

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

August 1, 2002 (Agenda)

LAFCO 03-1: St. Vincent's Reorganization: Annexation to the City of Santa Barbara/
Detachment from the Santa Barbara County Fire Protection District/
Detachment from the Goleta Water District, and

Expand the sphere of influence of the City of Santa Barbara and reduce the
sphere of influence of the Goleta Water District.

PROPONENT: City Council of the City of Santa Barbara, by resolution.

ACREAGE &
LOCATION Approximately 28 acres located west of and including San Marcos Pass Road
(State Highway 154), north of and including Calle Real.

PURPOSE: To obtain community services for an affordable housing development and
facilitate construction of 95 units of low income senior housing, 75 units of low
income family housing, an adult day care facility for senior and recreational
facilities for residents.

PROJECT INFORMATION

1. Spheres of Influence

The annexation requires expanding the City's sphere of influence into the area between the City of Santa Barbara and the City of Goleta. This development project was in the land use review process before the incorporation of City of Goleta was being considered.

The property is adjacent to the existing sphere of influence on the east and the north and represents a logical extension of the City boundaries.

A detachment of this property from the Goleta Water District will require a reduction in the District's sphere of influence to exclude this area.

The City has complied with the new statutory requirement in Government Code §56425 to consult with the County prior to submitting the requested sphere change.

2. Land Use, Planning and Zoning - Present and Future:

The site contains St. Vincent's Institution, consisting of a convent, transitional housing programs for single mothers on public assistance and adolescent girls on probation, a day care center, a

private school and indoor swimming complex. All of these existing uses, except the private school, will remain with the addition of the new uses.

The City General Plan designates the site as Residential, 12 Dwelling Units per Acre. Approved pre-zoning is R-3, Limited Multiple Residence.

The County General Plan designates the site as RES, 12.3 and RES 30, Residential, 12 Units and 30 Units per Acre. County zoning is DR-12 and DR-30 (Design Residential, 12 and 30 DU per Acre).

Surrounding land uses include the Santa Barbara Medical Foundation Clinic to the east, multiple family residential (mobile home park) to the west, single and multiple family residential to the north and Highway 101 to the south.

Attached for the Commission's reference is a June 12 letter to the Mayor of the City of Santa Barbara from the Chair of the Board of Supervisors which states, in part:

The County of Santa Barbara strongly supports the City's proposed amendment to its sphere of influence to allow annexation of the St. Vincent's-Mercy Housing project (APNs 059-240-020, 021 and 022). As you know, the County and City have been working together on the planning and financing of this important 100% affordable housing project.

City and County staffs have noted the agreement by these agencies to share equally in the "credits" this project will provide towards meeting their respective fair share allocations of regional housing needs.

The City notes that according to the draft Regional Housing Needs for Santa Barbara County dated May 2002, the City's fair share housing allocation for 2001-2008 is proposed to be 2,101 residential units, with 861 of these to be available to low and very-low income households. The proposed project will provide 855 units that will count toward the City's proposed fair share allocation, or approximately 10 percent of the proposed allocation for these low and very-low income groups.

3. Topography, Natural Features and Drainage Basins

The topography of the site and surrounding area is generally level, with a slight slope towards Cieneguitas Creek. No significant natural boundaries affect the proposal.

4. Population:

Approval of the proposal could result in the construction of 170 new dwelling units, which would be added to the existing convent and transitional housing program on the site.

5. Governmental Services and Controls - Need, Cost, Adequacy and Availability:

The initiating agency's "Plan for Providing Services Within the Affected Territory" as required by the Government Code is attached.

Water for the project will be provided by the City. The application includes detaching the area from the Goleta Water District. The District has been notified of the hearing.

6. Assessed Value, Tax Rates and Indebtedness:

The proposal is presently within tax rate area 69029. The overall tax rate will not be affected by this change. The assessed value is \$5,420,726 (1999-2000 roll).

The subject territory, upon annexation to the City, shall be liable for payment of its share of any existing City indebtedness and be subject to all existing City taxes and assessments.

The subject territory, upon detachment from the Goleta Water District, should be exempt from liability for payment to the District of all or any part of principal, interest and any other amounts that shall become due on account of all or any part of outstanding or authorized but presently unissued bonds or obligations of said District, and the levying or fixing and the collection of any (1) taxes or assessments, or (2) service charges, rentals, or rates, or (3) both, as may be necessary to provide for such payment, pursuant to Government Code Section 56886(c).

7. Environmental Impact of the Proposal:

The City of Santa Barbara, as the lead agency, prepared a Mitigated Negative Declaration which describes the environmental impacts of the proposal and sets forth measures to mitigate any significant impacts.

The Final MND has been distributed to the members of the Commission for their review and is included by reference in this report.

8. Landowner and Subject Agency Consent:

The proponent certifies that all property owners have given written consent.

The City consents to the waiver of conducting authority proceedings, provided LAFCO does not condition this annexation upon the initiation or completion of other annexations.

9. Boundaries, Lines of Assessment and Registered Voters:

The boundaries are definite and certain, although containing minor errors. There are no conflicts with lines of assessment or ownership.

It is the Commission's general practice to consider including in annexations all adjacent parcels that are under the same ownership as the property proposed to be annexed. St. Vincent's owns adjoining property to the northwest which is developed as a mobile home park via a lease to another party.

The mobile home park property, while legally contiguous to the annexing parcel, does not share access with the subject property. Adding the mobile home park to the annexation would raise issues concerning the respective mobile home rent regulation ordinances in the City and unincorporated area and could result in significant opposition by residents of the mobile home park. The staff does not recommend including the additional property.

The proposal is contiguous to the existing City boundaries. A map sufficient for filing with the State Board of Equalization has not yet been received from the proponent.

The territory is inhabited; more than 12 registered voters reside in the affected territory.

ALTERNATIVES FOR COMMISSION CONSIDERATION

It is recommended the Commission take the following actions:

OPTION 1 – APPROVE this proposal.

- A. Certify your Commission has reviewed and considered the information contained in the Mitigated Negative Declaration.
- B. Amend the City of Santa's Barbara sphere of influence to include the subject area and the Goleta Water District's sphere of influence to exclude the area.

- C. Change the proposal number from LAFCO 03-1 to LAFCO 02-9.
- D. Adopt this report and approve the proposal known as St. Vincent's Reorganization: Annexation to the City of Santa Barbara/ Detachment from the Santa Barbara County Fire Protection District/ Detachment from the Goleta Water District.

- E. Subject the proceedings to the following terms and conditions:
1. The territory shall be liable for existing bonded indebtedness of the City.
 2. The territory shall be liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the City.
 3. The territory shall be exempt from payment of liability of payment of taxes for existing bonded indebtedness of the detaching Districts.
- F. Direct the staff to initiate and conduct subsequent proceedings in compliance with the decision of the Local Agency Formation Commission only upon the signing of the resolution by the Chair.

OPTION 2 - DENY this proposal.

- A. Certify your Commission has reviewed and considered the information contained in the Mitigated Negative Declaration.
- B. Adopt this report and deny the proposal.

OPTION 3 - CONTINUE this proposal to a future meeting for additional information.

RECOMMENDED ACTION:

Approve OPTION 1 and approve the proposal as submitted.

BOB BRAITMAN
Executive Officer
LOCAL AGENCY FORMATION COMMISSION