

STAFF REPORT



ITEM NO. **9**

CITY OF OCEANSIDE

DATE: March 1, 2006

TO: Honorable Mayor and City Council Members
Chairman and Members, Community Development Commission

FROM: Economic Development and Redevelopment Department

**SUBJECT: ADOPTION OF RESOLUTION APPROVING THE JANUARY 25, 2006
ELECTION RESULTS FOR THE PROJECT AREA COMMITTEE FOR
THE DOWNTOWN REDEVELOPMENT PROJECT AREA**

SYNOPSIS

Pursuant to California Community Redevelopment Law, Project Area Committee (PAC) annual elections were held during their annual meeting on January 25, 2006, to fill six positions due to expired terms and vacancies. Staff recommends that the City Council/Community Development Commission approve the election results and adopt the attached resolution.

BACKGROUND

Procedures for the formation of the PAC were reviewed and approved by the City Council on September 2, 1998. The first PAC election was held on September 17, 1998. Nine members were elected to the PAC.

Pursuant to the Community Redevelopment Law, California Health and Safety Code Section 33385, if a PAC does not exist, and the agency proposes to amend a redevelopment plan, the agency shall establish a PAC. In October 1998 the Agency amended its redevelopment plan to extend its authority for eminent domain to further the implementation of the redevelopment plan. The purpose of a PAC is to provide input to the City Council and Community Development Commission during a Redevelopment Plan Amendment and on future issues as may be assigned relating to residential proposals that replace existing homes, replacement housing for those to be displaced by project activities and other matters which affect the residents of the project area. Per the adopted By-laws, annual meetings shall be held on the fourth Wednesday in January of each year at the hour of 6:00 p.m., in the Library Community Rooms unless otherwise designated. Other meetings of the PAC may be held when the Chairperson is advised by the Redevelopment Manager of issues that fall within the purview of the PAC.

For 2006 a total of seven positions were up for election. Four of the terms expired in January 2006, and one position in each of the following categories: Residential Tenant, Residential Owner Occupant, and Community Organization. To qualify under each of the categories the following must be met:

- A Business Owner means any person or legal entity which owns and operates a business from a facility within the Project Area, or which owns property in the Project Area for investment and not for occupancy.
- A Residential Tenant means any resident who occupies his or her dwelling unit by right under a lease, rental agreement or other arrangement with the owner of the dwelling unit. Family members who reside with residential owner occupants but own no fee interest in the residential dwelling are considered residential tenants.
- A Residential Owner Occupant means any resident who owns all or substantial fee interest in the dwelling unit which he or she occupies.
- An Existing Community Organization means any existing nonprofit association (including religious institutions) of persons and/or entities which has its headquarters or a site office within the Project Area, or a substantial number of whose constituents are persons and/or entities within the Project Area, and which association is generally recognized within the Project Area as a community organization. There are three community organization categories: Cultural; Civic; and Charitable and Religious.

Notices, display ads, and press releases were used to publicize the election. The election was held on January 25, 2006, at the annual meeting of the PAC. A representative of the City Clerk's Office observed the election.

ANALYSIS

The newly elected representatives of the PAC by category are:

Residential Owner-Occupant:

- | | |
|---|--------------------------------------|
| 1. Mr. Jack Risley
408 North Cleveland Street
Oceanside, Ca 92054 | Re-elected – Term expires in 2008 |
| 2. Mr. Blair Benjamin
804 The Strand North
Oceanside, CA 92054 | Newly Elected – Term expires in 2007 |

RESIDENTIAL TENANTS:

- 1. Ms. Susan Hudson
706 South Pacific Street
Oceanside, CA 92054
Newly Elected - Term expires in 2007
- 2. Ms. Molly McClendon
502 The Strand South #5
Oceanside, CA 92054
Newly Elected - Term expires in 2008

Business Owner:

- 1. Mr. Eugene Maranville
Kelly's Coffee and Fudge
401 Mission Avenue
Oceanside, CA 92054
Re-elected - Term expires 2008

Community Organization:

- 1. Dr. Larry Sosna - Charitable and Religious – Newly Elected -Term expires 2008
Oceanside Coastal Neighborhood Association (OCNA)
706 South Pacific Street
Oceanside, CA 92054
- 2. Ms.Tara Lee Torburn – Cultural – Newly Elected - Term expires 2007
California Surf Museum
223 North Coast Highway
Oceanside, CA 92054

Current member Bill Freed was re-elected to serve as the Chairperson, and re-elected member Jack Risley was elected as Vice Chairperson.

FISCAL IMPACT

Approximately \$2,500 has been expended for advertising, printing and mailing.

COMMISSION/COMMITTEE REPORT

The Redevelopment Advisory Committee reviewed the staff report at its February 20, 2006, meeting. Staff will report any recommendations made by the Committee in writing prior to the Commission meeting.

CITY ATTORNEY ANALYSIS

The referenced documents have been reviewed by the City Attorney and approved as to form.

RECOMMENDATION

Staff recommends that the City Council adopt the resolution approving the election of the Project Area Committee.

PREPARED BY:



KATHY BAKER
Redevelopment Manager

SUBMITTED BY:



STEVEN R. JEPSEN
City Manager

REVIEWED BY:

Michelle Skaggs-Lawrence, Assistant to the City Manager
Mike Blessing, Deputy City Manager
Jane McVey, Economic Development & Redevelopment Director



ATTACHMENT:

1. Resolution regarding the PAC Election

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
3 OCEANSIDE APPROVING THE JANUARY 25, 2006,
4 ELECTION RESULTS FOR THE PROJECT AREA COMMITTEE
5 FOR THE DOWNTOWN REDEVELOPMENT PROJECT AREA

6 WHEREAS, the City Council of Oceanside (the "City Council") by Resolution No. R-
7 98-146, adopted the Procedure for Formation of Project Area Committee for the Downtown
8 Redevelopment Project (the "Procedure") at its September 2, 1998 meeting;

9 WHEREAS, an election was held in the community in which the Downtown
10 Redevelopment Project is located, on September 17, 1998 to elect the members who were to
11 serve on the Project Area Committee;

12 WHEREAS, four of the nine elected positions were for one year terms, requiring a new
13 election at the annual meeting of the Project Area Committee;

14 WHEREAS, the most recent election was conducted on January 25, 2006, after notice
15 and according to established procedures enumerated within the Procedure approved by the City
16 Council;

17 WHEREAS, a representative from the City Clerk's office attended the election to ensure
18 its validity; and

19 WHEREAS, the newly elected members of the Project Area Committee have submitted
20 information to the City establishing their qualifications to serve on the Project Area Committee.

21 NOW, THEREFORE, the City Council of the City of Oceanside does resolve as follows:

22 SECTION 1. The Downtown Redevelopment Project Area Committee consisting of the
23 persons named on the list of Project Area Committee members attached hereto as Exhibit A and
24 incorporated herein by this reference are approved as constituting a representative project area
25 committee.

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/ / /

1 SECTION 2. The City Council hereby finds and determines that all adopted procedures
2 of the City Council, as set forth in the Procedure adopted by Resolution No. R-98-146 were
3 followed in the January 25, 2006, election of the Project Area Committee, and that the election
4 results are valid and binding.

5 PASSED AND ADOPTED by the City Council of the City of Oceanside, California,
6 this _____ day of _____, 2006, by the following vote:

- 7 AYES:
- 8 NAYS:
- 9 ABSENT:
- 10 ABSTAIN:
- 11

12 _____
13 MAYOR

14 ATTEST:
15
16 _____
17 CITY CLERK

14 APPROVED AS TO FORM:
15
16 
17 CITY ATTORNEY

EXHIBIT A

DOWNTOWN REDEVELOPMENT PROJECT AREA COMMITTEE 2006

RESIDENTIAL OWNER OCCUPANTS:

1. Mr. Jack Risley
408 N. Cleveland St.
Oceanside, CA 92054
Re-elected – Term expires in 2008
2. Mr. Blair Benjamin
804 N. The Strand #15
Oceanside, CA 92054
Newly Elected – Term expires in 2007

RESIDENTIAL TENANTS:

1. Ms. Susan Hudson
706 S. Pacific St.
Oceanside, CA 92054
Newly Elected - Term expires in 2007
2. Ms. Molly McClendon
502 S. The Strand #5
Oceanside, CA 92054
Newly Elected - Term expires in 2008

BUSINESS OWNERS:

1. Mr. Eugene Maranville
Kelly's Coffee & Fudge
401 Mission Ave.
Oceanside, CA 92054
Re-elected - Term expires in 2008
2. Mr. William Freed
Walwick & Freed
815 Civic Center Dr.
Oceanside, CA 92054
Term expires in 2007

COMMUNITY ORGANIZATIONS:

1. Dr. Larry Sosna
OCNA (Oceanside Coastal Neighborhood Assoc.)
706 S. Pacific St.
Oceanside, CA 92054
Newly Elected - Term expires in 2008
2. Mr. Richard Bartlett
Main Street Oceanside
214 North Coast Hwy.
Oceanside, CA 92054
Term expires in 2007

3. Ms. Tara Lee Torburn
California Surf Museum
223 N. Coast Highway
Oceanside, CA 92054

Newly Elected – Term expires in 2007