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## Mixed-use plan again sidetracked

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SOLANA BEACH – The City Council last night delayed acting on a proposed \$50 million mixed-use development at the Solana Beach train station, even as a deadline looms for using state money crucial to the project.

The postponement could jeopardize Cedros Crossing, a mix of apartments, shops, restaurants and a new home for North Coast Repertory Theatre. The complex on North Cedros Avenue would sit above a \$15 million underground parking garage that North County Transit District would build using a \$6 million state grant.

The council voted 4-1 to delay the project by 45 days to let people comment on new traffic and parking data that showed previous studies had underestimated the development's traffic load and parking needs.

Deputy Mayor Joe Kellejian opposed the delay, but added that he supports forming a council committee to negotiate with the developer and others involved in the development.

The transit district faces a June 2008 deadline for claiming the \$6 million grant, which would only be disbursed unless particular conditions are met.

Those conditions are: city approval; California Coastal Commission approval to use sand from the site to replenish the city's beach; and the developer must be ready to award a construction contract.

Transit officials have said that any delays could mean losing the grant to build the garage. And that without the garage, nothing would be built on top.

Karen King, the transit district's executive director, urged the council to approve the development immediately.

Developer Greg Shannon said he supported forming a committee. "In the past, I have done everything to satisfy the city," he said.

Jay Sarno, who represents the theater, said his group is ready to participate in talks.

Bill Glockner, president of Condominium Organization of South Sierra Avenue, urged the council not to delay the project.

"We don't have a true downtown – this is the cornerstone of downtown," Glockner said.

But architect Torgen Johnson, who lives in Solana Beach, said Cedros Crossing would be out of scale with surrounding buildings. "This is one of those 'Oh my God, what have we done' projects," he said.

Charlene Shrader, who represents South Cedros Property and Business Owners, submitted a petition from 70 members who said the project would take away street parking for their businesses.

Cedros Crossing has been controversial from the start, and the council has held a number of public hearings on its environmental studies.

In June 2006, the draft environmental impact report was released. Its traffic and parking studies drew the most scrutiny.

The report was finalized in January, and three public hearings were held in March. The council decided to hire a traffic consultant to review the report and do its own parking studies.

The company's report, released this month, concluded that the amount of traffic had been underestimated and that the city should limit theater use of the garage. That meant the theater would have to find its own parking.

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