



**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: Redevelopment Agency
Department No.: 990
For Agenda Of: 12/19/2006
Placement: Administrative
Estimate Time:
Continued Item: NO
If Yes, date from:
Vote Required: Majority

TO: Board of Directors, Redevelopment Agency
FROM: Board Member(s) Michael F. Brown, Redevelopment Agency Executive Director
Contact Info: Terri Maus-Nisich, Assistant County Executive Officer
Jamie Goldstein, Redevelopment Agency Deputy Director (x 8050)
SUBJECT: Isla Vista Façade Improvement Program

County Counsel Concurrence:

As to form: Yes No N/A

Auditor-Controller Concurrence:

As to form: Yes No N/A

Other Concurrence: N/A

As to form: Yes No N/A

Recommended Action(s):

That the County of Santa Barbara Redevelopment Agency Board of Directors:

1. Find the Façade Improvement Described herein is exempt from CEQA as set forth in the Notice of Exemption (Attachment A)
2. Adopt a Resolution (Attachment B) establishing a façade improvement program in downtown Isla Vista
3. Authorize the Executive Director of the Redevelopment Agency to enter into Design Grant Agreements and Façade Improvement Owner Participation Agreements consistent with the terms set forth in Downtown Isla Vista Façade Program Description (Attachment C).

Summary:

In 1990, Santa Barbara County formed the Isla Vista Redevelopment Project Area. Under California Community Redevelopment Law (CRL), the Redevelopment Agency is charged with eliminating adverse physical and economic conditions in a Redevelopment Project Area. The 1990 Redevelopment Plan includes goals directing the Agency to assist in the enhancement and renovation of businesses in Isla Vista. In addition, the Draft Isla Vista Master Plan calls for the establishment of a façade improvement program, and other incentive-based programs, to facilitate aesthetic upgrades.

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Background:

This item is on the agenda to establish a façade improvement grant program in Isla Vista. The façade improvement program is intended to:

- Facilitate commercial revitalization
- Stimulate private investment
- Implement the Isla Vista Master Plan vision
- Improve the overall physical image of Isla Vista

The proposed grant program requires 1 to 1 matching funds and caps each grant at \$10,000. Program funds must be used for exterior building enhancements and visible site improvements as described in the Proposed Program (Attachment C). Additionally, the proposed program includes a design grant of up to \$500 for architectural assistance to finalize project plans and designs. A request for proposals was issued in summer 2006 and a list of qualified architecture firms has been established. The proposed project was conceptually presented to the County Board of Architectural Review in August and their comments were incorporated into the program.

Agency staff recommends your Board authorize the Agency Executive Director to enter into agreements consistent with the following criteria:

1. Façade Design Grant Agreements:

- a. Agency contribution limited to \$500.00
- b. The design firm must be approved by the Agency
- d. The Agreement must be consistent with the Program Description (Attachment C)

2. Façade Improvement Owner Participation Agreements:

- a. Agency contribution is limited to \$10,000 (in addition to the design grant). For projects of larger size and scope, the Agency Executive Director may approve a greater amount.
- b. The design must be approved by the County Board of Architectural Review and the Agency Executive Director or designee.
- c. The Agency contribution must be matched on a 1 to 1 basis by the owner
- d. The owner must obtain all required permits
- e. The Agreement must be consistent with the Program Description (Attachment C)
- f. The Agreement must be approved by County Counsel and Risk Management

Fiscal and Facilities Impacts:

Budgeted: Yes No

Fiscal Analysis:

<u>Funding Sources</u>	<u>Current FY Cost:</u>	<u>Annualized On-going Cost:</u>	<u>Total One-Time Project Cost</u>
General Fund			
State			
Federal			
Fees			
Other:	\$ 50,000.00		
Total	\$ 50,000.00	\$ -	\$ -

Narrative: Staff recommends an initial allocation of \$50,000 in RDA funds for this program. The Adopted Redevelopment FY 06/07 Budget does not include funding for this project. Should your Board

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approve the proposed program, a Budget Revision will be forwarded to your Board, transferring these funds from RDA Reserves into this Project Designation.

Staffing Impact(s):

Legal Positions:

FTEs:

Special Instructions:

Clerk of the Board to forward copy of the minute order to RDA: Attn: Jamie Goldstein.

Attachments:

Attachment A: CEQA Notice of Exemption

Attachment B: Resolution

Attachment C: Downtown Isla Vista Façade Improvement Program Description

Authored by:

Jamie Goldstein

cc: