



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

2013 OCT -9 AM 11:33

COUNTY OF SANTA BARBARA
CLERK OF THE
BOARD OF SUPERVISORS

Department Name: Planning & Development
Department No.: 053
For Agenda Of: October 15, 2013
Placement: Administrative
Estimated Time: n/a
Continued Item: Yes
If Yes, date from: September 17, 2013
Vote Required: Majority

TO: Board of Supervisors, County of Santa Barbara
FROM: Director: Glenn Russell, Ph.D., Director, Planning & Development (x2085)
Contact Info: Errin Briggs, Program Manager, Redevelopment Agency (x2047)
SUBJECT: Long-Range Property Management Plan for the Successor Agency to the former Santa Barbara County Redevelopment Agency – 976 Embarcadero Del Mar “Church” Property, 3rd District

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Other Concurrence:

As to form: N/A

Recommended Actions

That the Board of Supervisors of the County of Santa Barbara, acting as the Successor Agency to the former Santa Barbara County Redevelopment Agency:

1. Approve the Long-Range Property Management Plan for the “Church” property held by the Successor Agency to the former Santa Barbara County Redevelopment Agency, included herein as Attachments 1 & 2 (cover worksheet and narrative).
2. Direct staff of the Successor Agency to submit the Long-Range Property Management Plan for the “Church” property held by the Successor Agency to the Oversight Board and the Department of Finance for approval under Health & Safety Code Section 34191.5(b), and provide copies to the County Auditor-Controller and County Executive Officer.
3. Determine that the above actions do not constitute approval of a “project” under the California Environmental Quality Act (“CEQA”) but instead consist of government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment, pursuant to CEQA Guideline Section 15378(b)(4) and direct staff to file a Notice of Exemption. [Attachment 3]

Summary Text/Background

On September 17, 2013, your Board took the following actions:

Parking Lot property: Approved Staff's Recommended Actions, for a Long-Range Management Plan directing retention of the Parking Lot property.

Medical Clinic property: Directed staff to return to the Board on October 15th with a proposed Long-Range Property Management Plan for the Clinic property at 970 Embarcadero Del Mar that would direct that the property be retained for government use pursuant to Section 34181(a) at no cost to the County of Santa Barbara; or otherwise retained at no cost to the County. (Supervisor Carbajal recused himself from this item.)

Church property: Directed staff to return to the Board on October 15th with a proposed Long-Range Property Management Plan for the Church property that would direct that the property be retained for a project identified in an approved redevelopment plan at no cost to the County of Santa Barbara; or otherwise retained at no cost to the County.

Following your Board's direction, staff has prepared a Long Range Property Management Plan for the Church property that directs the property be retained for a project identified in an approved redevelopment plan at no cost to the County. The Long-Range Property Management Plan narrative for the Church property is included with this board letter as Attachment 2.

Property	Recommended Disposition
Church	Retain for a "project identified in an approved redevelopment plan" at no cost to the County of Santa Barbara

Church Property Condition Assessment

The Church building was inspected by General Services staff on September 25, 2013 for obvious mechanical, electrical, structural, and visual issues. General Services staff did not test equipment and there were small areas of the building that could not be accessed for purposes of the inspection. The building was determined to be in overall "fair" condition and would need general maintenance and repairs prior to being leased to a potential tenant. The interior is in generally "good" condition with the exception of some minor cosmetic/non-structural maintenance needs.

The exterior of the building was found to be in "fair" condition with several items that need repairs or replacement at an estimated cost of \$120,000. More specifically and included in this estimate, the roof has leaks noticeable from inside the building, the HVAC unit is past its service life, the carpet needs to be replaced, there are several interior and exterior light fixtures that are missing, all doors need to be resealed, the exterior of the building has dry rot which indicates termite damage, the exterior needs to be repainted and the parking lot needs to be sealed and re-striped.

Fiscal Impacts

There is no cost to the County General Fund related to the preparation of this board letter. Staff time spent developing this board letter and the Long-Range Property Management Plan is billed to the administrative budget of the Successor Agency. Administrative costs for County support of the Successor Agency are currently limited to \$125,000 every six months. Such costs are recoverable from property taxes deposited into the Redevelopment Property Tax Trust Fund for fiscal year 2013-14. If the

property is retained by the County, the County will be responsible for maintenance and repairs of the building.

Attachments

1. Department of Finance Property Tracking Spreadsheet for the Church Property
2. Long-Range Property Management Plan narrative for the Church Property
3. CEQA Exemption

Authored by:

Errin Briggs, Program Manager, Successor Agency

cc:

Glenn Russell, Ph.D., Director, Planning & Development
Bob Geis, Auditor-Controller
Michael Ghizzoni, Chief Assistant County Counsel
Anne Rierson, Deputy County Counsel
Mark Paul, Deputy Director of Finance & Administration, Public Works
Renee Bahl, Assistant County Executive Officer