

# Concept Drawings for the Surfliner Inn Project



The purpose of tonight's meeting is for the City to review and "accept or disapprove" the "Proposed Improvement Plans" for inclusion in an standard Development / Coastal Development Permit application.

Then a formal Development Review and Permitting process may occur once the Developer compiles a complete application.

The City and the Developer signed a Lease Disposition and Development Agreement (LDDA) on July 19, 2021

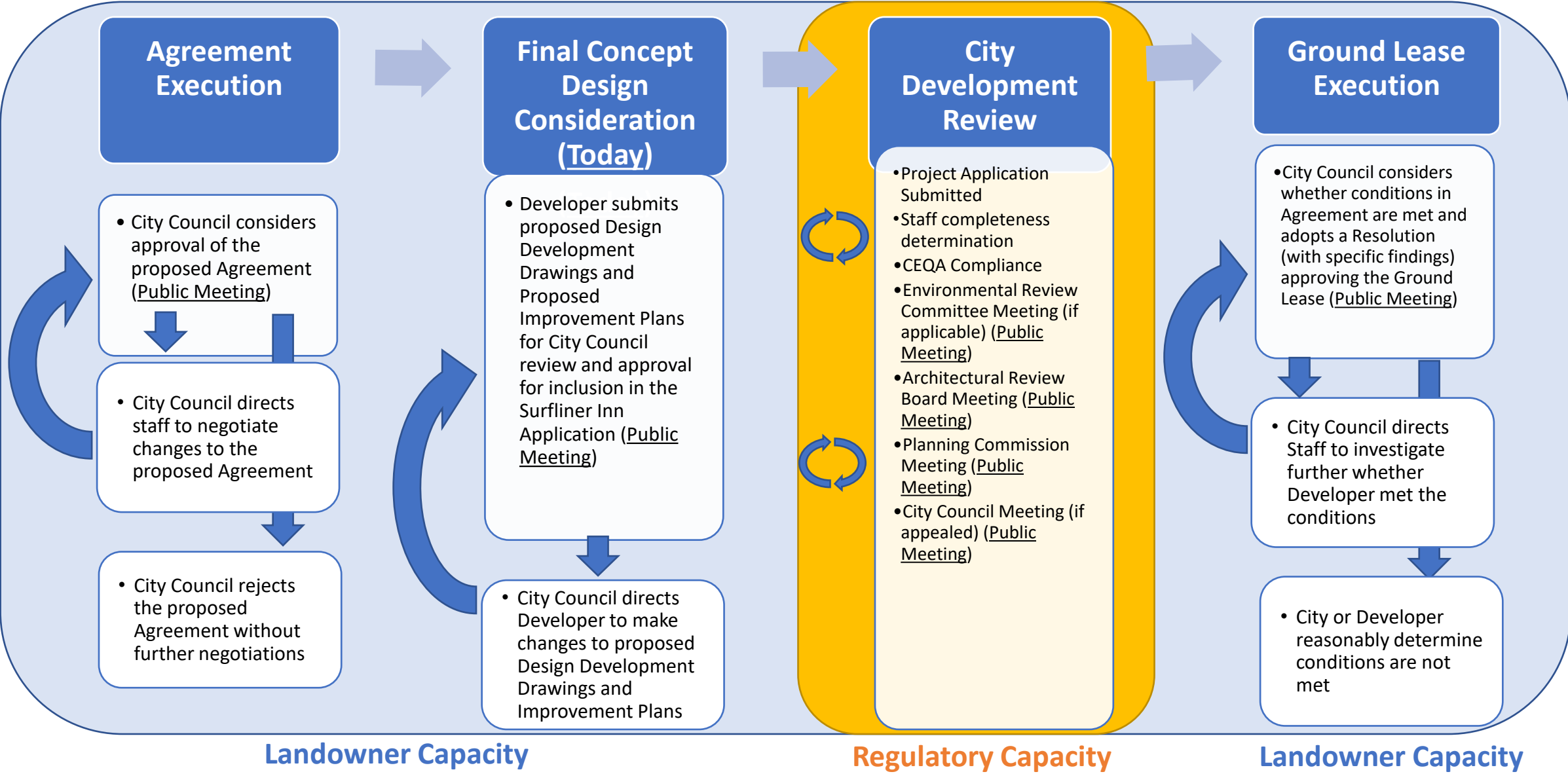
A agreed upon term of the LDDA was for the Concept Drawings to be revised to reflect comments received during Joint City Council, Planning Commission and Architectural Review Board meeting held on 11-30-20.

The Developer team has prepared a power point presentation to highlight the architectural changes made to the Concept Drawings and will present tonight.

# TIMELINE

Milestone	Description
<b>Agreement Execution</b>	City Council considers approval of the proposed Agreement ( <u>Public Meeting</u> )
<b>Final Concept Design Consideration (Today)</b>	Developer submits proposed Design Development Drawings and Proposed Improvement Plans for City Council review and approval for inclusion in the Surfliner Inn Application ( <u>Public Meeting</u> )
<b>Application Submittal</b>	Developer submits the Application for Development Review
<b>City Development Review</b>	<ol style="list-style-type: none"><li>1. Staff completeness determination/CEQA Compliance</li><li>2. Environmental Review Committee Meeting (if applicable) (<u>Public Meeting</u>)</li><li>3. Architectural Review Board Meeting (<u>Public Meeting</u>)</li><li>4. Planning Commission Meeting (<u>Public Meeting</u>)</li><li>5. City Council Meeting (if appealed) (<u>Public Meeting</u>)</li></ol>
<b>Ground Lease Execution</b>	City Council considers whether conditions in Agreement are satisfied and adopts a Resolution approving the Ground Lease ( <u>Public Meeting</u> )
<b>Project Construction</b>	Developer constructs the Off-Site Improvements and Surfliner Inn consistent with the Improvement Plans approved through City Development Review
<b>Project Operation</b>	Developer opens and operates Surfliner Inn for Term of Ground Lease

# Overview of Process



Questions prior to Developer's Presentation