne Harris, Sharon Kramer, Carey Longley, Cindy Moore, and Cat Stempel. Also, thanks to Alexia Longley for her research assistance.*

During the meeting questions were answered and some concerns were addressed. A commitment was made by the developer, CHW, to attend Serra Mesa Planning Group meetings every 1-2 months until they break ground with an update of progress and for input; afterwards, semi-annually. The community's involvement emphasizes that we care about the community to the city council, the developer, and staff.

Thanks to City Councilmember Raul Campillo and his representative, Miles Noel, for the follow-up on the numerous questions the community asked prior to and during the meeting. During the meeting Councilmember Campillo expressed that his position is based on whether the process was followed, laws are obeyed, and the work of staff to make sure the developer has been responsible. He thanked his constituents for being watchdogs.

## Summary of Meeting

### Information:

- Confirmed that the building is 4-stories over 1 level podium
- Parking lot access from Hurlbut
- Height of building 60 ft
- Landscaping along walkway – jacaranda trees and shrubs
- Construction process – Close on financing > Begin construction in 18 months > Complete within 26 months
- Full City Council will vote on the item during the week of March 9. There's a rush because the developer is submitting their application for \$22,497,750 for 9% Tax Credits soon and the City's support helps make the application competitive. If funds aren't secured in 3 years, the developer needs to return for an extension, or the agreement can be cancelled. These are federal tax credits issued by the state.

### Concerns Expressed:

- Sidewalk closed during construction – Pedestrian access will be available on street by providing a barrier, overhead and sides; permit required
- Major changes to the project – CHW's contract would prevent the addition of another story
- Insufficient Parking – Prevalent view among officials and developer is veterans won't have vehicles
- Increased Traffic – Not addressed
- Out of Scale Height – Complete Communities allows this height. More information [HERE](#). If the City Council hadn't passed Complete Communities, the zoning would require maximum height of 40ft, density 38 units/acre (this project is 179 units/acre), and more parking.