

MINUTES

Technical Planning Advisory Committee

Thursday, January 25, 2007
10:00 AM

SBCAG Office Wisteria Conference Room
260 N. San Antonio Road
Santa Barbara

Attendance

Michael Powers	SBCAG
Jackie Campbell	City of Carpinteria – via phone
Bill Shipsey	City of Santa Maria – via phone
Angela Perez	City of Buellton – via phone
Anne Wells	City of Goleta
Liz Limon	City of Santa Barbara
David Matson	County of Santa Barbara
Vijaya Jammalamadaka	APCD
Lucille Breese	City of Lompoc– via phone

Others in Attendance

John Ledbetter	City of Santa Barbara
Brian Bresolin	SBCAG
Chris Rich	County of Santa Barbara

1. CALL TO ORDER AND INTRODUCTIONS

The meeting was called to order by Bill Shipsey who initiated a round of introductions.

2. PUBLIC COMMENTS

Mr. Shipsey asked for public comments and there were none.

3. MINUTES

Jackie Campbell pointed out a typo of her name and misspelling of a development project name. David Matson moved for approval and Jackie Campbell seconded the motion. The motion passed with Vijaya Jammalamadaka abstaining.

4. REGIONAL GROWTH FORECAST UPDATE

Brian Bresolin provided an overview of the forecast methodology and results. Bill Shipsey suggested adding a date to the chart that described the DOF Mortality, Births, and Migration, 1970-2040. Liz Limon requested clarification of the unincorporated Goleta area household size trend. Brian Bresolin reviewed some general south coast assumptions. Bill Shipsey suggested reviewing school transfer data as a household size indicator and recommended Mike Grogen as a contact. Jackie Campbell suggested that the Carpinteria school district also had similar school transfer data since there are transfers from Ventura to Carpinteria and Carpinteria to Santa Barbara and Goleta based on where people live and work. David Rich inquired whether commercial, industrial and office development was paced like housing growth. Brian Bresolin suggested that it was paced but in a different manner. The countywide employment forecast was to some extent a trend and as such contains pacing of past development. In addition, allocation of growth to the city level uses past permit data and proposed development projects that by definition contain a pacing component. Jackie Campbell suggested that the use of resident workers in the jobs housing balance figures could be confusing to some who are not familiar to the concept. She also suggested that a jobs housing ratio on the city level could be useful. Brian Bresolin pointed out that since there are job estimates on the city level that the ratios can now be estimated. Anne Wells suggested that the jobs housing ratio is somewhat ambiguous and that limitations on the data should be discussed as well. She also suggested that the land use buildout data for Goleta, as documented by the forecast, may change based on an upcoming meeting with HCD regarding their housing element. She indicated there were differences in buildout between the Housing Element and Land Use Element and the Housing Element estimates will be more current. Brian Bresolin reviewed some comments received from Pat Saley that included issues related to density bonus assumptions and the relationship of commuting to employment growth.

David Matson also suggested that the county is updating some dated layers in its land use data base and some modifications to the buildout may occur in the near future. They are also considering a policy that would match residential growth with employment growth. The unincorporated area of Goleta is undergoing a visioning process that may influence land use in that area. He added the satellite communities strategy is still undergoing development. The Los Alamos community plan process is underway and includes an examination of mixed use development zoning and modification of the urban growth boundary. The Santa Ynez Valley portion of the forecast may not be consistent with the current community plan. There are also issues with sewage treatment and secondary units impacting the calculation of buildout. Chris Rich suggested that in the Hollister Corridor there is a preference for mixed use residential referenced in the Action Phase of the Housing Element. Chris Rich asked about how large projects or outliers were represented in the forecast. Brian Bresolin replied that the forecast method does not account for specific projects, but information on cumulative projects are considered in preparing the short term forecast.

Bill Shipsey was interested in migration data by age and how that affects overall population growth. Brian Bresolin replied that it is difficult to obtain up-to-date data on migration and the DMV drivers license change of address data has in the past been useful. Brian Bresolin also added that a survey of real estate professionals revealed that half of home purchasers were already living in the county. Bill asked if the most recent

economic report on the Santa Maria Valley by Dr. Sneipp had been consulted and Brian replied affirmatively. Bill suggested that due to the pace of development in the city of Santa Maria, the buildout estimate is subject to change and updating and he would be providing updated estimates to staff. Bill added that the Santa Maria development estimates were summarized in the short term by AB 1600 reporting, midterm in the Housing Element and long term in the Land Use Element Update.

Bill Shipsey asked how annexation proposals for Santa Maria and Guadalupe as well as sphere of influence adjustments for Buellton are addressed. Michael replied that unless they are likely to be approved they have not been assumed in the forecast. Angela Perez pointed out the City of Buellton's sphere of influence study and stated the City response would indicate minor changes to the buildout estimates. Michael Powers requested that TPAC members provide SBCAG with their suggestions on how to address annexations. In the past this issue was not addressed quantitatively.

Bill Shipsey suggested that an agricultural evaluation should be included in the forecast as it is such a large component of the areas employment, housing and overall impact on the city. He recommended the county agricultural report as the basis for new information. Brian Bresolin suggested labor contractors as a source of information. David Rich added that an upcoming farm worker labor and housing report should be completed by the County by summer. John Ledbetter pointed out a survey based housing report by the Board of Realtors that provides information regarding who buys housing. Jackie Campbell suggested that her cities buildout estimates may need revision as well. She also suggested that UCSB facilities management should be provided a copy of the draft report for review. Jackie Campbell was inquiring if she should take the draft forecast report to her Planning Commission. Michael Powers recommended keeping the draft at the TPAC review level to insure the local inputs are correct and until the SBCAG board approves its release to other agencies. David Rich recommended adding information on average salaries to illustrate the housing affordability issue. Anne Wells suggested that the jobs housing balance ratio can be misleading and should be qualified as to what it means and what it does not mean.

Michael Powers provided an overview of the timeline how the RGF update relates to the Regional Housing Needs Allocation. He also mentioned potential funding constraints SBCAG has to address since this is currently an unfunded mandate. Liz Limon pointed out the potential for local agencies to fund the allocation. Michael stated that ABAG did not have money for its RHNA process and may not be preparing its allocation. Brian Bresolin pointed out that SCAG is combining its growth forecast and RHNA to keep costs down.

Lucille Breese appreciated the link to view the slides as the presentation was made. She also discussed recent annexation proposals.

5. ANNOUNCEMENTS

Jackie Campbell reviewed current projects in Carpinteria including a revision to the Lagunitas project reducing the square footage to 85,000 square feet. It is located on Via Real and Cindy Lane. Jackie Campbell provided information regarding a creek restoration project and an application for agricultural annexation of the Van Wingerden Mobile Home Park and development of 30 farm worker housing units developed by Peoples Self Help Housing. Angela Perez reviewed Phase II of their General Plan

update and the Sphere of Influence Study. Lucille Breese discussed the Burton Ranch and Purisima Hills annexation proposal of 800 acres three miles north of the City. Bill Shipsey announced the addition of two new staff members Brian Smith from URS and Greg Stone from Calabasas. John Ledbetter commented on the upper State Street study scheduled to be completed late spring and the following re-launch of the General Plan update. Vijaya Jammalamadaka discussed the 2007 Clean Air Plan 45 day review period and mid February release date. Anne Wells commented that the General Plan was adopted in October and the Housing Element review by HCD was ongoing as was negotiations with the developers of the Cabrillo Business Park. David Matson commented on the County Housing Element Implementation Plan and environmental review. He also commented on the consolidation of the strategic and long range planning functions within the county. David requested assistance with recruitment and indicated there were over 12 vacant positions in the planning department.

6. ADJOURN

The meeting adjourned around 12:30 PM