

County of Santa Barbara
Planning and Development

Glenn S. Russell, Ph.D., Director

Dianne Black, Assistant Director



A - 15

May 28, 2014

General Services Department
Attn: Don Grady
105 E. Anapamu Street
Santa Barbara, CA 93101

PLANNING COMMISSION
HEARING OF MAY 28, 2014



*RE: RDA Successor Agency Transfer of Property Government Code Conformity;
14GOV-00000-00004*

Hearing on the request of Don Grady, Real Property Manager, County General Services Department, to consider case number 14GOV-00000-00004, [application filed on April 29, 2014], for a determination that the proposed transfer of ownership of three properties from the RDA Successor Agency to the County conforms with the Comprehensive Plan of the County of Santa Barbara pursuant to Government Code Section 65402(a). The properties are known as County AP Nos. 075-163-014, 075-163-017, and 075-111-015 (Properties), located in the Isla Vista area, Third Supervisorial District.

Dear Mr. Grady:

At the Planning Commission hearing of May 28, 2014, Commissioner Hartmann moved, seconded by Commissioner Brown and carried by a vote of 5 to 0 to:

1. Determine that the proposed transfer of the three properties from the RDA Successor Agency to the County of Santa Barbara conforms with the Comprehensive Plan; and
2. Transmit the conformity report required by Government Code §65402(a) to Don Grady, Real Property Manager, County General Services Department, and the Board of Supervisors. The memo dated April 29, 2014 and the letter reflecting the Planning Commission's action shall constitute the required report.

The Planning Commission action relative to Government Code Section 65402(a) is advisory in nature; therefore the appeal procedure is not applicable. I am hereby forwarding the Commission's determination to the Board of Supervisors.

Sincerely,



Dianne M. Black
Secretary to the Planning Commission

cc: Case File: 14GOV-00000-00004
Planning Commission File
County Chief Appraiser
Doreen Farr, Third District Supervisor
Joan Hartmann, Third District Planning Commissioner
Jenna Richardson, Deputy County Counsel
Alex Tuttle, Planner

Attachments: Memo to Planning Commission from Alice McCurdy dated May 28, 2014

DMB/dmv

COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT
Consent Agenda

C-1

TO: County Planning Commission

FROM: Alice McCurdy, Deputy Director, Development Review Division

Alice McCurdy

HEARING DATE: May 28, 2014

RE: Hearing on the request of Don Grady, Real Property Manager, County General Services Department, to consider case number 14GOV-00000-00004, application filed on April 29, 2014, for a determination that the proposed transfer of ownership of three properties from the RDA Successor Agency to the County conforms with the Comprehensive Plan of the County of Santa Barbara pursuant to Government Code §65402(a). The properties are known as County Assessor Parcel Numbers 075-163-014, 075-163-017, and 075-111-015 (Properties), located in the Isla Vista area, Third Supervisorial District.

APPLICANT: Don Grady, Real Property Manager, County General Services Department,
Phone: 568-3065

Project Description: The project involves the transfer of fee ownership of three properties from the Successor Agency of the Former Santa Barbara County Redevelopment Agency to the County of Santa Barbara. The Isla Vista Clinic (075-163-014) is located at 970 Embarcadero Del Mar, the Isla Vista Church (APN 075-163-017) is located at 976 Embarcadero Del Mar, and the Isla Vista Parking Lot (APN 075-111-015) is located at 881 Embarcadero Del Mar, all as shown on the attached County Assessor Parcel Maps. The proposed transfer will not alter the use of any of the properties, and there are no new projects planned for any of the locations.

The purpose of the transfer is to facilitate the directive of the California Department of Finance, in accordance with California Redevelopment Agency Dissolution Law (California Health and Safety Code Section 34170, et seq.). The Successor Agency submitted a Long Range Property Management Plan to the California Department of Finance requesting that the three properties be transferred to the County to continue to serve the public needs, based on their use for a governmental purpose, or to fulfill the requirements of an existing enforceable obligation. The Department of Finance approved the Successor Agency's request on February 21, 2014, subject to approval by the Successor Agency's Oversight Board. That approval was granted by the Oversight Board on May 8, 2014.

The proposed transfer will not change the existing use of any of the properties, and there are no new projects planned for any of the locations. Thus, this project is exempt from environmental review in accordance with CEQA Guidelines Section 15061(b)(3), Commonsense Exemption.

Jurisdiction: California Government Code Section 65402(a) requires that no real property to which the County's general plan applies shall be acquired, disposed of, or constructed upon until the location, purpose and extent of such acquisition, disposition, or construction have been submitted to and reported upon by the planning agency as to conformity with the adopted general plan or part thereof. Pursuant to the provisions of Section 65100 of the California Government Code, and as provided by Article V, Chapter 2, Section 2-25.1(a) of the County Code, the County Planning Commission is designated as the planning agency for the unincorporated portion of the County located outside of the Montecito Community Plan Area.

Conformity with Applicable Comprehensive/Community Plan Policies:

The project involves the transfer of the Isla Vista Clinic, the Isla Vista Church, and the Isla Vista Parking Lot from the Successor Agency to the former County of Santa Barbara Redevelopment Agency to Santa Barbara County. The proposed transfer of fee ownership will not change the use of any of the properties, and there are no projects planned for any of the sites at this time. Transfer of ownership conforms to the following Comprehensive Plan land use designation and applicable policies:

Land Use Designations: The land use designation for each of the three properties is General Commercial.

Conforming: The uses on the parking lot property and health clinic property are in conformance with the General Commercial land use designation as commercial uses. Churches are allowed within this land use designation with a Conditional Use Permit. However, the church building is currently vacant and unused. The intent is to ultimately use this property for a governmental purpose, such as a community center, though no specific plan is in place. Any future use of the church property would need to conform to the General Commercial land use designation.

Land Use Element Development Policy 4: Prior to the issuance of a development permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development. The applicant shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack of available public or private services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan.

Conforming: Adequate services are currently available to serve these three properties. Water is provided by the Goleta Water District and sewer service is provided by the Goleta West Sanitation District. The transfer of ownership would not affect the ability for these three properties to continue to be adequately served in the future.

The transfer of ownership from the Successor Agency to the County will not change the existing use of the properties and would therefore not have any impact on the conformity of the properties with the County's Comprehensive Plan, including the Coastal Land Use Plan and Goleta Community Plan.

Recommendation: That the County Planning Commission:

1. Determine that the proposed transfer of the three properties from the RDA Successor Agency to the County of Santa Barbara conforms with the Comprehensive Plan; and
2. Transmit the conformity report required by Government Code §65402(a) to Don Grady, Real Property Manager, County General Services Department, and the Board of Supervisors. The memo dated April 29, 2014 and the letter reflecting the Planning Commission's action shall constitute the required report.

14GOV-00000-00004, Transfer of IV RDA properties

Hearing Date: May 28, 2014

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Attachment A – Memo from Don Grady, dated April 29, 2014

Attachment B – Maps showing location of properties

Staff Contact/Prepared by: Anne Almy, Supervising Planner

Attachment A – Memo from Don Grady, dated April 29, 2014

Memorandum



DATE: April 29, 2014

TO: Alice McCurdy, Deputy Director
South County Development Review Division
Planning & Development Department

FROM: Don Grady (568-3065)
Manager, Real Property
General Services Department (On behalf of the County of Santa Barbara, and on behalf of the Board of Supervisors acting as the Successor Agency to the Santa Barbara County Redevelopment Agency)

SUBJECT: Government Code Section 65402 - Conformity with County's Comprehensive Plan
Project: Transfer of Three Properties from Successor Agency to Former Santa Barbara County Redevelopment Agency to the County of Santa Barbara.

In accordance with Government Code Section 65402, the County's General Services Department, on behalf of the County of Santa Barbara, and on behalf of the Board of Supervisors acting as the Successor Agency to the Santa Barbara County Redevelopment Agency, is requesting a determination as to whether the transfer of ownership of the three parcels of land known as County Assessor Parcel Numbers, 075-163-014, 075-163-017, and 075-111-015 (Properties), from the Successor Agency of the Redevelopment Agency to the County, is consistent with the Isla Vista Master Plan, the applicable part of the Comprehensive Plan of the County of Santa Barbara.

The three properties are located in Isla Vista, and were acquired separately by the Redevelopment Agency in 2008. APN 075-111-015 was initially acquired by the County in 2006, and subsequently transferred to the Redevelopment Agency in 2008). Each acquisition was presented to the Planning Commission for determinations as to conformity with the Comprehensive Plan of the County of Santa Barbara, and each was found to be in conformity.

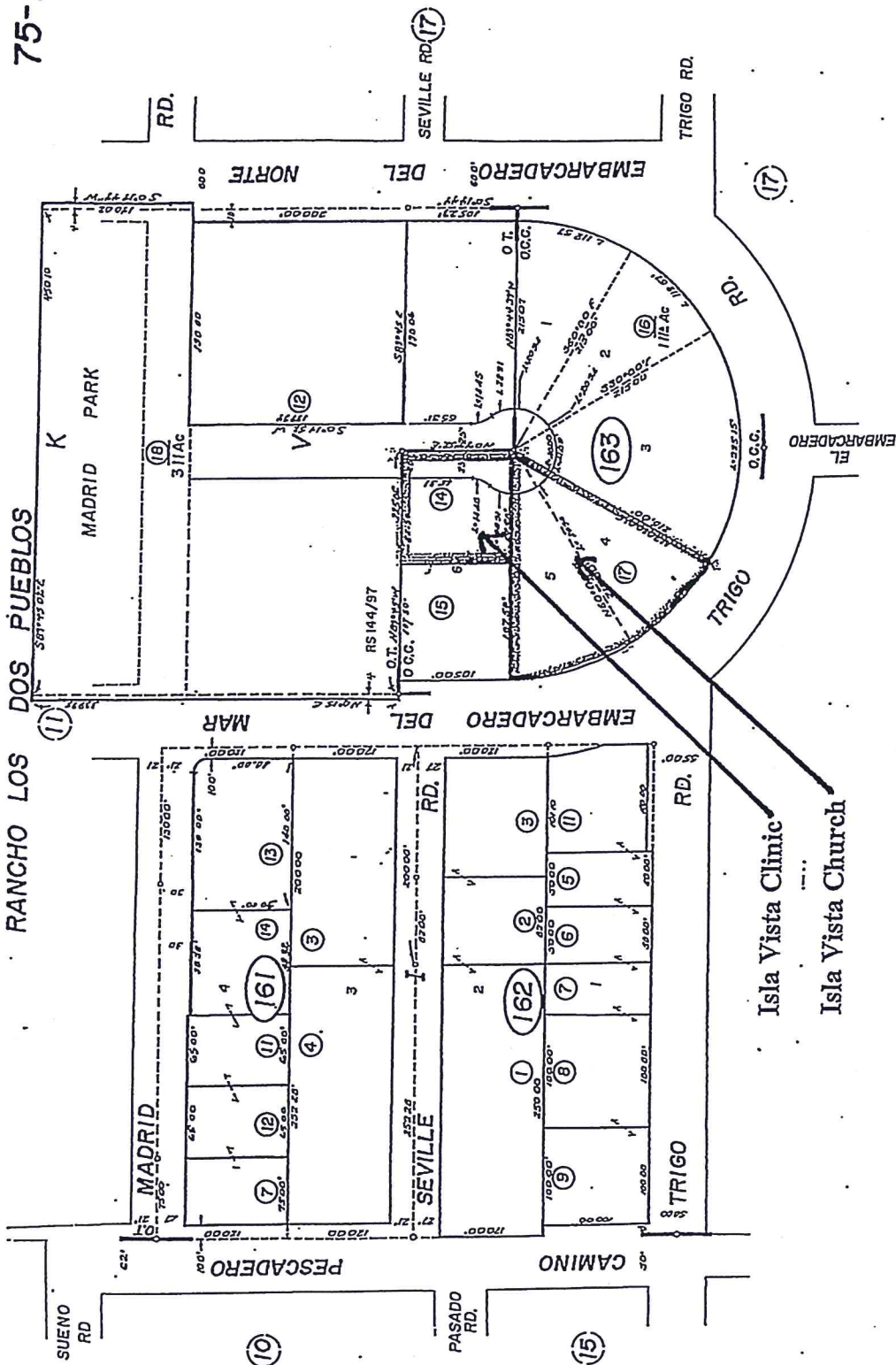
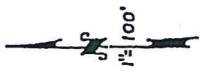
LOCATION: The Isla Vista Clinic (075-163-014) is located at 970 Embarcadero Del Mar, the Isla Vista Church (APN 075-163-017) is located at 976 Embarcadero Del Mar, and the Isla Vista Parking Lot (APN 075-111-015) is located at 881 Embarcadero Del Mar, all as shown on the attached County Assessor Parcel Maps.

EXTENT: This transaction will transfer fee ownership of the properties from the Successor Agency to the Santa Barbara County Redevelopment Agency to the County of Santa Barbara. The proposed transfer will not change the use of any of the properties, and there are no projects planned for any of the locations.

PURPOSE: The purpose of the transfer is to facilitate the directive of the California Department of Finance, in accordance with California Redevelopment Agency Dissolution Law (California Health and Safety Code Section 34170, et seq.). The Successor Agency submitted a Long Range Property Management Plan to the Department of Finance requesting that the three properties be transferred to the County to continue to serve the public needs, based on their use for a governmental purpose, or to fulfill the requirements of an existing enforceable obligation. The Department approved the Successor Agency's request on February 21, 2014, subject to approval by the Successor Agency's Oversight Committee. That approval was granted by the Oversight Committee on May 8, 2014.

The General Services Department hereby requests a determination that the proposed transfer of the three properties is consistent with the Comprehensive Plan of the County of Santa Barbara pursuant to Government Code Section 65402. Please forward the Planning Commission final report to the Real Property Division of the General Services Department. If you have any questions or require additional information, please contact me at 568-3065. Thank you for your assistance in this matter.

Attachment B – Maps showing location of properties



RANCHO LOS DOS PUEBLOS

MADRID PARK

EMBARCADERO DEL TRIGO

EMBARCADERO DEL MAR

EMBARCADERO DEL NORTE

SUENO RD

PASADO RD

CAMINO

TRIGO RD

SEVILLE RD

Isla Vista Clinic

Isla Vista Church

R.M. Bk. 15, Pg. 101 - Ocean Terrace Tract
3/5/57 R.M. Bk. 40, Pg. 55 - Orr Commercial Center

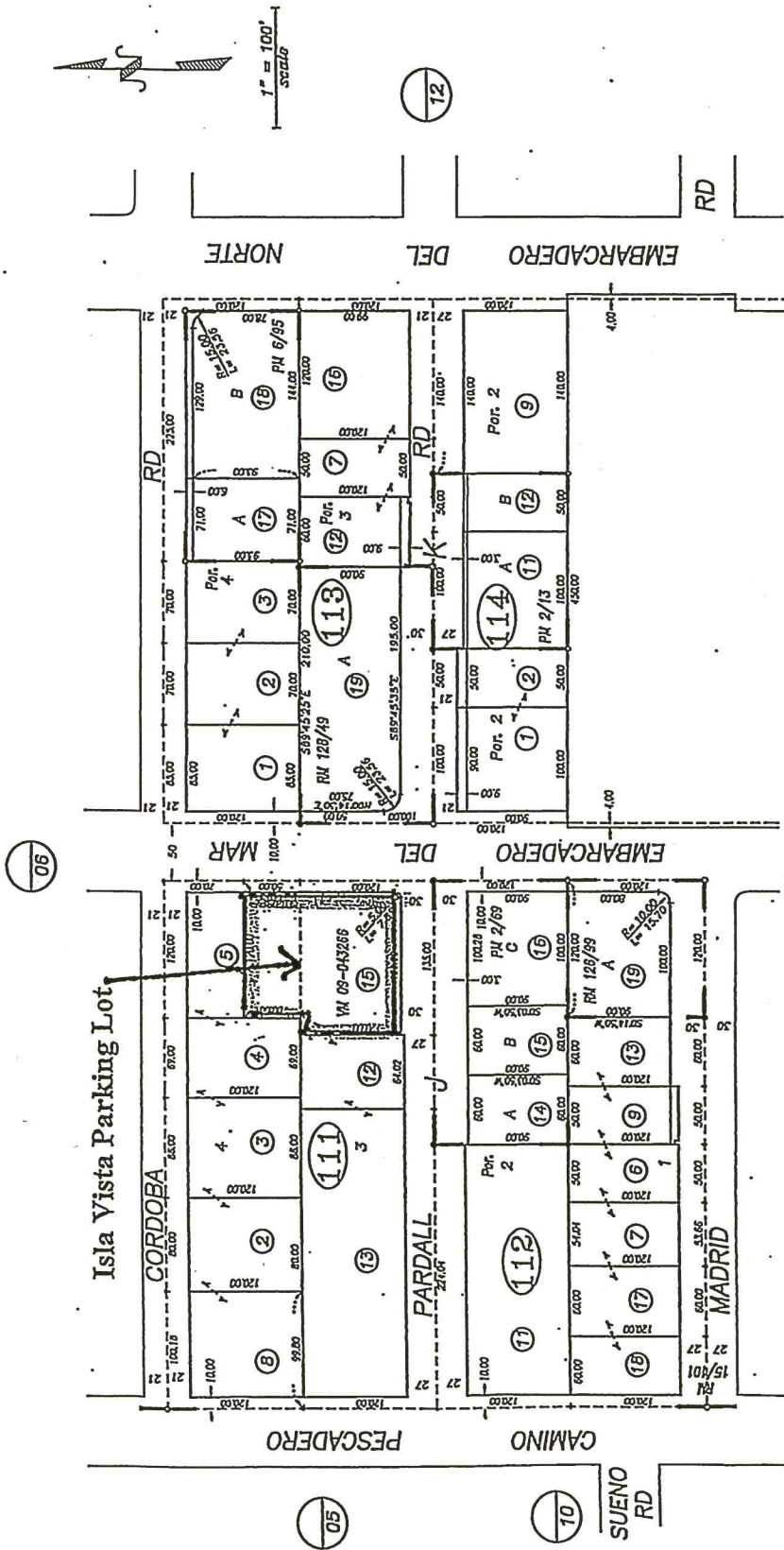
Assessor's Map Bk. 75 - Pg. 16
County of Santa Barbara, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

02/93 627/1113 AND 1257/10

POR. RANCHO LOS DOS PUEBLOS

075-11



N O T I C E
 Assessor Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

Assessor's Map Bk, 075-Pg, 11
 County of Santa Barbara, Calif.

03/18/1926 R.M. Bk. 15, Pg. 101-103, Tract "Ocean Terrace Tract"
 10/10/1984 R.M. Bk. 126, Pg. 99-100, Tract "Map of Vacation, Reversion to Acreage"
 06/27/1985 R.M. Bk. 128, Pg. 49-50, Tract "Map of Vacation, Reversion to Acreage"

10/14/1985 removed acreage per the on 115-12
 115-14, 15, & 16
 115-14, 15, & 16