

**ISLA VISTA REDEVELOPMENT & MASTER PLAN
PAC/GPAC MEETING MINUTES**

**Wednesday, January 31, 2007
University Religious Center
777 Camino Pescadero, Isla Vista**

PAC/GPAC Member Attendance: Craig Geyer (CG), Janet Stich (JS), Lou Ventura (LV), Arthur Kennedy (AK), Ken Warfield (KW), Tim Hardy (TH), Joel Rodriguez-Flores (JRF),

County / Redevelopment Agency Representatives: Supervisor Brooks Firestone, Kris Miller-Fisher, Terri Maus-Nisich, Jamie Goldstein, Abigail Nugent

1. Welcome and Introduction

2. Public Comment:

Diane Conn (IVPRD): Announced “United for IV” on Sat, Feb 15, Estero Park, 11am

3. Administrative Items:

A. Adoptions of Minutes (August 30, 2006)

PAC Comments:

AK: follow through with question on page 2 ‘At what distance is the EMF in the graphic measured?’

JS: how do we see what the responses to EIR comments are?

JG: We send a response to commenter and they’ll be published in the final EIR.

LV: refine question about bike percentages.

CG: Switch “I encourage road work on *west* side of El Colegio, as well as *east*” to “I encourage road work on *north* side of El Colegio, as well as *south*.”

AK: motion to adopt minutes

JS Second

Unanimously approved (CG, JS, LV, KW, AK, TH, JRF)

B. Subcommittee updates

JS: San Clemente Project is on schedule because of no rain. If there continues to be no rain, it will stay on schedule. The parking lot is one year ahead of schedule.

El Colegio Project – board approved MOU. Project on schedule; anticipated completion in fall of 2008.

C. RDA Project Status Updates

JG: Will be addressed in item #5

CG: Underground utility project in progress. Excellent cut on blacktop.

4. Consider Letter of Support – IV School Healthy Start Grant Application

JG: on agenda at request of Chair. Draft letter in packet.

AK: Requests funds for Healthy Start, first applicant in SB area. Youth Projects is teaming w/ IV School. 7 years for operation – 2 years planning, 5 years funding to carry out.

KW: motion to send letter supporting Youth Projects and IV School's grant request

TH second

Unanimous vote to send letter

5. Reaffirm GPAC Support for Isla Vista Master Plan

Comments by Supervisor Brooks Firestone

GPAC questions about resolution:

AK: 31 meetings?

JG: 31 meetings regarding IVMP, then the Plan was forwarded to the Board of Supervisors to initiate the EIR process. Since that time, there have been more meetings on other community issues.

JG address regarding resolution

Keith Russell (VP of external affairs, SBCC Associated Students): Wait before acceptance of resolution, consider the plan more closely. Plan identifies several problems directly related to overcrowding, but the plan proposes more overcrowding. We do need more housing, but Plan needs to fix the root problems first. There was not enough student involvement. The plan benefits UCSB, landlords, business owners, while students and the environment suffer.

Richard Watts (Special Assistant to the Chancellor on the LRDP): *Read letter out loud.* The financial analysis needs to be carefully considered to ensure it's correct and flexible. Are there variations that would bring us to the best place?

Martin Henderson: We should delay, Plan should be more carefully considered.

Micheal Bean: Plan is driven by institutional concern, prepared by institutions for institutions while many great community ideas are neglected. Staff allowed only conversations about physical structure of Isla Vista, not the kind of community desired. Process onerous to public and there is limited participation by students, with greater participation of those with money and property. Suggest John Knot, consultant from the East. Planning needs to be sustainable.

Pat Elton (representing the Salsberg Family): Support plan, recommends alternative 6.

Mark Heidrich: EIR public comments are being ignored, there is no imagination in the plan. The EIR does not consider a wide enough area. Does not agree with higher density.

JRF: IV has been mismanaged and neglected by the County in the past; the Master Plan and the PAC is a step in the right direction even though the process has not been perfect. The Master Plan is not the final proof of what will happen, just a guideline. Can't fully support the Plan, but recognized a lot of effort and the good components to the Plan. Oppose an increase in density; IV should not shoulder the burden of affordable housing alone.

Father John Hedges: Master Plan needs to take the human component into account. Plan does not address cultural and environmental impacts, and leads in a direction that is not good for the community.

JS: JG, want to add something?

JG: Hears the comments; Plan is not perfect, but it sets a vision, sets forth a bunch of projects, and fixes some of the problems in Isla Vista. It is a land use plan to address inadequate zoning, suburban services in an urban area, among other things. Hope the committee and the Planning Commission support it.

CG: The Agency has worked with the people. Plan not perfect, but it's good. It addresses the issue of low income housing; Isla Vista has the highest requirement in the County. There has been high turnover with student involvement, which has hurt the process. Process also been hurt by the length of time – we took it to the Board almost 4 years ago. This Resolution is just a statement that we support it. This has been a long process with a lot of community involvement. The Plan is a good product that deserves to go to the Planning Commissions.

KW: Understands that the Plan is bureaucratic, looks at the physical aspect of Isla Vista, not the people. But once the physical and practical changes are done, the people and lifestyle can be focused on. We're trying to look at the livability issues.

LV: Originally thought the Plan was going to change and destroy IV. But IV needs to change in some ways; land use doesn't work in IV, and this is an outline to help change things for the better. There's not enough incentive for complete build-out in Isla Vista. Students were involved on focused items. Some parts he likes, some not, but the Plan is better than the status quo and change needs to happen.

JS: Reiterate number of meetings. Sensitive to density and noise issues; options were discussed at meetings, opinions expressed, and the solution was a compromise. As LV said, the number at possible build-out is highly unlikely. Plan doesn't preclude green buildings or sustainability; it can't force it, but hopefully IV can attract it.

AK: Not in favor of more density, but for low income housing, higher density is needed. It is a compromise.

TH: It is a good, needed starting point.

*KW motion to reaffirm support for Plan and forward Resolution of support to Planning Commission and Board of Supervisors
CG second*

Yes – CG, JS, KW, AK, TH

No – None.

Abstain – JRF, LV

6. Downtown Isla Vista Parking Program

PAC request and comments: Options for a downtown parking program (as an RDA project) is requested from staff, focused on downtown area, geared toward shoppers. Program should not just tax residents or students and should not allow workers or UCSB commuters to take up downtown spaces. Short term parking would be good, preferably no meters. Overnight availability for students is helpful. General support for 15 – 30 min zones.

Public Comment:

Keith Russell: UCSB commuters aren't good for business. Meters are not beneficial. Allow student parking overnight.

Pat Elton: Offer lot w/ time limit like 1.25 hr, provide free shuttle from lot to downtown.

Diane Conn: Support pay parking, allow student parking overnight, but loop is small, meters ugly. Support 30 min and 15 min zones.

7. Downtown Façade Program

JG Façade Program presentation

Questions and comments:

- (PAC) Prevailing wage for workers required? JG: *County will research.*
- (PAC) Reassessment triggered façade improvements? *No*
- (Public) Design requirements? JG: *Each project will receive free architectural assistance, and will be reviewed by the BAR.*
- (PAC) Encouraging designs in Master Plan? JG: *Master Plan defines building bulk, not style.*
- (PAC) Program not just for private, for public as well
- (Public) We can use program to experiment with style in downtown.

8. Future Agenda Items

Downtown Parking Program ideas.

KW: IV association w/ Surfrider will put together a parking program to discuss.

JRF: Next meeting?

CG: Aim for every other month.

Maybe end of March. Not during spring break.