



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: County Executive Office
Department No.: 993
For Agenda Of: May 17, 2011
Placement: Departmental
Estimated Tme: 30 min on May 17, 2011
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Directors, Redevelopment Agency
FROM: Department: Redevelopment Agency
Director(s): Chandra L. Wallar, Executive Director
Contact Info: Glenn Russell, Ph.D., Director, Planning & Development (x 2085)
Vicki Parker, Deputy Director, Redevelopment Agency (x 2057)
SUBJECT: Adoption of Five-Year Implementation Plan covering 2012-2016 for the Isla Vista Redevelopment Project Area, 3rd Supervisorial District

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Other Concurrences: N/A

Recommended Actions:

That the Santa Barbara County Redevelopment Agency Board of Directors take the following actions:

- A. Review the 2012-2016 Five-Year Implementation Plan for the Isla Vista Project Area Redevelopment Plan as required under Health and Safety Code Section 33490 (Attachment 1);
- B. Determine that the Five-Year Implementation Plan is exempt from the California Environmental Quality Act in compliance with Health and Safety Code Section 33490(a)(1)(b) and Section 15378(b) (4), and (5) of the Guidelines for Implementation of CEQA (Attachment 2); and,
- C. Adopt a Resolution approving and adopting the 2012-2016 Five-Year Implementation Plan for the Isla Vista Redevelopment Project Area (Attachment 3).

Summary Text:

This item is on the agenda for Board of Directors' review and adoption of the Redevelopment Agency's (Agency) Five-Year Implementation Plan. The Five-Year Plan details the activities to be carried out by the Agency within the Isla Vista Project Area from Fiscal Year 2012 to 2016, and is required by Health and Safety Code Section 33490, as a means of periodically evaluating progress made toward achieving the goals described in the Redevelopment Plan for the Isla Vista Project Area.

Background:

Health and Safety Code Section 33490 requires the Santa Barbara County Redevelopment Agency to prepare and adopt an Implementation Plan for the Isla Vista Redevelopment Project Area every five years. The attached Plan presents the Agency's goals and objectives, anticipated general and housing projects and programs to be carried

out, and estimated revenues and expenditures for the five year planning period beginning in Fiscal Year 2011-12 and ending in Fiscal Year 2015-16. As part of Plan adoption, the Agency is required to hold a public hearing to receive input on the contents of the Plan.

Relationship Between the Implementation Plan and the Isla Vista Master Plan

IVMP. The County, in cooperation with UCSB and Isla Vista Recreation & Park District, prepared the Isla Vista Master Plan (IVMP), which was subsequently adopted by the Board of Supervisors in August, 2007. The IVMP updated the land use and zoning designations, policies, and development standards for the Isla Vista Project Area. It also established four primary goals to be achieved. Those goals are to:

- address existing public infrastructure deficiencies;
- reduce automobile dependency;
- revitalize the Isla Vista downtown; and,
- develop and up-grade housing stock in the Project Area for residents of all income levels.

Five Year Implementation Plan. The purpose of the Implementation Plan is to provide clear and reasonable direction for Agency activities and expenditures. It establishes a general framework of projects and programs over a five-year period and guides implementation of both the overarching goals of Redevelopment (to eliminate blight and improve the supply of affordable housing), as well as the specific goals and objectives of the IVMP. The Plan includes revenue projections for the five-year period and sets forth a program of activities intended to accomplish revitalization goals given the anticipated revenues and expenditures. The Agency will, from time to time, provide the Board of Directors with an update on the progress of Agency activities and implementation of this five-year Plan.

2007 – 2011 Implementation Plan Achievements

During Fiscal Years 2007 through 2011, a number of important projects of the current Implementation Plan were completed. Highlights of those achievements include:

- Board of Supervisors adoption of IVMP and its submittal to California Coastal Commission for certification;
- Completion of Pardall Road streetscape improvements and El Colegio Road Widening Project;
- Completion of construction of Solar Car Park on Pardall Road;
- Obtained entitlements for the Paradise Ivy, ICON, and Loop mixed-use development projects;
- Provision of permanent financing for 20 affordable housing units at Parkview Apartments in partnership with the Housing Authority of Santa Barbara County;
- Partnered with MTD to upgrade service of the Isla Vista Shuttle route, installed new benches and shelters at ten bus stops, increasing ridership by 362%;
- Launched the Isla Vista Car Share Program;
- Installed 75 bicycle parking spaces in downtown Isla Vista;
- Began construction of the El Embarcadero Streetscape & Storm drain Improvements;
- Purchased the Medical Clinic and St. Athanasius Church properties located in Anisq'Oyo Park;
- Purchased property at 761 Camino Pescadero for future development of new affordable housing units;
- Established the Downtown Façade Program and completed exterior upgrades of five downtown buildings;
- Established the Outdoor Dining Program and completed dining enclosure projects with nine businesses;

Highlighted Projects of the 2012 - 2016 Implementation Plan

The highest priority work initiatives for the upcoming 2012-2016 Five-Year Implementation Plan planning period include:

- Develop parking projects and/or programs as needed to obtain California Coastal Commission certification of the IVMP;
- Complete construction of the El Embarcadero Streetscape & Storm drain Improvements;
- Design and construct streetscape and intersection improvements for the Embarcadero Loop.
- Complete street light and sidewalk infill projects and construct solar street lighting demonstration project;
- Design and construct mid-block pedestrian paths for improved beach access;
- Complete construction of approximately 50 affordable housing units on Agency-owned property;
- Establish additional partnerships to provide affordable housing units to the Project Area;
- Continue to foster downtown business revitalization by completing additional Façade and Outdoor Dining Program projects;
- Assist private landowners with tenant recruitment for existing and proposed retail space;
- Facilitate public-private partnerships to engender private investment;
- Assist County Public Works Department to increase the fiscal viability of Community Service Area 31 in order to provide increased maintenance levels and other services to Isla Vista;
- Develop strategy for potential land swaps and/or purchase of key development and open space properties with Isla Vista Recreation and Parks District.

The Housing Component of the Implementation Plan describes a basic approach of acquiring property from willing sellers in order to develop affordable housing units, and rehabilitating existing units in exchange for long-term income restrictions in order to improve the overall quality of housing in the Project Area.

Fiscal and Facilities Impacts:

Budgeted: Yes.

Preparation and adoption of this Implementation Plan Update was a budgeted item in the Agency's FY 10/11 budget. Major work efforts described in the plan have anticipated expenses in the Agency's proposed budget for 2011/12. Staff will present individual redevelopment projects as appropriate in the future for Board review and approval. There are no facilities impacts as a result of this Plan Update.

Special Instructions:

Planning & Development hearing support staff will fulfill all noticing requirements. Noticing materials including the display ad, postcard notice and mailing labels were provided to the Clerk of the Board for reference in advance of the May 3, 2011 set hearing. The display ad will appear in the Santa Barbara Daily Sound and the Daily Nexus. A copy of the minute order shall be returned to the Redevelopment Agency, attention Heather Allen.

Attachments:

- 1) Five-Year Implementation Plan 2012-2016
- 2) CEQA Notice of Exemption
- 3) Resolution Approving 2012-2016 Five Year Implementation Plan

Authored by:

Errin Briggs, Redevelopment Program Manager (x2047)

cc:

Bob Geis and Greg Levin, Auditor Controller

Mark Paul, Public Works

Mary McMaster, County Counsel