

**ISLA VISTA REDEVELOPMENT
PAC MEETING MINUTES**

**Wednesday, February 27, 2008
University Religious Center
777 Camino Pescadero, Isla Vista**

PAC/GPAC Member Attendance: Lou Ventura (LV), Craig Geyer (CG), Ken Warfield (KW), Janet Stich (JS), Arthur Kennedy (AK), Lindsey Quock (LQ), Liz Buda (LB), Margaret Prest (MP)

County / Redevelopment Agency Representatives: Jamie Goldstein, Jeff Lindgren, Abigail Nugent

1. Welcome and Introduction

2. Public Comment:

Statement by Candidates for 3rd District Supervisor:

David Smyser
Doreen Farr
Dr. Dave Beirman

3. Administrative Items:

A. Adoption of minutes from the December 5th 2007 PAC/GPAC meetings

Motion - LV
Second - KW
Yes – CG, JS, AK, LQ, LB
Abstain – MP

B. RDA Project Updates – JG update

1. IVMP Status

2. Paradise Ivy Status

LV – Question regarding permits needed and appeal process.
JG – Projects in C-2 zone dist. w/residential use require CUP, which can be appealed to California Coastal Commission. Also requires CDP and DP.

C. Sub-committee updates

CG request - Go back and review sub-committees at a future PAC meeting

D. Homeless Shelter – discussion; no action

Update by Jill Wallerstad on St. Athanasius church homeless ministry.

DISCUSSION ITEMS

4. PAC Tenant Representative Vacancy

Applicants Statements:

Melissa Cohen
Rachael Helsehein
Jennifer Jet (submitted application at meeting)

Initial tally of votes:

Melissa Cohen: 4
Rachael Helsehein: 3
Jennifer Jet: 1

(The votes were initially miscounted)

CG: MC

AK: MC

JS: MC

LV: RH

KW: RH

MP: MC

LQ: RH (*Incorrect initial count*)

LB: RH

Motion to confirm Melissa Cohen as Rep

Motion: LV

Second: AK

Yes: All

No: none

Abstain: none

Vote recounted (later in evening)

PAC Questions

KW: RH - how long were you planning on being here?

RH: Sophomore now, at least as long as I'm at UCSB.

LB: Grad student rep. Can either one be the grad student rep?

No.

Tenant Rep has to be an IV resident, but not necessarily a grad student.

Revote:

MC: CG, AK, JS, LB

RH: KW, LQ, MP, LV

Michael Bean: can we have Public Comment?

They'll have discussion at the next meeting

CG: motion to table item till the next meeting.

Second: LV, AK

Aye: all except LQ

Abstain LQ

5. El Colegio Rd Improvements Appeal Status

CG update – CG appealed project permits to Coastal Commission, but withdrew appeal after funding for Phase 2 secured - remaining Phase 1 funding applied to Phase 2, RDA to contribute \$1.5 million, UCSB \$1.5 million.

LV – Timeline on Phase 2? Concerned about lagging timeline.

JL: Phase 2 construction docs are being prepared, bid in Fall, construction in early 2009. Environmental document complete, permits almost done.

CG: Please put schedule sheet for both phases and Phase 1 design on the website.

AK: When do the wires go underground?

KMF: Underground wires almost completed, poles won't come down till Phase 1 of El Colegio.

JS: 1.5 million – from RDA funds?

JG: No available funds elsewhere.

JS: Will design of Phase 2 be contiguous?

JL: Design will be contiguous.

LQ: Are there multiple construction contracts?

JL: 2 contracts – one Phase 1 contract, one Phase 2 contract

LQ: San Clemente, subcontract didn't go through, workers didn't get paid. Wants to make sure that there will be adequate oversight.

JL: UCSB has oversight on Phase 1, but cooperative w/ County. County has oversight on Phase 2.

6. Private Project: Trigo Mixed Use

JG update

Neil DePaula (NP) presentation.

Gherhard Myer (GM): Senior architect at Conceptual Motion. Presentation.

PAC Comments:

CG: Comment on commercial and residential entrance. Res. entry is visible from EDN, should move residential entrance up Trigo, move the commercial to more center stage, so when you look down EDN, you see more commercial.

Public Comments:

Jenny Jet: Who owns the property?

ND: Starlight Trust

CG: Merriman owns it, but entered into agreement with Conceptual Motion to redevelop.

JJ: How does this work w/ the Master Plan?

JG: trying to develop projects that fits IVMP. The project is developed under current zoning with state affordable housing law and density allowances.

JJ: Are taxes funding the project? Is public paying for it?

JG: increased taxes w/ redevelopment. While project is privately funded, RDA will help get project through, and will participate through In-Lieu parking program.

CG: Working together - willing property owner, willing developer, affordable housing as a result of it.

MB: Interested in rooftop garden – are the developers open to designing it as food production site and water storage? New group – “permaculture guild”.

GM: From Austria, all flat roofs have food growing on them, but haven’t gone that far on this project.

ND: Interested in furthering that idea.

Jill Wallerstad (JW): For sale spaces? For students?

ND: Currently asking people what they want, a lot of people want them for sale.

JW: Great idea if it were cheaper.

JW: Is 3.5 stories consistent with height limit in Master Plan? Too high, so huge - only objection.

JG: Master Plan has a lower height limit. Through adoption of IVMP, Planning Commission added green building incentive, which includes allowances for additional units and increased height.

GM: Ask yourself how you interact w/ buildings - if you’re a ped, you don’t look up, but if you’re driving, you do look up. IVMP allows affordability by design - provide small affordable units for sale.

UCSB guy: Sustainability a keyword this is an opportunity to be really bold. Student will be really excited about innovative green things, ground heating, cob, design elements interesting. Reflect this area w/ design.

PAC:

KW: Appreciate for-sale aspect. Definition of community- a place where people make and keep commitment. IV lacks privacy but ownership tends to make you deal w/ it in stead of move.

7. HACSB Update on Isla Vista Strategy

Presentation by John Polanskey (JP):

Parkview Apartments closed escrow and inspection discovering inhabitable living spaces with substandard electrical and plumbing. HACSB relocated residents to begin rehabilitation. relocation benefits for residents to move to equivalent housing. Each family has been relocated. Only one family remains and will be relocated to a new unit under the management of HACSB. Rehabilitation will begin in a month and those who were relocated will be eligible to move back.

Four-Plexes are Public Housing, or federally funded units. Fed money no longer coming in and four-plexes are inefficient to manage. HACSB is moving residents to other Public Housing units in Old Town Goleta or granting Section 8 vouchers.

LV: Are you selling all the four-plexes?

JP: Yes, inefficient to manage and will use proceeds to rehab Parkview. Reinvest remaining proceeds in Isla Vista, hopefully in new construction, but open to other opportunities to provide affordable housing.

Jett: How long has HACSB owned four-plexes?

JP: At least 20 years. Low income rents don’t generate enough to pay for maintenance.

LQ: Do the people who have been moved have the ability to get back into the Isla Vista units at Parkview?

JP: Only one family was over income and would not be eligible to come back and another was disqualified, but the rest would be re-evaluated to ensure they are still qualified then they could move back.

8. Future Items

Review sub-committees (CG request)

Change number on agenda to Jeff or Stephanie