

# SANTA BARBARA COUNTY BOARD AGENDA LETTER



Clerk of the Board of Supervisors  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

## Agenda Number:

**Prepared on:** April 15, 1999  
**Department:** Planning & Development  
**Budget Unit:** 053  
**Agenda Date:** April 27, 1999  
**Placement:** Administrative  
**Estimate Time:** N/A  
**Continued Item:** NO  
**If Yes, date from:**

---

**TO:** Board of Supervisors

**FROM:** Noel Langle, Deputy Director  
Planning & Development

**STAFF CONTACT:** Hollee Brunsky, Planner (ext. 3577)

**SUBJECT:** "Rental Restrictive Covenant" for three (3) dwelling units included within the Meldahl Condominiums project (97-DP-028/TM 14,460, Casa Monterey). Assessor Parcel Number 075-051-007, located at 6640 Abrego Road, in the Goleta/Isla Vista area, Third Supervisorial District.

---

## RECOMMENDATION:

That the Board of Supervisors:

- A. Approve and execute the attached "Rental Restrictive Covenant" (Attachment A) for the Meldahl Condominiums (Casa Monterey) project.

## ALIGNMENT WITH BOARD STRATEGIC PLAN:

The recommendation is primarily aligned with actions required by law or by routine business necessity.

## EXECUTIVE SUMMARY AND DISCUSSION:

On July 15, 1998, the Planning Commission approved the Development Plan (97-DP-28) and Tract Map (TM 14,460) for the Meldahl Condominium Complex project, now known as "Casa Monterey." The project consist of eleven air space condominiums on one lot of approximately 25,055 square feet. Although the project is designed as condominium units, the applicant plans to maintain ownership of the complex and rent the units for as long as they own the parcel. TM 14,460 has not yet recorded.

A condition of project approval requires the applicant to enter into and record a "Rental Restrictive Covenant" to ensure the provision that twenty-five percent of the project units in the complex are offered as low or moderate incomes (See Planning Commission's Action Letter of July 15, 1998, Attachment B, Project

Conditions, Condition #3). As there are eleven units, three units are required to be affordable. The applicant proposes to provide the affordable units in the upper-moderate income category. The attached "Rental Restrictive Covenant" was reviewed and approved by Planning & Development, County Counsel, and the Housing Finance and Development Division.

**MANDATES AND SERVICE LEVELS:**

Development Plan 97-DP-028 was approved with a condition requiring that the applicant enter and record the "Rental Restrictive Covenant" (Attachment A). The acceptance and recordation of this document will satisfy the requirements of the condition, and will implement the County's Affordable Housing Program. Execution of this document will not affect County levels of service.

**FISCAL AND FACILITIES IMPACTS:**

The County of Santa Barbara is not obligated to maintain, improve, or otherwise expend any funds in connection with the affordable housing units.

**SPECIAL INSTRUCTIONS:**

Clerk of the Board to forward the executed "Rental Restrictive Covenant" to the County Clerk Recorder.

**CONCURRENCES:** County Counsel

**ATTACHMENTS:**

- A. Rental Restrictive Covenant for Meldahl Condominiums
- B. Planning Commission's Action Letter of July 15, 1998 for 97-DP-28 and TM 14,460.

F:\GROUP\Dev\_Rev\WP\DP\97\_CASES\7DP028\AHA - BOS Letter.DOC

**ATTACHMENT A**  
**Rental Restrictive Covenant**  
**for**  
**Meldahl Condominiums/Casa Monterey**

**ATTACHMENT B**  
**Planning Commission's Action Letter**  
**for July 15, 1998**  
**Meldahl Condominiums (97-DP-28, TM 14,460)**