



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: Planning and Development
Department No.: 053
For Agenda Of: 4/14/09
Placement: Administrative
Estimated Time: N/A
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department John Baker, 568-2085
Director Planning and Development
Contact Info: Dave Ward, Deputy Director, 568-2520
SUBJECT: Agreement to transfer Mitigation Funds to the City of Santa Barbara as a contribution to establish a regional youth hostel.

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Other Concurrence: County Executive Office

As to form: Yes

Recommended Actions:

1. Approve and authorize the Chair to execute an agreement with the City of Santa Barbara for transfer of mitigation funds from the Planning and Development Department towards establishment of a regional youth hostel.
2. Approve the attached budget revision which will allow the transfer of mitigation funds (\$100,000.00) to the City of Santa Barbara.

Summary Text:

On January 7, 1997, the County approved the Hyatt Hotel project (also known as the Santa Barbara Hotel and Racquet Club and Bacara Resort) with a condition of approval that stated that the applicant shall contribute \$100,000.00 towards establishment of a regional hostel. The money was deposited into a trust fund to be released prior to issuance of the Certificate of Occupancy for such a hostel.

A building permit for a youth hostel was issued by the City of Santa Barbara on September 19, 2007 and is nearing the end of its construction period. This project was required by the Coastal Commission as part of the City of Santa Barbara's amendment to their Park Plaza Specific Plan. Planning and Development has determined that the youth hostel, now nearing completion in the City of Santa Barbara, qualifies for the transfer and use of these funds. If approved by your Board, the City of Santa Barbara would subsequently transfer \$100,000.00 to the developer of hostel, currently known as the

Parker Family Trust, after the Certificate of Occupancy is issued. The application of funds to this hostel would fulfill both the obligation of the approved Hyatt Hotel project and the County's oversight as prescribed in Condition No. 6.

Background:

The Board of Supervisors approved the Hyatt Hotel project (86-DP-046 in 1997, which included Conditional #6: "The applicant shall make a fair share contribution of funds to the establishment of a regional hostel. The amount of contributed funds shall be determined by the Planning and Development Department, prior to approval of the land use permit. The amount of the contribution should not be more than that imposed on other similar developments and shall take into consideration increased public access opportunity provided by the applicant or facilities. These contributions shall be made prior to issuance of Certificate of Occupancy." Planning and Development determined a fair share contribution to be \$100,000, which was agreed upon by the Hyatt Hotel project developer.

In 1994, the Coastal Commission approved an amendment to the City of Santa Barbara's Park Plaza Specific Plan, which included development of the Waterfront Hotel and a 9.62 acre public park. As part of their approval of the Specific Plan, the Coastal Commission included a requirement for a 100 bed youth hostel to be constructed by the developer as mitigation to offset the proposed hotel. That project, which is located at 12 East Montecito Street in the City of Santa Barbara, was subsequently approved by the City of Santa Barbara in 1995 and is currently under construction.

Budgeted: The attached budget revision will provide the authority move \$100,000 from the mitigation trust fund to the City of Santa Barbara.

Fiscal Analysis:

\$100,000 will be transferred from the Planning and Development mitigation trust fund (#398) to the City of Santa Barbara for the establishment of a regional hostel.

Staffing Impacts: N/A

Special Instructions:

Please forward a copy of the executed agreement to:

1. Planning and Development, attention Betsy Blaine, Business Manager, 568-2065.
2. City of Santa Barbara, attention Paul Casey, Community Development Director, City of Santa Barbara, POBOX 1990, Santa Barbara, CA 93102-1990, 564-5470.
3. City of Santa Barbara, attention Peter Lawson, Associate Planner, City of Santa Barbara, POBOX 1990, Santa Barbara, CA 93102-1990, 564-5470.
4. City of Santa Barbara, attention Sarah J. Knecht, Assistant City Attorney, City Attorney's Office, City of Santa Barbara, POBOX 1990, Santa Barbara, CA 93102-1990.

5. City of Santa Barbara, attention Rob Peirson, Finance Director, Finance Department, City of Santa Barbara, POBOX 1990, Santa Barbara, CA 93102-1990.

Attachments:

- A. Agreement between the County and City of Santa Barbara
- B. Budget Revision

Authored by:

June Pujo, Supervising Planner
Planning and Development, 568-2056

CC:

Dianne Meester Black, Director of Development Services, Administrative Division, Planning and Development

June Pujo, Supervising Planner, Development Review Division-South, Planning and Development

Betsy Blaine, Business Manager, Administration Division, Planning and Development

Paul Casey, Community Development Director, City of Santa Barbara, POBOX 1990, Santa Barbara, CA 93102-1990

Peter Lawson, Associate Planner, City of Santa Barbara, POBOX 1990, Santa Barbara, CA 93102-1990

Sarah J Knecht, Assistant City Attorney, City Attorney's Office, City of Santa Barbara, POBOX 1990, Santa Barbara, CA 93102-1990

Rob Peirson, Finance Director, Finance Department, City of Santa Barbara, POBOX 1990, Santa Barbara, CA 93102-1990