Overview of Process

Agreement Execution

 City Council considered approval of the proposed Agreement (<u>Public</u> <u>Meeting</u>)



 City Council approved Agreement on <u>July</u> 19, 2021

Final Concept Design Consideration

 Developer submits proposed Design Development Drawings and Proposed Improvement Plans for City Council review and approval for inclusion in the Surfliner Inn Application (Public Meeting)



City Development Review

- Project Application
 Submitted
- •Staff completeness determination
- •CEQA Compliance
- •Environmental Review Committee Meeting (if applicable) (<u>Public</u> <u>Meeting</u>)
- Architectural Review Board Meeting (<u>Public</u> <u>Meeting</u>)
- Planning Commission Meeting (<u>Public</u> Meeting)
- City Council Meeting (if appealed) (<u>Public</u> <u>Meeting</u>)

Ground Lease Execution

•City Council considers whether conditions in Agreement are met and adopts a Resolution (with specific findings) approving the Ground Lease (Public Meeting)



 City Council directs Staff to investigate further whether Developer met the conditions

 City or Developer reasonably determine conditions are not met

Landowner Capacity

Regulatory Capacity

Landowner Capacity

Process Milestones to Date

Pending Milestones