

ISLA VISTA REDEVELOPMENT & MASTER PLAN

PAC/GPAC MEETING MINUTES

Wednesday, July 11, 2007
University Religious Center
777 Camino Pescadero, Isla Vista

PAC/GPAC Member Attendance: Craig Geyer (CG), Lou Ventura (LV), Ken Warfield (KW), Tim Hardy (TH), Joel Rodriguez-Flores (JRF), Kelley Burns (KB), Joel Silverman (JS), Arthur Kennedy (AK)
<late arrival @ 8:15 – meeting called to order>

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

1. Welcome and Introduction

2. Public Comment:

None

3. Administrative Items:

A. Adoptions of Minutes (January 31, 2007)

No minutes this meeting

B. Subcommittee updates

CG: No subcommittee reports,

C. RDA Project Status Updates

KMF: Beach access projects are moving forward, including sidewalks along El Embarcadero.

JG: Façade program has 5 businesses/land owners involved.

4. UCSB Mitigation Implementation Agreement

JG: on agenda at request of Chair.

The MIA is an agreement for mitigation of the 1991 LRDP.

CG: Signators of 1991 agreement did not agree with inclusion of a parking program or improvements eastern part of El Colegio. Western El Colegio was to be improved before Santa Ynez opened in 1991, 92 or 93. Opposes substitution of Eastern El Colegio for improvements to the Western end of El Colegio per agreement.

CG submitted the following questions via e-mail on July 12, 2007.

1. Names and contact information of the project managers.
2. I would like to be listed as an interested party to the project and receive all notices.

3. Has any traffic and circulation studies been completed for phase 1 & 2? I would like to have copies when they are available
4. Can any of the following changes be made to the 1991 MIA without agreement of all the signatories?
 - a) Introduce or substitute new projects.
 - b) Delete projects.
 - c) Use MIA funds for projects not listed in the agreement.
 - d) Use MIA funds for projects not listed in the agreement, prior to the completion of all projects listed in the agreement.
5. Complete list of projects not completed in the 1991 MIA.

JS: Two exits from IV make it difficult for an evacuations in case of emergency.

Public Comment:

Richard W.: 1991 intentions were to widen Mesa Rd and de-emphasize El Colegio.

Diane Conn: Why was there no follow through on such an old funded project? How do we have faith in this kind of process? Loss of roundabouts is lamentable.

5. IVMP: Planning Commission Incentives Program

May 23 PC Adoption hearings commissioners wanted an incentive programs.

JS: Need to link incentives to owner occupancy. If there is no real community benefit then density should not happen.

CG: Incentive area should include area between Camino Pescadero and Camino Corto. What was goal of lot consolidation? PAC need to have more input into these types of programs.

JRF: Look at other incentives besides density. If density means 3 or 4 stories in areas where we considered and rejected taller buildings in the Master Plan and EIR then we have defeated the purpose of the community's work.

Public Comment:

Diane Conn: Does Green Building include landscaping? Yes. Buildings being built now are yucky. Try this program now in the area and see about investing in expansion to other parts of IV.

JS Motion: Develop an incentive for owner occupancy.

No second. Motion failed.

AK Motion: Support the Built-Right Housing Incentive Program

TH: Second

In Favor: KB, CG, AK, TH

Opposed: JRF, JS

Abstain: LV

6. Private Development Project: Paradise Ivey Mixed Use, 909 Embarcadero del Mar

Review of redesigned project. Builders warranty insurance for condos is cost prohibitive to owner occupancy.

CG: Can we include in the conditions of using RDA funds a condition for owner occupancy. It is possible but problematic.

CG: What is RDA role in this project? The RDA is in a partnership that helped pay for some prelim design and getting the permit planners up to speed. RDA has offered to help supply off site parking and support helping to pay for some portion of the affordable units.

JRF: Is it zoned for mixed use? Yes

Public Comment:

Diane Conn: Is there parking on-site? No. Is the building built all the way to the property line? No. Details make the design.

*Motion JS: PAC supports project with stipulation that rec mitigation fees stay in Isla Vista.
Second CG*

In favor: JS, CG, TH, AK, KB, JRF

Opposed: none

Abstain: LV

7. Pardall Road Improvement Update

Update on the Pardall Rd streetscape improvement project being developed by ROMA Design Group.

JS: build barriers to separate peds from bikes. Students are in the way of bikes is an issue. The loop can be a one-way.

CG: suggested separated bike turn channels.

JG: The Embarcadero street intersection function better as designed according to traffic consultants.

LV: One way on the loop would overload traffic on other streets

Public Comment:

Diane Conn: Use Master Plan tree list. Jacaranda is difficult tree to clean up after. Palms are a maintenance issue and attract crows. When Pardall is busy it needs bikelanes. Where did the roundabouts go?

Meeting was adjourned.