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## County of Santa Barbara



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### Redevelopment Agency Board of Directors

March 4, 2008

Neil Dipaola  
d3 Partners, LLC  
1242 West Valerio Street  
Santa Barbara, CA 93101

Dear Mr. Dipaola:

The purpose of this letter is to describe the relationship between the Santa Barbara County Redevelopment Agency (Agency), and d3 Partners, LLC (Developer) related to the land use processing of 6539 Trigo Road in downtown Isla Vista (Site) consistent with the Isla Vista Master Plan (IVMP). This letter outlines the responsibilities of the Agency Developer.

For the past few months, you have been in discussion with Agency staff on conceptual plans for a new mixed use building on the Site. The Isla Vista Project Area Committee reviewed the project at its February 27, 2008 meeting. Additionally, the South County Board of Architectural Review reviewed the project at its February 28, 2008 hearing. The Agency looks forward to your submission of an application for entitlements to the County Planning and Development Department.

This letter is a non-binding statement of intent between the parties and does not confer upon the Developer any legal rights, including the right to develop the Site. Further, this letter does not, in any way, bind the parties to the terms stated herein. The terms of this letter will expire on March 4, 2009. Nothing in this letter should be construed as a commitment on the part of the County to approve the Proposed Project.

#### **Proposed Project**

The project contemplated is a mixed use multi-story development comprised of approximately 5,000 square feet of community serving commercial space and approximately 40-studio and 4 two-bedroom units. The ground floor of the proposed structure will be devoted to commercial and parking uses, while upper stories will be for residential uses. Affordable units will be provided on-site in accordance with Coastal Land use Policy 5-10. The project currently includes approximately 25 on-site parking spaces with the balance of required parking provided off-site.

<b>Lot Size:</b>	.37 Acre
<b>Parking:</b>	25 parking spots In lieu fee for remaining parking requirements
<b>Ground Floor Commercial:</b>	At least 5,000 SF
<b>Market Rate Housing:</b>	32 for-sale studio units 4 for-sale two-bedroom units
<b>Affordable Housing:</b>	8 for-sale studio units
<b>Height:</b>	44 ft average (stepped back from street and rear where possible)
<b>Setbacks:</b>	Zero setback at north and northwest street frontage. 10ft setback at southern property line / parking buffer or drive isle.

Attachment A to this letter includes conceptual building elevations. While the final project is expected to include modifications to the attached elevations, the final design will include:

- Parking screened from the street
- Viable retail spaces
- Both market and affordable housing units
- High quality outdoor commercial spaces along the street
- Multiple stories

### **Isla Vista Master Plan**

In 2007, the County of Santa Barbara unanimously approved the IVMP. While the Plan has been submitted to the Coastal Commission, a Commission hearing date has not yet been set.

The IVMP describes a long term vision for the Isla Vista community, with a revitalized downtown that provides housing and high quality retail uses that serve area residents. The proposed project generally meets these overall community goals.

### **Agency Responsibilities**

1. Agency staff will provide non-monetary technical assistance in preparing studies necessary to develop the Site consistent with the Isla Vista Master Plan.
2. Agency staff will facilitate applications for County land use permits, using existing County zoning, Government Code Section 65915-65918 (State Bonus Density Program), and other applicable sections of State Law as necessary.
3. Agency staff will act as a liaison between Planning staff, the Isla Vista Project Area Committee, and the Developer.
4. The Agency will provide the Developer with copies of all reports, studies, analyses, public correspondence, and similar documents prepared or commissioned by the Agency with respect to the Development, promptly upon

their completion. Notwithstanding the above, the Agency is not obligated to undertake any studies or analyses.

**Developer Responsibilities**

1. The Developer will submit an application to the County for project entitlements by September 4, 2008.
2. The Developer will present the proposed project to various County and community boards and commissions, including but not limited to the South County Board of Architectural Review, the Isla Vista Project Area Committee, and the Santa Barbara County Planning Commission.
3. The Developer will provide the Agency with copies of all final reports, studies, analyses, correspondence, and similar documents, prepared or commissioned by the Developer with respect to the development of the Site, promptly upon their completion.

We look forward to working together to implement this project and begin revitalizing downtown Isla Vista. Should you have any questions, please do not hesitate to contact Jamie Goldstein, Redevelopment Deputy Director at (805) 884-8050.

Sincerely,

Salud Carbajal  
Chair, Redevelopment Agency Board of Directors

cc: Brooks Firestone, 3<sup>rd</sup> District Supervisor  
Michael F. Brown, Executive Director, Redevelopment Agency  
Terri Maus-Nisich, Assistant CEO  
Jamie Goldstein, Redevelopment Agency  
Mary McMaster, County Counsel  
Anne Almy, Development Review  
Errin Briggs, Development Review