



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: County Executive Office  
Department No.: 990  
For Agenda Of: March 4, 2008  
Placement: Administrative  
Estimated Tme: n/a  
Continued Item: No  
If Yes, date from:  
Vote Required: Majority

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**TO:** Redevelopment Agency Board of Directors

**FROM:** Department Michael Brown, Redevelopment Agency Executive Officer  
Director(s)  
Contact Info: Terri Maus-Nisich, Assistant County Executive Officer (x 3412)  
Jamie Goldstein, Deputy Director, Redevelopment Agency (x 8050)

**SUBJECT:** **Redevelopment Agency letter outlining public-private partnership to redeveloped site in Isla Vista consistent with the Isla Vista Master Plan**

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**County Counsel Concurrence**

As to form: Yes

**Other Concurrence:** N/A

**Auditor-Controller Concurrence**

As to form: Yes

**Recommended Actions:**

That the County of Santa Barbara Redevelopment Agency (“Agency”) Board of Directors:

Authorize the Chair of the Board of Directors to sign a letter outlining the process to develop a mixed use project at 6539 Trigo Road, Isla Vista consistent with the Isla Vista Master Plan.

**Summary Text:**

This item is on the agenda to authorize a letter describing the development process for a mixed use residential and commercial project at 6539 Trigo Road in Isla Vista. In August 2007, the County of Santa Barbara unanimously approved the Isla Vista Master Plan (IVMP). While the Plan has been submitted to the Coastal Commission, a Commission hearing date has not yet been set.

In order to facilitate development within the Isla Vista Redevelopment Plan Area, the Redevelopment Agency has been assisting developers through the County land use process. The letter before your Board describes the responsibilities of the County Redevelopment Agency and the developer related to that process.

The multi-story mixed use project, as currently proposed, generally conforms to the vision and goals of the IVMP. While the Plan is pending certification by the Coastal Commission, this letter serves to clarify that the project may proceed through the entitlement process based on the adopted County ordinance and State Law.

The letter does not include a financial commitment by the Redevelopment Agency or the County and does not confer any legal right to develop the Site. The letter is not a binding contract, and does not commit the County as to any future action or approval of the proposed project.

**Background:**

The IVMP describes a long term vision for the Isla Vista community, with a revitalized downtown that provides housing and high quality retail uses that serve area residents. The project, as proposed, meets the goals of the adopted Plan by: providing new community-serving commercial space, approximately eight affordable studios, and 32-studio and 4 two-bedroom market housing units.

While the regulatory changes adopted with the IVMP are pending action by the Coastal Commission, Redevelopment Agency staff supports proceeding with projects such as this that meet the goals and vision of the Plan. The proposed project may be considered for permits under existing zoning, coupled with the State Density Bonus Program that allows additional design flexibility for projects that provide affordable housing.

Anticipated County permits for the project include: a Development Plan, a Conditional Use Permit, a Coastal Development Permit, and approval from South County Board of Architectural Review.

**Special Instructions:**

Please forward two copies of the signed letter and minute order to Jamie Goldstein, Redevelopment Agency.

**Attachments:**

1. Letter to d3 Partners, LLC

**Authored by:**

Jeff Lindgren, Redevelopment Specialist (x 2069)

**Attachment 1**

**Letter to d3 Partners, LLC**