



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: Social Services/General Services
Department No.: 044/063
For Agenda Of: July 19, 2016
Placement: Administrative
Estimated Time:
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors

FROM: Department Daniel Nielson, Department of Social Services 346-7101
Directors: Matthew P. Pontes, General Services 560-1011
Contact Info: Terrie Concellos, Deputy Director of Social Services 346-7251
Janette Pell, Assistant Director of General Services 568-3096

*Should be for D.N.
Skip Corey for Matt Pontes*

SUBJECT: Tenant Estoppel Certificates for Social Services Leases in Santa Maria; 5th Supervisorial District

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Other Concurrence: N/A

As to form:

Recommended Actions: That the Board of Supervisors:

- a) Approve and authorize the Chair to execute the original and duplicate original Tenant Estoppel Certificate (Attachment 1) related to the County's lease of office space at 1410 and 1444 South Broadway in Santa Maria;
- b) Approve and authorize the Chair to execute the original and duplicate original Tenant Estoppel Certificate (Attachment 2) related to the County's lease of office space at 1318 South Broadway in Santa Maria; and
- c) Find that the execution of Tenant Estoppel Certificates is not a "project" under the California Environmental Quality Act (CEQA) guidelines, pursuant to Section 15378(b)(5); in that it is an administrative activity that will not result in direct or indirect physical changes in the environment, and is therefore not subject to CEQA review.

Summary Text:

This item is on the agenda in order to facilitate Santa Maria Broadway Plaza, LLC's ("Landlord/Borrower") request that the County execute Tenant Estoppel Certificates to assist the Landlord obtain new financing for their property at 1318-1490 South Broadway in Santa Maria. The County's assistance with the Landlord's private financing will not impact the County's current leases.

Background:

The Department of Social Services operates programs at 1410 and 1444 South Broadway, Santa Maria and at 1318 South Broadway, Santa Maria, pursuant to two separate leases, executed on October 1, 1998 and August 1, 2008, respectively. Both leases expire in 2018. The landlord for both addresses, Santa Maria Broadway Plaza, LLC, and the tenant, County of Santa Barbara, Department of Social Services, have enjoyed a long standing relationship. The attached Tenant Estoppel Certificates are acceptable to the Department of General Services, Real Property Division and the Department of Social Services.

Tenant Estoppel Certificates are standard documents required of tenants by lenders before a lender will agree to refinance a landlord's loan on property in which a tenant leases space. In the Tenant Estoppel Certificates, the County confirms the respective statuses of each of its leases with the Landlord/Borrower.

Fiscal and Facilities Impacts:

There will be no fiscal or facilities impacts caused by the recommended actions.

Special Instructions:

Clerk of the Board, please distribute as follows:

1. Original executed Tenant Estoppel Certificates - Board's Official File
2. Dupl orig executed Tenant Estoppel Certificates - Real Property Division
3. Minute Order - Real Property Division

Attachments:

1. Tenant Estoppel Certificate for 1410 and 1444 South Broadway, Santa Maria
2. Tenant Estoppel Certificate for 1318 South Broadway, Santa Maria