

RECOMMENDATION OF THE PROJECT AREA COMMITTEE.

The following sections of the CRL describe the purpose and requirements for review of a redevelopment plan by a Project Area Committee:

33385.3. (a) If a project area committee does not exist, and the agency proposes to amend a redevelopment plan, the agency shall establish a project area committee pursuant to Section 33385 if the proposed amendment to a redevelopment plan would do either of the following: (1) Grant the authority to the agency to acquire by eminent domain property on which persons reside in a project area in which a substantial number of low- and moderate-income persons reside. (2) Add territory in which a substantial number of low- and moderate-income persons reside and grant the authority to the agency to acquire by eminent domain property on which persons reside in the added territory. The project area committee may be composed of persons from only the added territory or both the added area and the existing project area. (b) Once a project area committee is formed, the requirements of Section 33385.5, except for project area committee expansion, shall be followed.

33385.5. The agency shall forward copies of the proposed amendment to the redevelopment plan to the project area committee, if one exists, at least 30 days before the hearing of the legislative body, required in Section 33454. Where the proposed amendment would enlarge the project area, the redevelopment agency shall call upon the project area committee to expand its membership to include additional members on the project area committee in compliance with Section 33385. Such expansion of membership shall be submitted to the legislative body within 30 days for the body's approval within 60 days to assure that the project area committee is representative. The legislative body shall not hold the public hearing, required by Section 33454, until the enlarged project area committee has had at least 30 days to consider the proposed amendment. The committee, if it chooses, may prepare a report and recommendations for submission to the legislative body. If the project area committee opposes the adoption of the proposed amendment, the legislative body may only adopt the amendment by a two-thirds vote of its entire membership eligible and qualified to vote on such amendments.

The City Council certified the Project Area Committee (“PAC”) Election in accordance with CRL on June 5, 2002. The PAC met on June 24, July 1, July 22, August 26, September 23, October 28, November 25, and December 16, 2002 to consider the proposed Amendment to the Redevelopment Plan.

The proposed Amendment was reviewed by the PAC on December 16, 2002, after referral by the Agency. At that time, the PAC voted to recommend City Council approval of the Amendment .

The Committee also made the following recommendations to the City Council and Redevelopment Agency Board on the Amendment:

1. That the PAC wished to review the Neighborhood Impact Report and any updated relocation assessment prior to adoption by the Redevelopment Agency Board; and
2. That the PAC believes that the unique character of the Olive Drive neighborhood should be preserved and that Olive Drive contributes to the diversity of Davis and is a significant source of affordable housing, therefore the PAC strongly recommends the Redevelopment Plan Amendment not result in involuntary upgrade or removal of travel trailers legally used as residences.

The following pages include minutes of the PAC meetings.

**Project Area Committee Minutes
Community Chambers Conference Room
June 24, 2002**

Members Present: Elizabeth A. Campbell, Jon Costantino, Scott Neeley (Davis Downtown Business Association), Stuart A. Rodriguez, Mark Smithers, Kelly K. Torres

Staff Present: Katherine Hess, Planning and Redevelopment Administrator

1. Agenda

By consensus, the meeting was called to order at 7:00.

2. Election of Business Owner Representative

Motion by Jon Costantino, seconded by Mark Smithers, to approve Doug Walter of the Davis Food Coop as the second business owner representative. Motion approved unanimously.

3. Election of Officers

Motion by Scott Neeley, seconded by Stuart Rodriguez, for the following slate of officers: Jon Costantino as Chairperson, Beth Campbell as Vice-Chairperson, and Kelly Torres as Secretary. Motion approved unanimously. Secretary Kelly Torres delegated responsibilities for preparation of agendas and minutes to staff.

4. Approval of Bylaws

Motion by Stuart Rodriguez, seconded by Mark Smithers, to change the number of excused absences from two to three. Motion approved unanimously.

Motion by Stuart Rodriguez, seconded by Scott Neeley, to establish the regular meeting date of the fourth Monday of the month. Motion approved unanimously.

Motion by Scott Neeley, seconded by Kelly Torres, to approve the bylaws as amended. Motion approved unanimously.

5. Approval of Meeting Schedule

By consensus, a meeting was scheduled for Monday, July 1 for a briefing on the potential list of projects to be included in the Redevelopment Plan Amendment.

6. Public Communications

Seán O'Brien spoke on potential risk to small business owners from eminent domain.

7. Committee Member Communications and Introductions

No action.

8. Briefing: Open Meetings Act and Statements of Economic Interest

No action.

9. Adjournment

Motion by Scott Neeley to adjourn. Motion approved unanimously.

Respectfully submitted,

Katherine Hess, Planning and Redevelopment Administrator

**Project Area Committee Minutes
Community Chambers Conference Room
July 1, 2002**

Members Present: *Elizabeth A. Campbell, Jon Costantino, Scott Neeley (Davis Downtown Business Association), Stuart A. Rodriguez, Mark Smithers, Kelly K. Torres, Doug Walter*

Staff Present: *Katherine Hess, Planning and Redevelopment Administrator
Ken Hiatt, Redevelopment Project Manager*

1. Agenda

By consensus, the meeting was called to order at 7:00. Motion by Mark Smithers, seconded by Jon Costantino, to approve the agenda. Motion approved unanimously.

2. Public Communications

No members of the public were present.

3. Approval of Minutes of June 24, 2002

Motion by Scott Neeley, seconded by Doug Walter, to approve the minutes of the meeting of June 24, 2002 as submitted.

4. Committee Member Communications

The Committee briefly discussed the City Council workshop of June 26, 2002 and requested to schedule a more thorough discussion at their next meeting.

5. Briefing: Preliminary Project List for Redevelopment Plan Amendment

Staff briefed the Committee, and the Committee discussed the projects listed under Project Area Wide, Subarea 1, and part of Subarea 2.

The Committee agreed by consensus to continue the briefing at their next meeting.

6. Adjournment

Motion by Doug Walter, second by Beth Campbell to adjourn. Motion approved unanimously.

Respectfully submitted,

Katherine Hess, Planning and Redevelopment Administrator

**Project Area Committee Minutes
Community Chambers Conference Room
July 22, 2002**

Members Present: *Elizabeth A. Campbell, Jon Costantino (Chairperson), Stuart A. Rodriguez, Mark Smithers, Kelly K. Torres, Doug Walter*

Members Absent: *Scott Neeley (Davis Downtown Business Association)*

Staff Present: *Katherine Hess, Planning and Redevelopment Administrator*

1. Agenda

Chairperson Costantino called the meeting to order at 7:00. The agenda was approved by consensus.

2. Public Communications

No members of the public were present.

3. Approval of Minutes of June 24, 2002

Motion by Doug Walter, seconded by Jon Costantino, to approve the minutes of the meeting of July 1, 2002 with one spelling correction.

4. Committee Member Communications

None.

5. Briefing: Preliminary Project List for Redevelopment Plan Amendment

Staff briefed the Committee, and the Committee discussed the projects listed under Subareas 2 and 3.

6. Discussion of City Council Redevelopment Workshop

The Committee agreed by consensus to continue the discussion to the next meeting.

7. Adjournment

Meeting adjourned at 9:00 to the regular meeting of August 26, 2002

Respectfully submitted,

Katherine Hess, Planning and Redevelopment Administrator

**Project Area Committee Minutes
Community Chambers Conference Room
August 26, 2002**

Members Present: *Elizabeth A. Campbell, Jon Costantino (Chairperson), Scott Neeley (Davis Downtown Business Association), Stuart A. Rodriguez, Mark Smithers, Kelly K. Torres, Doug Walter*

Members Absent: *Rick Hoffmann (Chamber of Commerce)*

Staff Present: *Katherine Hess, Planning and Redevelopment Administrator*

1. Agenda

Chairperson Costantino called the meeting to order at 7:05. The agenda was approved by consensus.

2. Public Communications

No members of the public were present.

3. Committee Member Communications

None.

4. Approval of Minutes of July 22, 2002

Motion by Scott Neeley, seconded by Doug Walter, to approve the minutes of the meeting of July 22, 2002 as submitted.

5. Discussion of City Council Redevelopment Workshop

The Committee discussed the comments and conclusions from the City Council's redevelopment workshop of June 26, 2002. Specifically noted were the economic benefits from redevelopment, growth management protection from the provisions of the Pass-Through Agreement, the costs to the City's General Fund, ability of small retailers to cause downtown redevelopment, potential for displacement, and affordable housing activities.

6. Public Communications (continued)

Eric Ketelsen of First Northern Bank introduced himself and expressed a desire to participate in future housing and redevelopment activities.

7. Adjournment

Meeting adjourned at 8:20 to the regular meeting of September 23, 2002. The Agenda will include specific discussion of the list of proposed projects.

Respectfully submitted,

Katherine Hess, Planning and Redevelopment Administrator

**Project Area Committee Minutes
Community Chambers Conference Room
September 23, 2002**

Members Present: *Elizabeth A. Campbell, Jon Costantino (Chairperson), Scott Neeley (Davis Downtown Business Association), Stuart A. Rodriguez, Mark Smithers, Kelly K. Torres, Doug Walter*

Members Absent: *Rick Hoffmann (Chamber of Commerce) (excused)*

Staff Present: *Katherine Hess, Planning and Redevelopment Administrator*

1. Agenda

Chairperson Costantino called the meeting to order at 7:00. The agenda was approved by consensus after correction of the date for item 4, *Approval of Minutes*.

2. Public Communications

No members of the public were present.

3. Committee Member Communications

None.

4. Approval of Minutes of August 26, 2002

Motion by Doug Walter, seconded by Scott Neeley, to approve the minutes of the meeting of August 26, 2002 after correction of the dates of the two referenced meetings. Motion approved unanimously.

5. Discussion of Plan Amendment and List of Projects

The Committee discussed the *Table of Programs and Projects* prepared for the Redevelopment Plan Amendment. Topics of discussion included equitable treatment between SubAreas of the Project Area; comparison of at-grade and below-grade crossings for Olive Drive; concerns about improvements to properties resulting in displacement of existing residents; and drawbacks to providing public parking as part of private projects, depending upon the scale of the project.

6. Adjournment

Meeting adjourned at 9:00 to the regular meeting of October 28, 2002. The Agenda will include continued discussion of the list of proposed projects and a report on the status of the Preliminary Report.

Respectfully submitted,

Katherine Hess, Planning and Redevelopment Administrator

**Project Area Committee Minutes
Community Chambers Conference Room
October 28, 2002**

Members Present: Elizabeth A. Campbell, Jon Costantino (Chairperson), Scott Neeley (Davis Downtown Business Association), Stuart A. Rodriguez, Mark Smithers, Kelly K. Torres, Doug Walter

Members Absent: Rick Hoffmann (Chamber of Commerce), Mark Smithers (excused)

Staff Present: Katherine Hess, Planning and Redevelopment Administrator

1. Agenda

Chairperson Costantino called the meeting to order at 7:00. The agenda was approved by consensus after a determination that the next meeting would be November 25, 2002.

2. Public Communications

No members of the public were present.

3. Committee Member and Staff Communications

Staff noted that on October 23, the Redevelopment Agency Board had accepted the Preliminary Report to Council and directed that it be sent to the other taxing jurisdictions.

4. Approval of Minutes of September 23, 2002

Motion by Doug Walter, seconded by Scott Neeley, to approve the minutes of the meeting of September 23, 2002 after correction of the dates at the top of the document. Motion approved unanimously.

5. Discussion of Preliminary Report

The Committee discussed the *Preliminary Report to the City Council*. Member comments included questions on the blight determination, particularly for Olive Drive and the trailers used as residential units; determination of unsafe conditions and inadequate living conditions, impact of the Redevelopment Plan on rents and current residents; and concern over continued viability of the trailers if they cannot be rehabilitated. Committee Member Campbell stated that she would be submitting written comments on the Report. The Committee specifically asked staff to report back on the basis for the sentence on page 8 referring to inadequate plumbing.

6. Continued Discussion of Plan Amendment and List of Projects

No action

7. Discussion of City Council Consideration of Residential Development

No action

8. Adjournment

Meeting adjourned at 9:00 to the regular meeting of November 25, 2002. The Agenda will include the text of the Plan Amendment and the environmental documentation, if it is available.

Respectfully submitted,

Katherine Hess, Planning and Redevelopment Administrator

**Project Area Committee Minutes
Community Chambers Conference Room
November 25, 2002**

Members Present: *Elizabeth A. Campbell, Jon Costantino (Chairperson), Scott Neeley (Davis Downtown Business Association), Mark Smithers, Kelly K. Torres, Doug Walter*

Members Absent: *Rick Hoffmann (Chamber of Commerce), Stuart A. Rodriguez (excused)*

Staff Present: *Katherine Hess, Planning and Redevelopment Administrator*

1. Agenda

Chairperson Costantino called the meeting to order at 7:00. The agenda was approved by consensus.

2. Public Communications

No members of the public were present.

3. Committee Member and Staff Communications

Elizabeth Campbell noted that she had submitted written comments on the *Preliminary Report*.

4. Approval of Minutes of October 28, 2002

The minutes of the meeting of October 28, 2002 were approved by consensus, after insertion of the word “October” in Item 3.

5. Discussion of Preliminary Report

The Committee discussed the Text and Map for the Plan Amendment. Member comments included obligations for relocation and adequacy of suitable replacement housing, the map changes for the commercial service properties on East Olive Drive, likely locations for parking structures in the core area, impacts on Olive Drive, and options for the PAC’s recommendation.

6. Adjournment

Meeting adjourned at 9:00 to the special meeting of December 16, 2002. The Agenda will include a recommendation on the Plan Amendment.

Respectfully submitted,

Katherine Hess, Planning and Redevelopment Administrator

**Project Area Committee Minutes
Community Chambers Conference Room
December 16, 2002**

Members Present: *Elizabeth A. Campbell, Jon Costantino (Chairperson), Rick Hoffmann (Chamber of Commerce), Scott Neeley (Davis Downtown Business Association), Mark Smithers, Kelly K. Torres*

Members Absent: *Stuart A. Rodriguez (excused), Doug Walter (excused)*

Staff Present: *Katherine Hess, Planning and Redevelopment Administrator*

1. Agenda

Chairperson Costantino called the meeting to order at 7:00. The agenda was approved by consensus.

2. Public Communications

No members of the public were present.

3. Committee Member Communications

None.

4. Approval of Minutes of November 25, 2002

The minutes of the meeting of November 25, 2002 were approved by consensus.

5. Discussion of Preliminary Report

The Committee discussed the advantages and costs of the Plan Amendment. Committee member Neeley noted that the provision of additional parking downtown is the highest priority of the Davis Downtown Business Association.

After discussion, motion by Smithers, seconded by Hoffmann, that the PAC recommend approval of the Plan Amendment, and that the PAC make the following recommendations to the Redevelopment Agency Board:

3. That the PAC wished to review the Neighborhood Impact Report and any updated relocation assessment prior to adoption by the Redevelopment Agency Board; and
4. That the PAC believes that the unique character of the Olive Drive neighborhood should be preserved and that Olive Drive contributes to the diversity of Davis and is a significant source of affordable housing, therefore the PAC strongly recommends the Redevelopment Plan Amendment not result in involuntary upgrade or removal of travel trailers legally used as residences.

The motion was approved unanimously.

6. Adjournment

Meeting adjourned at 8:45 to the meeting of January 27, 2002. The Agenda will include review of the Neighborhood Impact Report, if it is available.

Respectfully submitted,

Katherine Hess, Planning and Redevelopment Administrator