

COMMUNITY REDEVELOPMENT ADVISORY COMMITTEE

September 26, 2002 Meeting Notes

The meeting was opened with an announcement that the agenda for this meeting had been revised at the request of the City Council include the following two agenda items:

- *Introduction to Redevelopment Law Presentation*
- *Review of and Comment on Westside Bluffs Scope of Work*

Introduction to Redevelopment Law Presentation—Urban Futures, Inc.

A slide presentation was made by Richard Tillberg of Urban Futures, Inc. (UFI) about the history and processes of Redevelopment in California. Mr. Tillberg noted that UFI has identified the physical areas of Costa Mesa that would qualify as “blighted” under state redevelopment law. UFI noted that unattractive appearance of properties is not the same as the legal definition of blight.

Mr. Tillberg explained that UFI and the CRAC committee are engaging in two different processes that have some overlap. UFI is focused on the redevelopment project area and on physical redevelopment. The CRAC has a broader revitalization focus that could include redevelopment activities, but may also include other recommendations that are beyond the scope of allowable redevelopment activities or are outside of the Redevelopment Project Area. It was noted that a more detailed study session about redevelopment law will be held by the Planning Commission on October 7, 2002 for those interested in learning more about the Redevelopment process.

(Please refer to the attached powerpoint slide show)

Review of and Comment on Westside Bluffs Scope of Work

This item was presented by City staff members Don Lamm, Deputy City Manager, and Kim Brandt, Senior Planner. A Request for Qualifications (RFQ) will soon be sent to consulting firms for a study of the Westside Bluffs rezoning issue. Therefore, Mr. Lamm asked CRAC members to review the RFQ and offer suggestions with regard to the scope of work. Comments of the members present were recorded and are summarized on Attachment 1. The Redevelopment Agency will also accept written comments.

Approval of Meeting Notes

The August meeting notes were approved unanimously.

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PUBLIC PARTICIPATION FACILITATOR ITEMS

Accelerated Process Alternatives

Two issues with regard to the Accelerated Process Alternatives were discussed—format and schedule. CSI presented the various format and scheduling options to the Committee for discussion. The issue of scheduling was addressed first and it was noted that all of the format models could work with any of the schedules presented. Members had the option of choosing a weekly, bi-weekly, monthly, and staggered meeting schedule. Also, members added their own suggestions about hybrid options (e.g., continuing to meet monthly until after the holidays and then accelerate, or using the two and a half day conference). Comments on each of the options were offered and members were polled for their preferences. The top three choices were monthly meetings, bi-weekly meetings and meeting monthly until the holidays and then accelerating afterward. A final vote was taken and the monthly meeting option was agreed upon unanimously. Members also voted to keep the regular meeting day as Thursday.

The following future meeting dates were set:

October 24, 2002
November 21, 2002
December 19, 2002

The meeting was adjourned at approximately 9:10 p.m.