

ISLA VISTA REDEVELOPMENT & MASTER PLAN

PAC/GPAC MEETING MINUTES

Wednesday, April 18, 2007
University Religious Center
777 Camino Pescadero, Isla Vista

PAC/GPAC Member Attendance: Craig Geyer (CG), Janet Stich (JS), Lou Ventura (LV), Lee Gientke (LG) <arrived late>, Ken Warfield (KW), Tim Hardy (TH), Joel Rodriguez-Flores (JRF), Kelley Burns (KB)

County / Redevelopment Agency Representatives: Kris Miller-Fisher, Terri Maus-Nisich, June Pujo, Dan Gullett, Jamie Goldstein, Jeff Lindgren

1. Welcome and Introduction

2. Public Comment:

None

3. Administrative Items:

JG: Explained documents distributed to PAC for review and that the Steve Salsberg letter was to indicate that his position on the IVMP was not properly reflected in the comments made by his representative at the January 31, 2007, PAC meeting.

A. **Adoptions of Minutes (January 31, 2007)**

JS: motion to adopt minutes as drafted
KW Second
Unanimously approved (CG, JS, LV, KW, KB, TH, JRF)

B. **Subcommittee updates**

CG: No subcommittee reports,

C. **RDA Project Status Updates**

JG: L/Mod fund project to be discussed tonight as item #6.

4. **El Colegio Road Widening Project**

JG: on agenda at request of Chair.

The project is the result of an agreement between UCSB and the County. University is responsible for design and construction. Landscape pallet includes Southern Live Oak and low plantings that will bloom in colors celebrating the University.

\$7.3 million project cost with \$6.8 million from Regents and \$500,000 in-kind for County permitting.

Project includes four way roadway with landscaped medians and bike lanes. Sidewalks and Class I bike path on north side are part of San Clemente Housing project now under construction.

CG: What are changes in the agreement between the draft distributed to the PAC and the final?

TMN: Primary changes are minor such as Section 4.2 describes method and timing of exchange of funds.

CG: Is this mitigation for the total north Campus project?

TMN: Yes, fees collected for mitigation are based on a formula. This project would complete the mitigation for the North Campus development.

LV: County does not do a good job of maintaining landscaping. Who will maintain this project?

TMN: UCSB will maintain landscaping.

JS: What part of El Colegio is included? Is there no binding agreement for the other (western) end of El Colegio?

TMN: Los Carneros to Stadium Rd is the project extent. The two lane section of El Colegio at the entrance to Santa Ynez Campus Housing will remain 2 lanes after this project. This segment is going into the CIP for future planning and funding. This 2 lane segment is unfunded.

CG: Noticed this project on BAR agenda and noticed that it did not include the 2 lane segment near Santa Ynez entrance. The LRDP (and other documents) indicates that traffic on El Colegio will degrade as a result of buildout of the LRDP and should be fixed.

CG: Numerous policies and documents show this project is inconsistent with IVMP, LRDP, etc. Coastal Commission included a condition that required the road improvement prior to opening of the housing project. That condition was removed at the request of the County via a letter sent to the Coastal Commission.

CG: What is the current position of the PAC. The Chair is seeking PAC direction on the project since this is not the project that the PAC endorsed in the IVMP.

KW: Is there traffic modeling of this project?

TMN: There is modeling of a 4 lane project in the San Clemente EIR and the IVMP. A new traffic study is underway for the project as presented today.

JRF: Should do the whole project because phased projects don't get finished.

TH: The PAC should push to get the whole project built now while the PAC has leverage.

JS: The PAC continues to want a boulevard entrance to IV and campus and was assured that one would be built although roundabouts were no longer an option. Now we have only a segment of the boulevard in front of San Clemente, but this is not the project we were told we would have. It's beautiful but it's only 1/3 of a road and not what promised. This is disappointing from a comprehensive planning perspective.

CG: Projects put in County documents are not always built.

LV: I was the only one who favored a 4 lane while the PAC supported the roundabout option, but I never envisioned only part of a road would be built.

Public Comment:

Bob Lovegren: How much would it cost for that last segment?

TMN: Approximately \$1.6 million.

Bob Lovegren: UCSB owns the land at the entrance to Santa Ynez Housing and will plan to build something there eventually. University should build that segment now while it's less expensive.

Roger Lagerquist: Need to build the section because the bottleneck there blocks traffic. UPS and USPS, Ambulance need to be accommodated.

Keith Russell: Will there be bike lanes on both sides? Will there be bus stops?

TMN: Yes, bike lanes and bus stops.

LV: Is there a signal at Camino del Sur in the new CIP project?

TMN: Yes

Spencer Conway: Is there increased Fire Protection for the plan?

TMN: Not at this time.

LG: We should investigate RDA funding of missing segment.

LG: motion stating that PAC does not endorse the proposed El Colegio Road project. PAC supports a 4-lane road be constructed from the Campus West Gate to Storke Rd.

Second KW

Unanimous

LG: motion that Staff investigate various funding options, including University, County, and RDA funding, to complete the entire road improvement project at one time.

Second JRF

Unanimous

KW: motion for PAC to allow Chair to represent PAC position before the BAR, PC and BOS and CCC.

Second LV

Unanimous

5. Capps Park

Acquisition completed in Summer 2006. Susan Van Atta retained to design the project under direction of County Parks.

LG: The park design is well done with natural elements but the sculpture is out of place. Giant sculpture does not fit with the tranquil nature of the park.

LV: Wow. IV redevelopment started with need for active parks and now we are seeing a pondering/introspective park. Capps Park should reflect the young active nature of the community not a war memorial.

Van Atta: The design reflects the fact there is a deed restriction on part of the park to retain its natural character.

LV: Bathroom was intended to be closer to street and people. Not in line with recommendations for the park.

KB: Should remove the divide and make the park all natural.

KW: Fence posts on the bluff speed erosion and create a new bluff face. Uninviting vegetation works well for parks on the bluff in the City of Santa Barbara.

JS: This is a beautiful park design but I agree with LV that the park should be active as far as possible. Sculpture detracts from the beauty of looking at the ocean. Consider moving sculpture so it does not obscure horizon.

Public Comment:

Diane Conn: Design drainage similar to Pelican Park. Plant as much native low maintenance plantings as possible. Fences break up views – keep them to a minimum. Barriers all around the park are important to keep vehicles from parking in the park.

Roger Lagerquist: Leave the park alone and open. AQ Park used to be the best party spot in IV when it was all one park. Now it's broken up. Stones and concrete end up on the beach and transform into grinding balls that erode the bluffs more quickly.

Keith Russell: Active parks are needed and a picnic/BBQ area since this is the only park with a bathroom. Recommend a trough for the Men's room since it will be highly used at night.

CG: Please come back before the PAC with the art design for the sculpture.

John S: Active use is not appropriate for a memorial park.

LV: Memorials should be in passive natural side of park and allow the active area to be more open.

KW: Prefer art that does not get in the way of using the park to enjoy the views. Thoughtful memorials that are not in the way would serve the community better.

KB: Keep the park open with art that references current student population and their concerns to make them feel like they have ownership of the park as well – not just a Vietnam reference.

No motion

6. Parkview Apartments – 6682 and 6688 Picasso Rd Affordable Apartments

John Polansky, Housing Authority of the County of Santa Barbara, introduced the project and discussed the Relocation Plan with the PAC. The Relocation plan will be available for distribution and comment by the PAC.

CG: Will the relocation plan be on the RDA website when complete? Report will be available on the www.hasbarco.org website and the RDA website at www.ivrda.org. RDA staff will forward to PAC members once complete.

KB: What is the process for choosing who lives in the units? Is citizenship a factor?

Polansky: HACSB will set up site based waiting list to get a unit. This favors people from the area.

LV: Those people living in the HACSB units in IV rarely move out and are not available to students. Don't paint the units the same brown as the other HACSB units in IV.

KB: Can we provide priority for those recently evicted from affordable housing in IV?

Polansky: Yes.

LV: What is time line.

Polansky: Could have ribbon cutting in June/July '08.

Public Comment:

John S.: How do we know that the project will be maintained?

Polansky: HACSB maintenance personnel will perform ongoing maintenance.

Dianne Conn: Try to save vegetation unlike how HACSB removed landscaping at Villa del Sol.

JRF: motion to allow displaced Cedarwood Apt residents preference to move into rehabilitated Parkview project, if there are vacancies and existing Parkview Apts. residents

Second KB

Opposed: KW

Abstain: JS

KB: Motion to support project

Support: Unanimous

Meeting adjourned.