REDEVELOPMENT CORPORATION
CHULA VISTA



**DATE:** September 14, 2006

**TO:** CVRC Board of Directors
The Honorable Mayor and City Council
The Honorable Chair and Redevelopment Agency Members

**VIA:** Jim Thomson, Interim Chief Executive Officer

**FROM:** Eric Crockett, Redevelopment Manager for
Ann Hix, Acting Director of Community Development

**SUBJECT:** Consideration of the Dissolution of the Town Centre Project Area Committee (TCPAC)

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| **Project Area:** | Town Centre I |
| **Project Type:** | Dissolution of the Town Centre Project Area Committee (TCPAC) |

## BACKGROUND:

The Town Centre Project Area Committee (TCPAC) was established under the California Health and Safety Code in 1976 when the Town Centre I Redevelopment Project Area was adopted. The primary legislative charge of the TCPAC focused on housing concerns for low- and moderate-income residents in the project area. After the TCPAC's three-year state-mandated term expired, the City Council and the Redevelopment Agency maintained the TCPAC by local policy and redefined its role and functions as a broader, local advisory group that made recommendations on redevelopment projects in Town Centre I. The Council and Agency also authorized the TCPAC to act as the Parking Place Commission for the Downtown Parking District.

The TCPAC has functioned as a valuable advisory body for thirty years, providing important recommendations on redevelopment projects in the Town Centre I Project Area. Recently, a community-wide mechanism for public participation—the Redevelopment Advisory Committee (RAC)—was established through the Chula Vista Redevelopment Corporation (CRVC). The RAC is an advisory body that will have broad community representation and will provide recommendations to the CVRC on projects in all redevelopment project areas, including Town Centre I. To avoid multiple committees with similar functions, and to provide a clear and consistent process of public participation through the RAC, staff recommends the dissolution of the TCPAC.

## RECOMMENDATION:

Staff recommends that:

a) The Chula Vista Redevelopment Corporation adopt a resolution recommending that the Chula Vista City Council and the Chula Vista Redevelopment Agency approve the dissolution of the Town Centre I Project Area Committee.

b) The Chula Vista City Council and the Chula Vista Redevelopment Agency adopt a joint resolution approving the dissolution of the Town Centre I Project Area Committee.

## DISCUSSION:

### Project Area Committees

California Health and Safety Code requires the formation of a Project Area Committee when adopting or amending a redevelopment plan, if a substantial number of low- or moderate-income persons live within the project area and may be displaced. The PAC acts as an advisory board to the redevelopment agency, which must consult the PAC on the provision of residential facilities for persons displaced by the project, and on other project-related policy matters affecting residents. The agency must consult with the PAC for a minimum of three years after the plan is adopted. One year extensions may be made by the legislative body thereafter (Sections 33385-33388).

### Town Centre Project Area Committee

The Town Centre Project Area Committee (TCPAC) was established in 1976 when the Town Centre I Redevelopment Project Area was formed. During its three-year statutory term, the TCPAC functioned in accordance with the California Health and Safety Code, primarily focusing on issues affecting low- and moderate-income residents in the project area.

After the TCPAC's state-mandated term expired, the City Council and the Redevelopment Agency maintained the TCPAC as a local advisory group that made recommendations to the Council and the Agency regarding redevelopment projects in the project area. The TCPAC was charged with evaluating discretionary land use permits and project proposals in the Town Centre I and II redevelopment areas; housing concerns were no longer the committee's sole focus. Additionally, the TCPAC took on a unique role as the Parking Place Commission, evaluating parking improvements, procurement, regulations, fee structure, enforcement, and revenues and expenditures related to parking facilities in the

Town Centre I Project Area. In performing these various functions, the TCPAC has provided valuable advice and recommendations on various aspects of redevelopment in the Town Centre I Project Area.

The TCPAC last met in September 2005 and has not met regularly since due to a lack of development items for review and difficulty maintaining a quorum.

The Chula Vista Redevelopment Corporation and Redevelopment Advisory Committee

The Chula Vista Redevelopment Corporation (CVRC) was formed by the City Council and Redevelopment Agency on May 24, 2005 as a 501c3 nonprofit, public benefit corporation to support and carry out planning and redevelopment activities within redevelopment project areas in Chula Vista. An essential element of the CVRC's project review process is public involvement. To facilitate this, significant staff research and public input led to the creation of the Redevelopment Advisory Committee (RAC) by the CVRC on July 13, 2006.

The primary purposes of the RAC are to gather public input and advise the CVRC on development applications that require CVRC approval or action, with particular emphasis on design. RAC review of individual development projects will focus on conformity with adopted plans, ordinances, and guidelines. The RAC will provide a means for stakeholders to advise the CVRC on development applications and keep the community informed of redevelopment activities for Chula Vista. Additionally, the RAC will provide a forum for developers and their design teams to obtain clarification on community concerns about their specific projects during the initial design phases.

The RAC has assumed responsibility for broad review of redevelopment projects in all project areas, including the Town Centre I Project Area. Therefore, the primary functions of the TCPAC are duplicative of the RAC's and could create confusion and conflicts within the public participation process. Dissolution of the TCPAC would provide the public greater clarity and consistency in the redevelopment process.

Parking Management Study

The City is currently beginning a Parking Management Study for the Third Avenue Village District and the E Street and H Street Transit Focus Areas. The study will assess current and future parking needs in the Downtown area and develop strategies for the long-term planning and management of public parking, including the potential administration of the City's Parking District through entities such as a Parking Place Commission.

## CONCLUSION:

Over the past 30 years, the TCPAC has served as both a state-mandated redevelopment PAC and a valuable local advisory body that has provided important recommendations on redevelopment projects in the Town Centre I Project Area. Recently, the RAC has assumed responsibility for the advisory review of projects in all redevelopment project areas, including Town Centre I, and will provide a community-wide forum for public participation in the redevelopment process. Functions of the Parking Place Commission will be analyzed in the ongoing Parking Management Study, which will provide strategic recommendations for parking in the Downtown Parking District. Therefore, to avoid committees with similar or duplicate functions, and in order to focus redevelopment-related public participation through the RAC, staff recommends dissolution of the TCPAC.

**PREPARED BY:** Sarah Johnson, Community Development Specialist

CVRC RESOLUTION NO. 2006-

RESOLUTION OF THE CHULA VISTA REDEVELOPMENT CORPORATION RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF CHULA VISTA AND THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA APPROVE THE DISSOLUTION OF THE TOWN CENTRE I PROJECT AREA COMMITTEE

WHEREAS, California Health and Safety Code Sections 33385-33388 authorize and direct the Redevelopment Agency of the City of Chula Vista (the "Agency") to convene a Project Area Committee (PAC) for a period of three (3) years when adopting or amending a redevelopment plan, if a substantial number of low- or moderate-income persons live within the project area and may be displaced; and

WHEREAS, the Town Centre Project Area Committee ("TCPAC") was formed in 1976 in accordance with the California Community Redevelopment Law (Health and Safety Code §§33000 et seq.) upon the adoption of the Town Centre I Project Area and Redevelopment Plan; and

WHEREAS, the TCPAC served as a state-mandated PAC and subsequently a local advisory committee to the City Council and Agency during various periods over the last thirty (30) years; and

WHEREAS, the primary function of the TCPAC is to provide advisory recommendations to the City Council and the Redevelopment Agency on redevelopment projects in the Town Centre I Redevelopment Project Area; and

WHEREAS, on May 24, 2005, the City Council and Agency jointly approved various legal and operating documents creating and establishing the Chula Vista Redevelopment Corporation ("CVRC") as a 501c3 nonprofit, public benefit corporation to serve as a support entity to the City and Agency on planning and redevelopment activities in the City's redevelopment project areas; and

WHEREAS, on July 13, 2006, the CVRC approved the formation of a Redevelopment Advisory Committee ("RAC") to gather public input and provide recommendations to the CVRC on development projects within adopted redevelopment project areas, including Town Centre I, and to act as the primary, community-wide forum for public participation in the redevelopment process; and

WHEREAS, the primary functions of the TCPAC are duplicative of the established duties and responsibilities of the RAC; and

WHEREAS, the dissolution of the TCPAC would avoid redundancy and confusion in the redevelopment process.

NOW, THEREFORE, CITY CHULA VISTA REDEVELOPMENT CORPORATION DOES RESOLVE AS FOLLOWS:

1. The Chula Vista Redevelopment Corporation hereby recommends that the City Council and the Redevelopment Agency of the City of Chula Vista approve the dissolution of the Town Centre I Project Area Committee.

| PRESENTED BY | APPROVED AS TO FORM BY |
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| Ann Hix<br>Acting Director of Community Development | Ann Moore<br>General Counsel |

CITY COUNCIL RESOLUTION NO. 2006-
*(Redevelopment Agency Resolution No. 2006-)*

JOINT RESOLUTION OF THE CITY COUNCIL AND THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA APPROVING THE DISSOLUTION OF THE TOWN CENTRE I PROJECT AREA COMMITTEE

WHEREAS, California Health and Safety Code Sections 33385-33388 authorize and direct the Redevelopment Agency of the City of Chula Vista (the "Agency") to convene a Project Area Committee (PAC) for a period of three (3) years when adopting or amending a redevelopment plan, if a substantial number of low- or moderate-income persons live within the project area and may be displaced; and

WHEREAS, the Town Centre Project Area Committee ("TCPAC") was formed in 1976 in accordance with the California Community Redevelopment Law (Health and Safety Code §§33000 et seq.) upon the adoption of the Town Centre I Project Area and Redevelopment Plan; and

WHEREAS, the TCPAC served as a state-mandated PAC and subsequently a local advisory committee to the City Council and Agency during various periods over the last thirty (30) years; and

WHEREAS, the primary function of the TCPAC is to provide advisory recommendations to the City Council and the Redevelopment Agency on redevelopment projects in the Town Centre I Redevelopment Project Area; and

WHEREAS, on May 24, 2005, the City Council and Agency jointly approved various legal and operating documents creating and establishing the Chula Vista Redevelopment Corporation ("CVRC") as a 501c3 nonprofit, public benefit corporation to serve as a support entity to the City and Agency on planning and redevelopment activities in the City's redevelopment project areas; and

WHEREAS, on July 13, 2006, the CVRC approved the formation of a Redevelopment Advisory Committee ("RAC") to gather public input and provide recommendations to the CVRC on development projects within adopted redevelopment project areas, including Town Centre I, and to act as the primary, community-wide forum for public participation in the redevelopment process; and

WHEREAS, the primary functions of the TCPAC are duplicative of the established duties and responsibilities of the RAC; and

WHEREAS, the dissolution of the TCPAC would avoid redundancy and confusion in the redevelopment process.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CHULA VISTA AND THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA DO RESOLVE AS FOLLOWS:

1. The City Council and the Redevelopment Agency of the City of Chula Vista hereby approve the dissolution of the Town Centre I Project Area Committee.

| PRESENTED BY | APPROVED AS TO FORM BY |
| --- | --- |
| Ann Hix<br>Acting Director of Community Development | Ann Moore<br>Agency Attorney |