

UNOFFICIAL UNTIL APPROVED

REGULAR MEETING OF THE REDEVELOPMENT AGENCY

APRIL 9, 2001

The Redevelopment Agency of the City of Costa Mesa, California, met in a regular meeting on April 9, 2001, in the Police Department auditorium, 99 Fair Drive, Costa Mesa. The meeting was called to order at 6:30 p.m. by Chairperson Monahan, who led the Pledge of Allegiance to the Flag.

ROLL

Agency Members present: Chairperson Monahan
Vice Chairperson Dixon
Agency Member Robinson
Agency Member Steel

Agency Member absent: Agency Member Cowan

Officials present: City Manager Roeder
Agency Attorney Wood
Planning & Redevelopment Mgr. Robinson
Executive Secretary Thompson

POSTING The Redevelopment Agency agenda was posted at the Council Chambers and Police Department on Thursday, April 5, 2001.

MINUTES On a motion by Vice Chairperson Dixon, seconded by Agency Member Robinson, and carried 5-0, the Minutes of March 12, 2001 were approved with the following amendments: locate Agency Member Robinson's arrival at the meeting at the appropriate place within Page 3; Page 4 paragraph three, clarify Agency Member Robinson's question to which Neighborhood Improvement Manager Ullman responded.

OLD BUSINESS

Redevelopment Project Area Feasibility Study Planning and Redevelopment Manager Robinson reported at its March 12, 2001 meeting, the Redevelopment Agency directed staff to prepare a request for proposal (RFP) for a feasibility study of the new Westside redevelopment area. Three consultants responded with proposals. In the limited time available, staff reviewed the proposals and found all three consultants qualified for the project; however, there are significant differences in costs.

Because of the importance of this step in the entire redevelopment process, staff was recommending forming an oral review panel consisting of two Members of the Redevelopment Agency, Executive Director Lamm, Planning and Redevelopment Manager Robinson and Neighborhood Improvement Manager Ullman, to interview the three consultants.

In review of the financial impact of a full redevelopment plan and implementation of the plan, a spreadsheet had been prepared; however, attempts to project out consultant fees, staff and support costs for the next five years are best guess estimates. Actual costs will be determined once the feasibility study is received.

Agency Member Robinson noted disparity in the costs of the three responses to the RFP. She preferred the amount of time GRC Redevelopment Consultants, Inc. gave to community input, and felt the

two remaining proposals lacked in that very significant area. She asked the interview sub-committee question how the two remaining consultants, Jeff Oviedo & Associates and Urban Futures, Inc., intend to obtain community input.

Chairperson Monahan announced Westside resident Eric Bever had provided him with a map, which he then passed to other Members of the Redevelopment Agency. He recalled that a part of the action taken at the last Redevelopment Agency meeting was pulling some redevelopment areas out to review as sub-areas, and questioned if an additional area could be added. Redevelopment and Planning Manager Robinson responded an area could be added. Such information would be provided to the consultants prior to the interviews; possibly they could respond back as to whether this would affect their proposals.

**PUBLIC
COMMENT**

Tom Egan, 1893 Parkview Circle, Costa Mesa, protested the public was not involved in the process. The Financial Feasibility section on page 2 of GRC's proposal, refers to the Westside Specific Plan as the improvements; however, these were rejected. He also referred to page 13 of GRC's proposal which gives further detail of a financial feasibility analysis. Mr. Egan said he had personally put together a comprehensive plan for the City. He proposed a "good, better, best" approach, whereby a range of "high, outrageous, bold" be used as a set of ideas for these areas.

Martin Millard, 2973 Harbor Boulevard, Costa Mesa, agreed with Mr. Egan's comments. He invited anyone interested to attend a meeting of activist groups on April 24, 2001, at the Neighborhood Community Center. Discussions will revolve around the Westside becoming more like Newport Beach. He asked the selected consultant use as its baseline the idea Costa Mesa is an ocean-oriented community.

Eric Bever, 1046 Westward Way, Costa Mesa, concurred with Messrs. Egan and Millard. In his opinion, the City would be ill served to rely on an analysis included in the Westside Specific Plan study. A new single-family house cannot be purchased for less than \$350,000 within Costa Mesa. At the March 2001 Redevelopment Agency meeting, the audience was asked for suggestions of areas to be added to the feasibility study. At that point there was no map. After receiving staff's report for this evening's meeting which included the map, he felt some areas had been missed. He had, therefore, provided to Chairperson Monahan a map showing areas he would like considered for inclusion.

Paul Bunney, Post Office Box 11024, Costa Mesa, referred to the sign noticing the Police Department Auditorium as the location of this evening's meeting. He suggested it would be helpful to include a map on future notices. He wanted to make everyone aware of the Planning Commission, City Council and Redevelopment Agency agendas, minutes and staff reports now available on the website.

Tom Fletcher, 1039 Linden Place, Costa Mesa, reiterated Costa Mesa is an ocean-orientated community. Recently, he improved his property and would like to see the City take advantage of the views available.

Chairperson Monahan asked Planning and Redevelopment Manager Robinson if each consultant will provide an economic study and if, during the interview process, the sub-committee could get into that particular area. Planning and Redevelopment Manager Robinson responded in the affirmative. He added, when the City Council took action on the Westside

Specific Plan, it was determined to use the Plan as a resource tool and not the sole source of public input. That is exactly what each consultant has done. The GRC proposal has an extensive public participation program at a cost of 25% of its total budget. He explained how the competing consultants could change their bids to be more equitable with GRC and suggested giving them advanced warning. If more areas were added, an addendum would be issued to the RFP. The desire express by the Redevelopment Agency to review parities in the public participation could also be added. A revised proposal would then be provided.

In response to Vice Chairperson Dixon question concerning sub-areas, Planning and Redevelopment Manager Robinson said the Redevelopment Agency had identified fourteen sub-areas. The consultants would confirm if these sub-areas meet the definition of “blight” under California Redevelopment Law. There would be flexibility to allow inclusion of potential adjacent areas but the focus would be on the areas already identified. The consultants would make recommendations; however, decisions would be made by the Redevelopment Agency with input from the community in the next step of the redevelopment plan.

Agency Member Steel reiterated the Redevelopment Agency would notify the consultant what is wanted.

Agency Member Robinson clarified the three named consultants will be provided areas identified by the City for evaluation, in order to determined whether such areas are blighted and feasibly possible to redevelop. It is then determined if this is acceptable to the community, and if the City should pursue redeveloping. The consultants will present their reports to the Redevelopment Agency, which will then decide whether to go ahead with a redevelopment plan for a particular area.

Vice Chairperson Dixon and Agency Member Steel volunteered to serve on the interview sub-committee.

MOTION
Approved
Carried

On a motion by Chairperson Monahan, seconded by Agency Member Robinson, and carried 5-0, it was agreed Vice Chairperson Dixon and Agency Member Steel would serve on the interview sub-committee together with Executive Director Lamm, Planning and Redevelopment Manager Robinson and Neighborhood Improvement Manager Ullman.

MOTION
Approved
Carried

On a motion by Chairperson Monahan, seconded by Agency Member Robinson, and carried 5-0, it was agreed to include in the feasibility study the area indicated by a pink colored outline on map provided to the Redevelopment Agency by Westside resident Eric Bever.

Planning and Redevelopment Manager Robinson announced the City Manager had questioned if the consultant interviews would be open to the public. Agency Attorney Wood responded because the sub-committee is not composed solely of Redevelopment Agency members, the interview process does not come within any exception to the Brown Act. It would be a noticed hearing and the public would be invited to attend. It could, however, be arranged to be in accordance to one of the exceptions to the Brown Act in order for the meetings to be private, i.e., if the sub-committee itself consisted of Agency members only. Two members could constitute the sub-committee and conduct the interviews.

Agency and Staff Training Planning and Redevelopment Manager Robinson reported staff had attended the California Redevelopment Association conference in Ontario, California on April 4 and 5, 2001. Agency Member Cowan was scheduled to attend but was unable to do so due to illness. Staff had planned to report back on the conference but, because of time constraints, a report was not prepared. Pursuant to Chairperson Monahan's request, Planning and Redevelopment Manager Robinson agreed to provide materials on the conference as soon as possible.

NEW BUSINESS None.

REPORTS

Executive Director None.

Agency Attorney None.

WARRANT RESOLUTION CMRA-286 On a motion by Vice Chairperson Dixon, seconded by Chairperson Monahan, and carried 5-0, Warrant Resolution CMRA-286 was approved.

ORAL COMMUNICATION

Martin Millard, 2973 Harbor Boulevard, Costa Mesa, congratulated the Redevelopment Agency for going ahead with redevelopment; however, as it is a process that takes many years, rezoning the bluffs could be an immediate benefit to the Westside.

Tom Egan, 1893 Parkview Circle, Costa Mesa, strongly urged a Citywide view of the future when deciding redevelopment.

AGENCY MEMBER COMMENTS AND SUGGESTIONS

Agency Member Steel Agency Member Steel encouraged members of the public to call him who had problems with specifics of the feasibility study, suggestions for Citywide redevelopment or input on the Westside. He would see if something could be worked out. He felt all Members of the Redevelopment Agency should give Mr. Egan time to go over his plan. He himself, had spent six hours in Mr. Egan's home discussing his idea, and he felt it worth implementing. He asked Mr. Millard to explain "firestorm", a term he had used in reference to the expected public response to rezoning the bluff to R1. Mr. Millard said he was referring to all small industrial tenants in that area. Most owners would be interested in selling. Because the businesses are "hooked" into the Chamber of Commerce, it would escalate. Agency Member Steel disagreed; he replied as a member of the Chamber, he knows there are many businesses in the City that are not connected to the organization. At his request, Mr. Millard identified the rezoning area as being from west of Monrovia, all the way down from 19th Street to Newport Beach. Agency Member Steel said if the City bought the land from those businesses, he would like to relocate those businesses towards the freeways, over towards Red Hill, west of Harbor Boulevard.

Chairperson Monahan responded the only way the City would get involved in real estate is through the eminent domain process or to actually purchase property. Rezoning an area was not a Redevelopment Agency issue, but the City Council could make an amendment in accordance with the General Plan, with public hearings, etc

There was no response to Agency Member Steel's request that other Members of the Redevelopment Agency voice their opinion with regard to rezoning the area to R1 or R2. He stated he wanted to placate some of the self-identified "one-noters" that their suggestions are being looked into. Agency Member Robinson responded at one of the first Redevelopment Agency meetings following her election as a member, she had mentioned rezoning the bluff as a possibility in lieu of redeveloping those areas. It is an issue more appropriate for City Council discussion. Vice Chairperson Dixon stated she had voted against the location of a storage warehouse on Whittier Avenue. She believes her feelings are known as she has talked to many individuals on the matter.

Vice Chairperson Dixon asked Agency Member Steel for clarification of his remark "support of the vision plan". He responded he would support what he had seen. He wanted the Redevelopment Agency Members to look over Mr. Egan very elaborate plan and do with it what they will.

ADJOURNMENT There being no further business, Chairperson Monahan adjourned the Meeting at 7:23 p.m.