

# ISLA VISTA REDEVELOPMENT & MASTER PLAN

## PAC/GPAC MEETING MINUTES

Wednesday, November 30, 2005

(Binder Reference: Meeting 59)

University Religious Center

777 Camino Pescadero, Isla Vista

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**PAC/GPAC Member Attendance:** Craig Geyer, Art Kennedy, Joy Hufschmid, Joel Silverman (JS), Lou Ventura, Joel Rodriguez-Flores , Romy Fraiser, Janet Stitch (JST)(late)

**Staff:** Jamie Goldstein, Ian Chapman

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### Public Comment:

None.

### Administrative Items:

KMF AO Park MOU to be considered by BOS on 12/6. KMF noted increased interest in car share program. Also mentioned USCB IV commission's next public outreach meeting.

Discussion ensued regarding the difficulty face providing insurance for those under 20 at UCSB's existing car share.

KMF announced office hours in IV Wednesday 9:00-11:00 am. KMF also noted letter from IV property owners to suggest donating ROW for sidewalks.

### Project updates

JG provided on update on the following projects: Pardall Road Improvement Project, MTD bus stops, AO Park, Staffing.

### Other updates

CG suggested writing a response to the HCD memo of November 17, 2005. CG also noted that the tree grates look good.

### Adoption of minutes

Adoption of Oct. 26 Minutes

Motion: JSil

Second: Lou Ventura

Yes: Craig Geyer, Art Kennedy, Joy Hufschmid, Joel Silverman, Lou Ventura, Joel Rodriguez-Flores , Romy Fraiser

No: 0

Abstain: 0

## 4. DISCUSSION ITEMS

a) Consider Proposed Amendment to the Isla Vista Redevelopment Plan to:

- **Ensure consistency between the Master Plan and the Redevelopment Plan;**
- **Clarify that Agency can not use eminent domain to acquire land;**
- **Allow the Agency the flexibility to acquire land from willing sellers (30 minutes – PAC)**

**Public questions and comments**

none

**PAC questions and comments**

JSil; recommended looking into the viability of the RDA model of buying land as proposed in amendment. Cited the success of west Philadelphia. Distressed that issues other than Pardall Road were not raised in the master plan. Suggested bringing in private capital.

JG: says RDA is not going to go in to the development business, rather will use land ownership to facilitate redevelopment.

CG: PAC needs to recommend this amendment to broaden its authority to acquire land.

Janet Stich Arrived (7:15 pm)

JR: RDA will facilitate one avenue of development, but will not hinder other forms of development.

CG noted a report could be generated to investigate different models, which could be submitted with the amendment.

JST: was concerned that second paragraph of section (503) could give power of eminent domain.

Discussion ensued regarding deleting the paragraph.

JST raised questions about Sections (505), (506) of the RDA Plan

JG explained that these sections describe the way in which the RDA can participate with property owners to develop property.

Motion to approve Amendment to the Isla Vista Redevelopment Plan

Motion: JR

LV proposed friendly amendment to strike second paragraph in section (503)

Second: AK

Yes: CG, AK, JH, LV, JR, RF, JST

No: 0

Abstain: JSil

Adoption of the resolution as amended to be used as PAC report to BOS

Motion: CG

Second: AK

Yes: CG, AK, JH, LV, JR, RF, JST

No: 0

Abstain: JS

## Recommended changes to RDA Plan

### Add Goal

- To develop a balanced, robust and economically viable commercial core, complete with a variety of uses, services and public open spaces that allow people to gather and socialize in the center of the community.

### Amend Action and Section 503

5. Assistance in the development or redevelopment of land and buildings by private enterprise or public agencies for commercial, residential, office and other purposes and uses consistent with the objectives of this Plan.
6. The management of any property acquired by the Agency.
7. Assistance in providing financing for the renovation of residential and commercial buildings to improve the residential and commercial base of the Community and surrounding area, and increasing or retaining the number of temporary and permanent jobs in the Community and surrounding area.

To accomplish these actions and to implement this Plan, the Agency is authorized to use all the powers provided in this Plan and all powers now or hereafter permitted by law.

### B. (502) Property Acquisition

#### 1. (503) Acquisition of Real Property

The Agency may acquire real property by any means authorized by law, including by gift, grant, exchange, purchase, cooperative negotiations, lease or any other means authorized by law including-excluding eminent domain. The Agency will acquire property only for open space, recreation or parking.

The Agency shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner, unless (1) such building requires structural alteration, improvement, modernization, or rehabilitation; or (2) the site or lot on which the building is situated requires modification in size, shape, or use; or (3) it is necessary to impose upon such property any of the standard restrictions and controls of the Plan and the owner fails or refuses to participate in the Plan by executing a participation agreement.

Except as otherwise provided herein, or otherwise provided by law, no eminent domain proceeding to acquire property within the Project Area shall be commenced after ten (10) years following the date of adoption of the ordinance approving and adopting this Plan. Such time limitation may be extended only by amendment of this Plan.

Amend Section 512

2. (512) Preparation of Sites

The Agency may develop ~~as a park, open space or parking site~~ any real property owned or acquired by it in accordance with the goals and actions of this Plan. In connection with such development it may cause, provide, undertake or make provisions with other agencies for the installation, or construction of parking facilities, streets, utilities, parks, open space, playgrounds and other public improvements necessary for carrying out the Plan in the Project Area.

**b) Selection of PAC Community Center Task Force Representative (10 minutes – PAC/GPAC)**

**Presentation by IVRPD staff Derrick Johnson regarding project status**

\$90,000 to fund Estero Park master plan, feasibility study, and marketing plan. Phase approach to start with \$30,000 for initial design.

17,000 sq ft adult-oriented skate park requiring membership and paid staff.

Recreation improvements:

Soccer field - \$1 million (secured)

Basketball courts - \$150k (rejected)

Skate park - \$320k (secured)

PPD organized to apply for grants.

JR selected as PAC Community Center Task Force Representative.