

**Successor Agency to the Redevelopment Agency of the City of Santa Barbara
633 and 635 Bath Street Parcels
Long-Range Property Management Plan**

This Long-Range Property Management Plan (“LRPMP”) for the 633 and 635 Bath Street Parcels (Exhibit A – Map) includes all of the elements required pursuant to Health and Safety Code § 34191.5(c) as well as supporting documentation. For ease of reference, the elements of the LRPMP are listed below in italics and addressed in the order they are listed in the statute.

Property Inventory (Health and Safety Code § 34191.5(c)(1):

(A) The date of the acquisition of the property and the value of the property at that time, and an estimate of the current value of the property.

The properties were purchased in November 2007 (see Exhibit B: Redevelopment Agency Agenda Report dated November 20, 2007). The purchase price for 633 Bath Street was \$500,000. The purchase price for 635 Bath Street was \$620,000. There are no current estimates of the property values for 633 or 635 Bath Street.

APN	Acquisition Date	Official Document	Acquisition Value	Current Estimated Value
037-113-010	2-29-08	2008-0011283	\$500,000	See Section D
037-113-009	2-13-08	2008-0007929	\$620,000	See Section D

(B) The purpose for which the property was acquired.

The two parcels were acquired by the Redevelopment Agency as part of an effort to enhance the austere design proposed by the Army Corps of Engineers for the Mission Creek Flood Control Project improvements. It was envisioned that enhancements to the creek corridor could be achieved through the creation of pocket parks or through aesthetic treatment of historic bridges and pedestrian paths. The project was originally packaged along with other possible Mission Creek Flood Control Project improvements and funded in the amount of \$2,475,000 from proceeds of the Redevelopment Agency’s 2001A tax increment bonds.

These particular properties were purchased by the Redevelopment Agency in order to develop a pocket park. Two studies, the *West Downtown Community Revitalization Study* completed in 1981 and recently the *West Downtown Study* (Exhibit C) completed in 2002 identified, among other things, a lack of park land/open space as a major concern of west downtown residents. Efforts to develop the parcels as a pocket park have been underway for some time. Initially efforts included the relocation of tenants occupying the two residential structures and, once vacant, the old, dilapidated houses were demolished. However, due to the threat and eventual dissolution of redevelopment in the State of California, design efforts were temporarily suspended pending the outcome of Successor Agency ROPS submittals. Funding for this obligation is to be paid from excess proceeds of the 2001 tax increment bond. Consequently, the City of Santa Barbara Parks and Recreation Department is currently in the process of developing a plan for the property.

(C) Parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

APN	Address	Lot Size (sq. ft.)	Zoning	General Plan Designation
037-113-010	633 Bath St.	1,318	R-4 Hotel-Motel-Multiple Residence Zone	Parks/Open Space
037-113-009	635 Bath St.	1,370	R-4 Hotel-Motel-Multiple Residence Zone	Parks/Open Space

**Successor Agency to the Redevelopment Agency of the City of Santa Barbara
633 and 635 Bath Street Parcels
Long-Range Property Management Plan**

(D) An estimate of the current value of the parcel including, if available, any appraisal information.

There are no current estimates of the property values for 633 or 635 Bath Street. The last estimate was provided through the appraisals prepared for the acquisition of the two properties at a time when both parcels had existing single family residences. These single family residences have since been demolished and the property is vacant. Any developable area of the lot is significantly compromised due to a required creek setback of twenty-five feet from the top of creek bank. In addition, the parcels sit on a street corner which requires a ten foot setback from the street. The remaining developable area of the two parcels combined is 102 square feet. (Exhibit A). With essentially no developable area, the market value of the two parcels is negligible..

(E) An estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.

The parcels are currently vacant and no lease, rental, or other revenues are being generated by the property.

(F) The history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

A Phase I Environmental Assessment was prepared for 633 Bath Street and found that there is no known history of environmental contamination at the site. See Exhibit E.

(G) A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

This property is located in a residential neighborhood and has no potential to be developed as a transit-oriented development.

The Successor Agency has not adopted planning objectives, but looks to the Redevelopment Agency's Central City Redevelopment Project Area Plan and the Redevelopment Plan's Implementation Plan for direction. The Redevelopment Agency of the City of Santa Barbara adopted a 2010-2014 Implementation Plan, which identifies the Bath Properties Park acquisition and park development as follows:

“Mission Creek Flood Control Project Enhancement: Augmenting the US Army Corps of Engineers-funded flood control project for Mission Creek, the Agency has funded purchase of two residential properties adjacent to Mission Creek for likely use as a neighborhood park and to serve as a creek buffer. Design and construction of the park would further the creek enhancements Restoration efforts will eliminate this existing blight and prevent further blight from developing.”
(Exhibit D. Page 5.)

The planned use of the parcels is for the development of a public pocket park as identified in the Implementation Plan.

(H) A brief history of previous development proposals and activity, including the rental or lease of property.

The parcels were purchased in 2007. At the time of purchase each parcel contained a single family residence. Upon purchase, the properties were vacated in accordance with California Community Redevelopment Law. The properties were temporarily leased at the rental rates below:

- 633 Bath Street was occupied from 6-26-2008 through 3-16-2011 (33 months) the rental rate was \$755.00

**Successor Agency to the Redevelopment Agency of the City of Santa Barbara
633 and 635 Bath Street Parcels
Long-Range Property Management Plan**

- 635 Bath Street was occupied from 7-02-2008 through 02-05-2011 (31 months) the rental rate was \$1,256.00

Use and Disposition (Health and Safety Code § 34191.5(c)(2):

Address the use or disposition of all of the properties in the trust. Permissible uses include 1) the retention of the property for governmental use pursuant to subdivision (a) of Section 34181, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforceable obligation. The plan shall separately identify and list properties in the trust dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation. With respect to the use or disposition of all other properties, all of the following shall apply:

(A) If the plan directs the use or liquidation of the property for a project identified in an approved redevelopment plan, the property shall transfer to the city, county, or city and county.

(B) If the plan directs the liquidation of the property or the use of revenues generated from the property, such as lease or parking revenues, for any purpose other than to fulfill an enforceable obligation or other than that specified in subparagraph (A), the proceeds from the sale shall be distributed as property tax to the taxing entities.

(C) Property shall not be transferred to a successor agency, city, county, or city and county, unless the long-range property management plan has been approved by the oversight board and the Department of Finance.

Use and Disposition of Property (Health & Safety Code § 34191.5(c)(2))

By way of submitting this Long-Range Property Management Plan, the Successor Agency to the Redevelopment Agency of City of Santa Barbara determines that the properties should be retained for governmental use due to their future development as a much needed public park. The properties at 633 and 635 Bath Street should be transferred to the City of Santa Barbara for governmental use pursuant to subdivision (a) of Section 34181.

Exhibits

- Exhibit A - Map of 633 and 635 Bath
- Exhibit B - Council Agenda Report dated November 20, 2007
- Exhibit C - West Downtown Study dated December 20, 2002 including attachments
- Exhibit D - 2010-2014 CCRP Implementation Plan, p.5
- Exhibit E - Phase I Environmental Assessment: Residential Property 633 Bath Street