

DATE ISSUED: May 16, 2001

REPORT NO. 01-097

ATTENTION: Honorable Mayor and Members of the City Council
Docket of May 22, 2001

SUBJECT: Annual Election of North Bay Redevelopment Project Area Committee
(PAC) Members and Continued Existence of North Bay PAC

SUMMARY:

Issue - Should the City Council ratify the results of the North Bay Redevelopment Project PAC Election of December 19, 2000, and should the City Council reaffirm the existence of the North Bay PAC for one additional year?

City Manager's Recommendation - Ratify the PAC Election Results and extend the PAC's existence for one additional year.

Fiscal Impact - None. Administration of the PAC is funded through the Redevelopment Agency Annual Project Budget.

Environmental Impact - This activity is not a "project" and is therefore exempt from CEQA pursuant to the State CEQA Guidelines Section 15060 (c) (3).

BACKGROUND:

Formation of the thirty (30) member North Bay Redevelopment Project PAC was authorized by the City Council on September 30, 1997 to advise the Council and Redevelopment Agency regarding adoption and implementation of the North Bay Redevelopment Project. The City Council ratified the first PAC election results in November, 1997, in accordance with the North Bay Redevelopment Project PAC Formation Procedures.

DISCUSSION:

The North Bay Redevelopment Project was adopted on May 18, 1998, by Ordinance No. 0-18516. On December 19, 2000, the North Bay PAC conducted its Annual Election in accordance with the PAC Bylaws. Sixteen (16) PAC vacancies were available to be filled at the Annual Election. The vacant categories included: 4-Residential Tenant; 1-Residential Owner Occupant, 4-Business/Property Owner; 7- Community Organization.

The results of the December 19, 2000 PAC Election are:

Residential Tenant -	No Candidate
Residential Tenant -	No Candidate
Residential Tenant -	No Candidate
Residential Tenant -	No Candidate

Residential Owner Occupant - No Candidate

Business/Property Owner:

Linda Vista Community Planning Committee Area - Ted Nestor

Old Town Community Planning Committee Area - Diana Alexander

Midway Community Plan Advisory Committee Area - David Fontilla

Uptown Planners Area - No Candidate

Community Organization:

Social Service and/or Civic Cultural Organization:

Peninsula Chamber of Commerce - William Munster

Point Loma Village Committee - Richard Bregante

North Bay Association - Joe Mannino

At Large Seat- No Candidate

Community Planning Group:

Mission Valley Unified Planning Organization - Gayne Wimer

Clairemont Mesa Planning Committee - Chris Rink

Peninsula Community Planning Board - Greg Finley

Seven (7) of the sixteen (16) seats that were open had no candidates. The PAC is authorized to fill vacancies (for those positions not filled at the Annual Election) through appointment, until the next annual PAC election.

The PAC has had a difficult time filling the residential seats. At their March 7, 2001 meeting, the PAC appointed a new member to the Residential Owner-Occupant seat, and at their May 2, 2001 meeting, it appointed a new Residential Tenant member. The 3 remaining residential tenant seats remain unfilled. It is important that the residential categories be represented on the PAC. According to Section 33385(c) of the Community Redevelopment Law (CRL) "The Project Area Committee shall only include, when applicable, elected representatives of residential owner occupants, residential tenants, business owners, and existing organizations within the project area. Each group shall be adequately represented." A letter was recently sent to the PAC informing them of the importance and need to fill the residential seats. Also, aside from the newly appointed residential owner-occupant and one residential tenant member, the Agency has no documentation indicating that any present member of the PAC is qualified to serve under the residential tenant or residential owner-occupant category.

In addition, Section 33386 of the CRL specifies that, "The redevelopment agency through its staff, consultants, and agency members shall, upon the direction of and approval of the legislative body consult with, and obtain the advice of, the project area committee concerning those policy matters which deal with the planning and provision of residential facilities or replacement housing for those to be displaced by project activities. The agency shall also consult with the committee on other policy matters which affect the residents of the project area." The CRL indicates that the PAC's emphasis should be on housing and residential issues and further emphasizes the importance of representation of residential tenants and residential owner-occupants on the PAC.

PAC members are also required under the Fair Political Practices Commission (FPPC) Regulations to complete a Statement of Economic Interests (Form 700) annually. As of May 1,

2001, eight (8) such forms had been received by the Agency from North Bay PAC members.

In accordance with the Council's procedures regarding the formation of the North Bay Redevelopment PAC, City Council ratification of the Annual election results is required. At the PAC's May 2, 2001 meeting, PAC members voted to continue having regular meetings at least quarterly during the next year with provision that more frequent meetings will be scheduled as necessary. The Council is also requested to reaffirm that the North Bay Project Area Committee will remain for another year, until May 18, 2002.

Respectfully submitted,

Hank Cunningham
Director
Community and Economic Development
Department

Approved: Bruce A. Herring
Deputy City Manager

HOOKS / JRD