



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: County Executive Office
Department No.: 990
For Agenda Of: August 14, 2007
August 21, 2007
Placement: 15 minutes on 8/21
Estimated Tme: No
Continued Item:
If Yes, date from: Yes
Vote Required:

TO: Board of Supervisors
Board of Directors, Redevelopment Agency

FROM: Department Michael Brown, Executive Director, Redevelopment Agency
Director(s)
Contact Info: Terri Maus-Nisich, Assistant County Executive Officer (x3412)
Jamie Goldstein, Deputy Director, Redevelopment Agency (x 8050)

SUBJECT: Proposed Second Amendment to the Isla Vista Redevelopment Plan

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: No

Recommended Actions:

That the Redevelopment Agency Board of Directors:

- 1) On August 14, 2007, receive the Proposed Second Amendment to the Isla Vista Redevelopment Plan (Attachment 1) and Report to the Board of Supervisors for the Proposed Second Amendment to the Redevelopment Plan for Isla Vista (Attachment 2).
- 2) Consent to a Joint Public Hearing of the Board of Supervisors and Redevelopment Agency Board of Directors and request the Board set a hearing date for August 21, 2007, to:
 - a) Adopt a resolution making certain CEQA Findings of Fact and Statement of Overriding Considerations (Attachment 3) for the Isla Vista Master Plan EIR (03-EIR-08), including the EIR Revisions Memorandum RV1, related to the second amendment for the Isla Vista Redevelopment Plan.
 - b) Adopt a resolution (Attachment 4) approving the second amendment to the Isla Vista Project Area Redevelopment Plan to:
 - i) Clarify that the Agency can not use eminent domain to acquire land;
 - ii) Allow the Agency to acquire land from willing sellers for commercial, housing and mixed use projects; and,
 - iii) Permit the Agency to assist in development or redevelopment of private commercial and mixed use projects.

That the Board of Supervisors:

- 1) On August 14, 2007 receive the proposed Second Amendment (Attachment 1), and the Report to the Board of Supervisors for the Proposed Second Amendment to the Redevelopment Plan for the Isla Vista Redevelopment Project (Attachment 2).
- 2) Consent to a Joint Public Hearing of the Board of Supervisors and Redevelopment Agency Board of Directors and set hearing date for August 21, 2007, to:
 - a) Adopt a resolution acknowledging prior certification of the IVMP EIR as it relates to the second amendment (Attachment 5).
 - b) Introduce (first reading) an ordinance approving and adopting the second amendment to the Redevelopment Plan for the Isla Vista Redevelopment Project (Attachment 6). Set second reading to adopt ordinance on August 28, 2007.

Summary Text:

This item is on the agenda for the adoption of an amendment to the Isla Vista Redevelopment Plan. The amendment is related to the Isla Vista Master Plan; however California Redevelopment Law requires independent consideration of redevelopment plan amendments.

The Redevelopment Plan (Plan) for the Isla Vista Redevelopment Project Area was adopted by the Board in 1990. In 2005 a draft Second Amendment to that Plan was prepared to: 1) Clarify that the Agency can not use eminent domain to acquire land; 2) Allow the Agency to acquire land from willing sellers for commercial, housing and mixed use projects; and 3) Permit the Agency to assist in development or redevelopment of private commercial and mixed use projects. This Second Amendment was reviewed, and recommended for adoption, by the Isla Vista Project Area Committee on November 30, 2005 (Attachment 2, Appendix C). Redevelopment plan amendments require review under the California Environmental Quality Act. That review was conducted as part of the EIR for the Isla Vista Master Plan, scheduled for Board consideration on August 21, 2007.

The purpose of the Report to the Board of Supervisors is to provide the facts and evidence required for the Board of Supervisors and Redevelopment Agency Board of Directors to consider if the Board and the Agency Board of Directors should, following the joint public hearing, consider approval of the proposed Second Amendment.

Background:

California Redevelopment Law establishes the procedures for amending a Redevelopment Plan. These procedures require that the Board of Supervisors receive the Second Amendment accompanied by the Report to the Board in advance of consideration of the Second Amendment, and that the Board consent to a joint public hearing with the Redevelopment Agency Board of Directors to consider the Second Amendment.

The Report to the Board of Supervisors includes:

- A description of the proposed Second Amendment
- The rationale for the Second Amendment
- The specific Redevelopment Plan edits associated with the Second Amendment

- The Planning Commission's Government Code Section 65402 consistency findings, which determine the Second Amendment consistent with the:
 - Comprehensive Plan
 - Goleta Community Plan
 - Coastal Land Use Plan
 - Isla Vista Master Plan
- The Commission's recommendation to adopt the Second Amendment
- A reference that incorporates the Isla Vista Master Plan EIR (03-EIR-08 and EIR Revisions Memorandum RV1) as CEQA review document for the Second Amendment

Fiscal and Facilities Impacts:

The proposed Second Amendment will have no fiscal impact. The Second Amendment will provide the Agency with the flexibility to acquire land from willing sellers for mixed use, affordable housing and commercial projects.

Special Instructions:

Special noticing for the joint public hearing on August 21, 2007, has been arranged with the Clerk of the Board.

Attachments:

Attachments scheduled for distribution for 8/14 hearing:

- 1) Redevelopment Plan with redline changes showing the amendment.
- 2) Report to the Board of Supervisors for the Proposed Second Amendment to the Redevelopment Plan for the Isla Vista Redevelopment Project.

Attachments scheduled for distribution for 8/21 hearing:

- 3) Redevelopment Agency Board Resolution making CEQA Findings related to the Redevelopment Plan amendment.
- 4) RDA Resolution approving the second amendment to the Redevelopment Plan (distribution for 8/21 hearing).
- 5) Board of Supervisors Resolution acknowledging prior certification of the EIR as it relates to the second amendment.
- 6) Board of Supervisors Ordinance for the Redevelopment Plan amendment.

Authored by:

Jeff Lindgren, Redevelopment Specialist (x 2069)

cc:

Mary McMaster, County Counsel