



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: Housing & Community  
Development  
Department No.: 055  
For Agenda Of: 6/7/11  
Placement: Administrative  
Estimated Tme: n/a  
Continued Item: No  
If Yes, date from:  
Vote Required: Majority

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TO: Board of Supervisors

FROM: Department Sharon Friedrichsen, 568-2068  
Director(s) Housing and Community Development Director  
Contact Info: Brooke Welch, 568-3521  
Senior Housing Programs Specialist

SUBJECT: **Dahlia Court Lot Line Adjustment**

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**County Counsel Concurrence**

As to form: Yes

**Auditor-Controller Concurrence**

As to form: N/A

**Recommended Actions:**

- (A) Approve and authorize the Director of Housing and Community Development to sign five Modification Agreement Supplement to Deed of Trust and Partial Reconveyances [Attachment A] and corresponding five documents entitled Owners Certificate and Certificate of Holders of Record Title Interest [Attachment B] in order to allow for a lot line adjustment to be completed for the Dahlia Court Expansion housing project.
- (B) Authorize the Director of Housing and Community Development to sign two Substitutions of Trustee [Attachment C] and five Requests for Partial Reconveyance as required for completion of the lot line adjustment [Attachment D].
- (C) Find that the above actions are exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guideline Section 15305(a) and approve the Notice of Exemption [Attachment E].

**Summary Text:**

Since 2006, PSHHC has been finalizing plans to expand the Dahlia Court apartments complex, to develop 33 additional affordable units on a site adjacent to the existing Dahlia Court apartments in the City of Carpinteria (Dahlia Court Expansion). The new units will be constructed on a site that currently consists of three parcels: 1) a vacant parcel owned by PSHHC, 2) adjacent vacant land donated to PSHHC by the City, and 3) a parcel adjacent to the City property that was acquired by PSHHC in June 2010 with County and City of Carpinteria HOME and CDBG funds.

The purpose of the lot line adjustment is to move an existing lot line to allow for the development of the proposed expansion as required by the City of Carpinteria. The County must approve the adjustment because property secured under various County deeds of trust is being modified.<sup>1</sup> The requested lot line adjustment will not significantly affect the County's security interest or the value of the existing parcels on which the County has a lien.

Due to a change in the trustee for two of the County deeds recorded against the property of the existing Dahlia Court apartments; the County must also sign two Substitutions of Trustee documenting this change.

**Background:**

Dahlia Court apartments currently provides 55 units of affordable housing in the City of Carpinteria. The project was acquired and rehabilitated by Peoples' Self-Help Housing Corporation (PSHHC) in 2001 with financial assistance from the County through the HOME and state CDBG programs in the aggregate amount of \$759,949.

As discussed PSHHC has been finalizing plans to expand Dahlia Court since 2006. Both the County and City of Carpinteria have provided a combined total of \$1,418,605 in HOME and CDBG funds to support the Dahlia Court Expansion project. This item is before the Board to approve the execution of deed of trust documents to enable PSHHC to complete the lot line adjustment. These actions are necessary for PSHHC to move forward with applications for additional funding and land use approval for the construction of the additional 33 units.

As set forth in the attached Notice of Exemption, lot line adjustments are exempt under CEQA.

**Fiscal and Facilities Impacts:**

Budgeted: Yes

**Fiscal Analysis:**

**Staffing Impacts:** N/A

**Special Instructions:** Please provide a copy of the Minute Order to the HCD Department.

**Attachments:**

Attachment A: Modification Agreement, Supplement to Deed of Trust and Partial Reconveyance

Attachment B: Owners Certificate and Certificate of Holders of Record Title Interest

Attachment C: Substitution of Trustee

Attachment D: Request for Partial Reconveyance

Attachment E: Notice of Exemption

**Authored by:** Brooke Welch, Senior Housing Program Specialist

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<sup>1</sup> For the existing Dahlia Court apartments, the County deed of trust is in fourth position; for Dahlia Court Expansion, the County deeds of trust are in first and second position.