

MINUTES

Technical Planning Advisory Committee

Thursday, April 5, 2007
11:00 AM

Planning Department Conference Room
Buellton City Hall
Buellton

Attendance

Michael Powers	SBCAG
Jackie Campbell	City of Carpinteria – via phone
Bill Shipsey	City of Santa Maria
Mark Bierdzinski	City of Buellton
Anne Wells	City of Goleta
Liz Limon	City of Santa Barbara
David Matson	County of Santa Barbara – via phone
Vijaya Jammalamadaka	APCD
Arleen Pelster	City of Lompoc-via phone
Shelley Stahl	City of Solvang

Others in Attendance

Brian Bresolin	SBCAG
Brian Smith	City of Santa Maria
Lucille Breese	City of Lompoc– via phone
Angela Perez	City of Buellton
Jim Richardson	Solvang SBCAG Representative

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

David Matson pointed out several misspelled names and that the reference to the Farm Worker study should say it was completed and available on the County HCD website.

Member Agencies

Buellton ▣ Carpinteria ▣ Goleta ▣ Guadalupe ▣ Lompoc ▣ Santa Barbara ▣ Santa Maria ▣ Solvang ▣ Santa Barbara County

4. REGIONAL GROWTH FORECAST UPDATE

Brian Bresolin provided an overview of the review process, the Administrative Draft comments, and, the SBCAG responses. He reviewed how modifications to the forecast model inputs changed the population and employment forecasts. He also pointed out the text changes that are provided as an attachment in the staff report.

Liz Limon wanted to know the source of the construction rate date. Brian Bresolin responded that it was from the UCSB Economic Forecast and Construction Industry Research Board. Jackie Campbell suggested that the reference to Rincon Bluffs Resort be deleted from the report since the project has not moved forward. Brian Smith asked how General Plan Amendments were treated in the RGF. Brian Bresolin suggested that they could be noted: however, the RGF model inputs are finalized and only significant modifications would trigger a rerun of the model. Bill Shipsey suggested that the job housing ratios be included on the figures as well as the tables. David Matson suggested that buildout assumptions will change over time. Anne Wells confirmed that some general plan amendments will be forthcoming from the City of Goleta. Marc Bierdzinski suggested the Buellton sphere of influence is undergoing review and should be referenced in the SBCAG report. Lucille Breese reviewed several large projects that would influence future growth in Lompoc, although no formal application for annexation has been submitted. These projects include 70 acres to the west of the city and 800 acres to the north. Michael Powers suggested that references to the general plan amendments be incorporated into the RGF. Anne Wells suggested that the City of Goleta had developed a different jobs housing ratio conclusion and that she would like it to be referenced in the report. She would provide a methodology and estimates. Bill Shipsey pointed out that there is a buildout beyond 2040 as cities expand their current sphere of influence.

Marc Bierdzinski moved and Anne Wells seconded the motion for the forwarding of the draft RGF 2007, as amended with the prior comments, to the SBCAG board and also recommend workshops on the draft. The motion passed unanimously.

5. OVERALL WORK PROGRAM

Michael Powers provided an overview of the Draft Overall Work Program, state and federal agency comments on the draft document.

Bill Shipsey reviewed the Regional Conservation Strategy that he is involved with the county and other agencies. Other representatives include the Homebuilders Association, Cattleman's Association, and, the Farm Bureau. Bill Shipsey listed issues to be addressed that include wetlands, Red Leg Frogs and Tiger Salamanders. David Matson added that the county working group includes UCSB, National Conservation Board and others. In a response to a question about involving other city representatives David Matson indicated that the group is trying to try and reach a consensus before they do an extended outreach. Joy Hufschmid is the project manager.

Anne Wells wanted clarification on the RHNA work plan and funding sources. Michael Powers stated that funding for the process was not certain. Liz Limon was concerned with the RHNA process and would like to engage in more dialogue about overall growth. According to Liz Limon the past process was awkward and difficult. Other COGS have

some innovative approaches that could help the process. Bill Shipsey felt the increment between buildout and the RHNA allocation was the difficult part of the process and we need to keep the intent of providing affordable housing in mind. Michael Powers recalled the SBCAG board declined to participate in the Blueprint Process that could have helped to address Liz Limon's concerns, elevate the dialogue and guide the RHNA process. Jackie Campbell suggested we revisit the Blueprint Planning Process. Michael Powers pointed out the Partnership Planning Grant Application with Santa Maria, Guadalupe Santa Barbara and San Luis Counties that, if funded, could provide some guidance for north county areas. Liz Limon recalled TPAC recommendation against the Blueprint Process because of its pre-conceived outcome, but it did provide a process countywide to discuss growth. Anne Wells suggested that even if all the housing in the City of Goleta was built out people may still choose to live elsewhere. The RHNA could force a jurisdiction to accommodate something not good for community but their hands are tied in order to get a Housing Element certification. Maybe the allocation should not be based strictly on an analytical model but what makes sense. Jackie Campbell suggested discussing as a group options and choices. Bill Shipsey suggested a series of meetings possibly in North and South Coast areas as well as in the Santa Ynez and Lompoc Valleys on an individual basis to discuss and come to a consensus on where growth should go. Liz Limon suggested reviewing components of the RHNA inputs. Bill Shipsey suggested hiring a facilitator to expedite the process. Anne Wells suggested HCD can provide assistance and a presentation if needed. Bill Shipsey recommended adoption and Mark Bierdzinski seconded the adoption of the OWP with a reference to the RHNA discussion.

6. STATE HOUSING BONDS

Michael Powers reviewed the State Housing Bond program that promotes smart growth.

7. ANNOUNCEMENTS

Dave Matson announced that all the vacancies in their department had been filled. Ongoing projects include a Williamson Act EIR and Housing Element Implementation. Housing is the number one issue with the board. He reviewed Bills, AB 1019 and 1497 preservation of rural space. Liz Limon reviewed the General Plan update and new website to enhance outreach. Vijaya Jammalamadaka commented on the Clean Air Plan and the public comment period. Shelley Stahl reviewed projects such as the hospital expansion, Mission Meadows 8 unit mixed use, and a Housing Element rezone of 16 sites to higher density. Mark Bierdzinski reviewed their General Plan update from 1993 to 2007 and some public concern regarding a sphere of influence study that included areas south of the river for analysis only. He also reviewed a 40,000 square foot wine processing facility and Oak Springs Specific Plan. Bill Shipsey reviewed some housing trends that included an increase in foreclosures and increased expenses of building in today's market. Brian Smith reviewed new outreach efforts to county staff and the downtown Specific Plan EIR as well as a 200,000 square foot hospital addition and 2 hotel proposals. The Enos Ranch EIR will begin this month. Brian Bresolin reviewed the LUCA workshop Thursday April 12. Anne Wells pointed out the HCD review of their Housing Element and noted there were numerous development plans being submitted. Michael Powers reviewed a Measure D workshop for the April SBCAG Board meeting. Jim Richardson stressed the importance of this meeting and input from TPAC would be useful.

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8. ADJOURN

The meeting adjourned around 12:30 PM.