



# Isla Vista Outdoor Dining Program

Santa Barbara County Board of Supervisors

December 1, 2009



SBCO | RDA

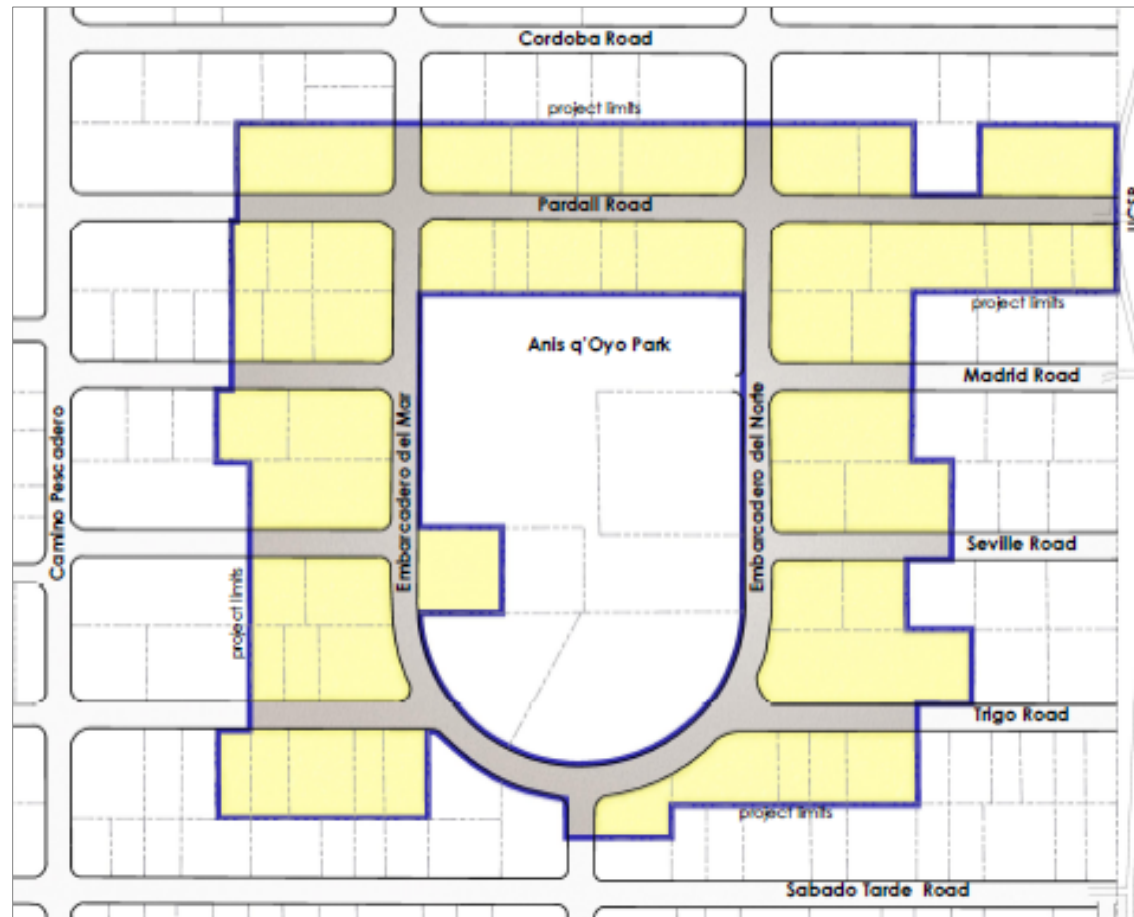


# Overview

- **Established fee structure for dining in right-of-way**
- **Fosters economic development**
  - **Streamlined permit process**
  - **Enhanced business opportunities**
- **Commercial zone redevelopment**
- **Revenue generation for County**



## Project Area Map







- **Isla Vista Master Plan implementation**
  - **Public-private partnership motivated**
- **Establish vibrant downtown as destination**
  - **First steps were Pardall 'Main Street'**
- **Revenue for maintenance & improvements**



## **Facilitate well-designed and attractive areas**

- **Create dynamic and lively atmosphere**
- **Ensure public access**

## **Board of Architectural Review**

- **Design parameters established**



## **Program reviewed by:**

- **Planning and Development Department**
  - **Exterior repair and maintenance**
- **Public Works Department**
  - **Encroachment permit and use fee**
- **County Counsel**
  - **Program ordinance and resolution**





# Corner Lot Example

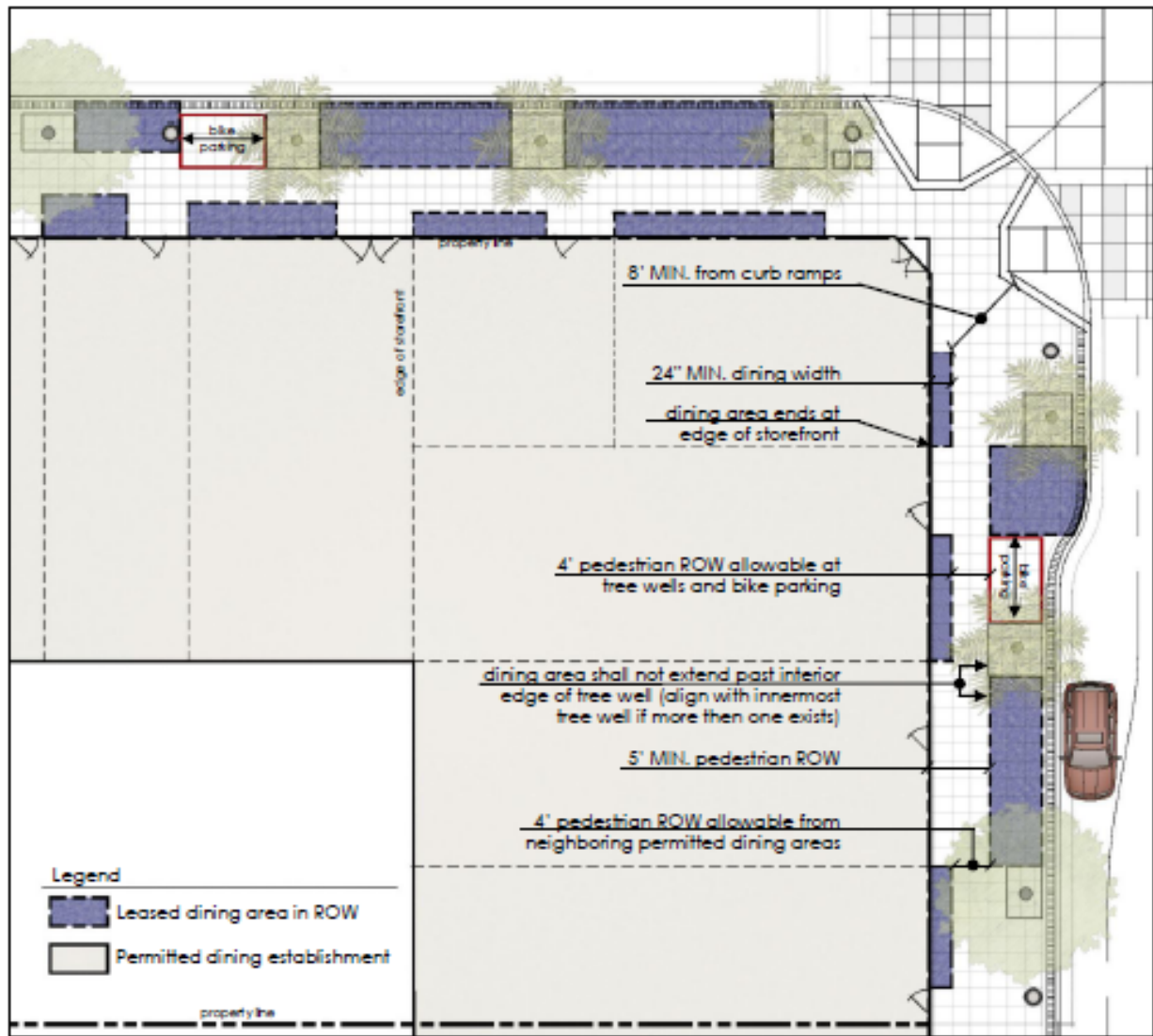


Figure 3.4  
Spatial Standards - South Side of Pardall Road and the Embarcadero Loop



- **Encroachment permit**
  - **Redevelopment Agency pilot process**
  - **Public Works to issue permit**
- **Annual renewal**
- **Revocable by Public Works Director for violations**





## **Annual permit fee**

- **\$0.75 per gross square foot**
- **Represents 43% of average lease rate**
  
- **Pilot Program fee through December 2010**
  - **\$0.50 per gross square foot**
  
- **Public Works Director may update fee annually**
  - **Limited to Consumer Price Index increases**



## **First year**

- **Approximately \$29,700**

## **Full program**

- **Approximately \$44,600**

## **Public Works estimated administration cost**

- **Approximately \$10,000 of revenue**



**Consider a Resolution to set a fee for  
the use of County Right-of-Way for  
Dining Purposes in Isla Vista**

**Adopt the attached Ordinance,  
amending Chapter 28 of the Santa  
Barbara County Code**