



BOARD OF SUPERVISORS  
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

Department Name: Public Works  
Department No.: 054  
For Agenda Of: February 15, 2011  
Placement: Administrative  
Estimated Tme:  
Continued Item: No  
If Yes, date from:  
Vote Required: Majority

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**TO:** Board of Supervisors  
**FROM:** Department Scott D. McGolpin, Public Works, Director, 568-3010  
Director(s) David Matson, Housing/Community Development Director, 568-2068  
Contact Info: Michael Emmons, Deputy Director – County Surveyor, 568-3034  
Margo Wagner, Housing Specialist, HCD. 568-3529  
**SUBJECT: Final Map of Tract No. 14,740: Hummel Village Phase II Condo Conversion  
Fourth Supervisorial District**

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**County Counsel Concurrence**

As to form: Yes

**Auditor-Controller Concurrence**

As to form: N/A

**Other Concurrence:** Select\_Other

As to form: Select\_Concurrence

**Recommended Actions:**

That the Board of Supervisors:

- A. Approve and execute the attached Agreement to Provide (Attachment A) for The Hummel Village Phase II Condo Conversion and direct its recordation.
- B. Contingent upon approval of Item A above, approve the Final Map of Tract No. 14,740.

**Summary Text:**

The Planning Commission approved Hummel Village Phase II Condo Conversion project on September 24, 2008. The approved project allows for conversion of five single family dwellings to twenty (20) condominiums to be used as independent housing for seniors aged 62 and older. Two of the 20 homes are designated as affordable units, (see Exhibit C, Address List of Affordable Housing Units), and are to be restricted through the County's Inclusionary Housing Program. The *Agreement to Provide Affordable Housing* and the attachments to it assure the continued affordability of the affordable units for a minimum of 45 years. Your Board's approval of the Agreement to Provide is necessary to fulfill a Map condition that must be met before the Final Map can be recorded.

The County Surveyor's Office has received the Final Map of Tract Map No. 14,740 (APN 107-270-049) for the Hummel Village Phase II Condo Conversion which is located on Hummel Drive near the intersection of Mooncrest Lane in the community of Orcutt, Fourth Supervisorial District. The County

Surveyor is satisfied that the Final Map is technically correct, conforms to the approved Tentative Map or any approved alterations thereto and complies with all applicable laws and regulations.

All Departments concerned with the processing of Subdivision Maps have certified that the subject Final Map is ready for Board approval. The payment of Real Property Taxes has been made or bonded for and deposited with the Clerk of the Board.

The County Surveyor's Office is in receipt of a "Can & Will Serve" letter from Golden State Water, the entity that will provide water service for said Tract No. 14,740. The County Surveyor's Office is in receipt of a "Can & Will Serve" letter from the Laguna Sanitation District, the entity that will provide sanitary services for said Tract No. 14,740.

**Background:**

State Planning Law mandates that local jurisdictions prepare Housing Elements containing policies and programs to ensure local provision of affordable housing. One of these programs is Santa Barbara County's Inclusionary Program, which applies to all housing developments with five or more units. This program requires that a percentage of units within a project have long-term affordability restrictions placed upon them. The Final Development Plan [04DVP-00000-00041] for Hummel Village II was approved with a condition implementing the policies of the Inclusionary Program. Attachment A implements this September 24, 2008 condition. The approval, execution and recordation of this Agreement to Provide Affordable Housing will satisfy the basic requirement of the housing condition which states, "Prior to map clearance for final map recordation and land use clearance for the final development plan, the applicant shall enter into and record an Agreement to Provide Affordable Housing and a Grant of Preemptive Right: Resale Restriction Covenant and Option to Purchase Secured by Deed of Trust with the County of Santa Barbara, agreeing to provide two affordable units at sale prices affordable to Moderate income households, as required by the 2003-2008 Housing Element for the Santa Maria Housing Market Area."

In response to the current housing market and the developer's request, the Agreement to Provide Affordable Housing allows the Developer to lease the affordable units to income eligible families until they can be later sold. Developer intends to initially provide the units on a rental, rather than ownership basis.

The Santa Barbara County Surveyor has completed review and acknowledges Tract Map 14,470 is ready for approval by the Santa Barbara County Board of Supervisors once the Agreement to Provide has been executed by the developer and HCD.

**Fiscal and Facilities Impacts:**

Budgeted: No

Narrative: No fiscal or facilities impacts at this time.

**Special Instructions:**

After approval and execution of the Agreement to Provide, the Clerk of the Board shall approve and endorse the Final Map of Tract No. 14,740. The Clerk shall then transmit said Final Map to the County Surveyor who will deliver it to the County Recorder's Office. A copy of the Board of Supervisor's Minute Order of Approval shall be sent to the County Surveyor's Office and to Housing and Community Development.

**Attachments:**

Attachment "A" - Agreement to Provide Affordable Housing  
Copy of Tract Map No. 14,740 (two pages)

**Authored by:**

Jeff Havlik, Public Works  
Margo Wagner, Housing and Community Development

**cc:**

Surveyor: Waters Surveying  
Owner: Hummel Village Partners, L.L.C.