

## MINUTES

### Technical Planning Advisory Committee

Thursday, September 6, 2007  
11:00 AM

Buellton City Council Chambers  
140 West Highway 246  
Buellton

#### Attendance

Bill Shipsey (Chair)	City of Santa Maria
Jackie Campbell	City of Carpinteria
Marc Bierdzinski (Vice-Chair)	City of Buellton
Anne Wells	City of Goleta
Liz Limon	City of Santa Barbara
David Matson	County of Santa Barbara
Lucille Breese	City of Lompoc
Shelley Stahl	City of Solvang
Vijaya Jammalamadaka	APCD

#### Others in Attendance

Brian Bresolin	SBCAG
Angela Perez	City of Buellton
Brian Smith	City of Santa Maria
John Douglas	Conexus
John Ledbetter	City of Santa Barbara
Gregg Hart	SBCAG
Kirk Lindsey	City of Santa Maria
Bret McNulty	County of Santa Barbara

#### 1. CALL TO ORDER AND INTRODUCTIONS

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

#### 2. PUBLIC COMMENTS

Chair Bill Shipsey asked for public comments and there were none.

**3. MINUTES**

End of Paragraph 1 Agenda item 4, David Matson recommended Option 2 that was seconded by Marc Bierdzinski.

End of first paragraph, Agenda item 5, replace Anne Wells suggested with RGF was remanded for multiple reasons, land use capacity, etc... Also, add to end of paragraph 1 The EPS review addressed the forecast irrespective of jurisdiction.

Agenda item 5 Page, 4 third line, add reflect to “The UCSB Economic Forecast”.

Agenda item 5, Page 4 second last line, delete unanimously.

Agenda item 5, Page 4 last line, delete “Steve Chase thanked TPAC....peer review”

**4. REGIONAL HOUSING NEEDS ALLOCATION**

Brian Bresolin described the recent communications with the State of California Department of Housing and Community Development (HCD) regarding SBCAG’s Regional Housing Needs Assessment (RHNA) allocation. HCD did not agree with SBCAG’s view that the Department had not followed the consultation process required by state law. HCD staff stated the consultation process had occurred at the July 30th 2007 meeting in San Luis Obispo and the final RHNA allocation had not been issued until August 31, 2007. HCD did agree to reduce SBCAG’s total allocation from 13,112 to 12,454 by using SBCAG’s regional growth forecast population forecast rather than the State Department of Finance (DOF) population forecast because state statute requires use of the local population forecast if it is within 3% of the DOF forecast. HCD rejected the use of SBCAG’s household headship rate forecast (2.8 people per household) and restated their view that the DOF headship rates (2.6 people per household) were more accurate. In addition, HCD officials and DOF staff do not believe the American Community Survey data are reliable and rejected SBCAG’s assertion that the DOF headship rate significantly overstates the projected housing need for the region.

Brian Bresolin described the appeal process and asked the local agency representatives for assistance in providing HCD with local examples of the impact of conflicting state policies regarding the ability of local governments to meet future housing need.

Brian also explained that the construction of housing on campus at UCSB and on Vandenberg Air Force Base might be used as housing credits to reduce the overall housing needs assessment. Committee members asked how the credits for housing at UCSB and VAFB would be allocated to individual jurisdictions. Brian Bresolin answered the allocation process hasn’t been defined yet and it was premature to discuss this issue until HCD had determined if the housing on campus and at the base would qualify for credits.

Anne Wells recommended including reference to ballot measures that also limit the ability of local governments in Santa Barbara County to approve new housing. She specifically cited the Goleta Water District voter approved ordinance that restricts annual water meter allocations to property owners without existing meters.

Dave Matson suggested SBCAG's appeal letter also include reference to the large proportion of vacant land in Santa Barbara County that is restricted from development by its Williamson Act status. Jackie Campbell added the preservation of agricultural land is a very high priority mandate for the California Coastal Commission and this policy has been an issue between the City of Carpinteria and the Coastal Commission in the past. She was also interested in receiving a copy of the recent HCD letter to SBCAG revising the initial RHNA allocation.

The committee discussed the potential for lawsuits stemming from the state's efforts to reduce greenhouse gas emissions affecting the ability of local governments to approve housing development. Liz Limon objected to the phrase in SBCAG's draft appeal letter regarding this issue that states, "This litigious atmosphere has dampened the potential for new development to produce new housing and inhibits the ability of local and regional agencies to produce the infrastructure to support new housing. She indicated the City of Santa Barbara has not experienced this "litigious environment". Brian Bresolin indicated the paragraph would be more generally phrased. Anne Wells stated the City of Goleta was looking at this issue in the development of its new general plan and Dave Matson indicated that County Counsel is advising this issue also be considered as potential for litigation regarding development in the County.

Brian Smith asked if HCD does grant housing credits for the new units on UCSB and at VAFB, how much would that reduce the regions overall allocation? Brian Bresolin answered as much as 3,000 units potentially. Brian Bresolin asked committee members if local agencies were able to accommodate the RHNA allocation with existing zoning capacity. Bill Shipsey responded that he didn't know and things have changed politically. Kirk Lindsay added the City of Santa Maria would not take as many units as it had in the previous RHNA process. Kirk also pointed out that HCD soundly rejected unauthorized housing as a potential credit for RHNA. Marc Bierdzinski followed with the comment the City of Buellton wants the allocation process to start from scratch because the City of Buellton also took more than its share last time. Anne Wells requested clarification on the issue of how the RHNA allocation could be cumulative. Shelley Stahl pointed out new state law 65584.09 that could require, in some cases that the RHNA very low and low income be additive. The HCD letter will be sent to all TPAC representatives.

Kirk Lindsay also stated the City of Santa Maria does not agree with the County Board of Supervisors policy that requires at a minimum the County receive 50% of the RHNA housing credit for annexation of land for new residential development. The City of Santa Maria believes annexations should have a sliding RHNA benefit depending upon the status of a development proposal for the annexed land. He also recommended keeping the greenhouse gas issue on the radar.

John Douglas said he was a close observer of the Southern California Association of Governments (SCAG) RHNA allocation process in Orange County and he believed the process could be a model for SBCAG's RHNA allocation process. He described the process as a bottom-up self-identification of housing need by local agencies. He suggested SBCAG staff speak with Orange County staff to determine if a similar approach could work in Santa Barbara County. Brian Bresolin added the City of Irvine is suing SCAG over its low and very-low income RHNA allocation.

Liz Limon suggested the high cost of land and construction be added as an issue for SBCAG's appeal letter to HCD. She said the high market price of housing in the region makes it very difficult for local agencies to deliver affordable housing projects especially considering the lack of significant state funding for affordable housing.

Bill Shipsey asked the committee members to forward the requested examples of local agency issues directly to Brian Bresolin. Marc Bierdzinski moved to support the staff recommended appeal of HCD's RHNA allocation. Dave Matson seconded the motion and it was approved unanimously.

## **5. REGIONAL GROWTH FORECAST**

Brian Bresolin described the changes made to the Regional Growth Forecast per the SBCAG Board direction at its meeting on August 16, 2007. Anne Wells said Steve Chase did not believe his comments at the June 25<sup>th</sup> SBCAG Board meeting were accurate she said she would forward Steve's revisions to Brian Bresolin.

## **6. ANNOUNCEMENTS**

Vijaya Jammalamadaka encouraged all local agency planners to attend the South Coast Air Quality Management District webcast training sessions. The sessions are also archived on the AQMD website.

Bill Shipsey summarized a NOP for the Bradley Ranch East project that first began design review in 2002.

Jackie Campbell reviewed the 4-acre annexation on Cravens Lane that will result in 33 more units.

Marc Bierdzinski reviewed the Oak Springs Specific Plan for 244 units and a 4-star hotel.

David Matson reviewed the IV Specific Plan and the opportunity to net 1,415 units in the lower income category. Brian Bresolin was interested in HCD's perspective of the lower income only being in the South Coast and Matson suggested that HCD was supportive.

Lucille Breese suggested 30 acres east of the SY River was under discussion for annexation.

Anne Wells reviewed projects including General Plan amendments, public workshops for conceptual sphere of influence that almost doubles the size of the city. The initial outcome from many participants was for the current status.

Gregg Hart announced SBCAG will be updating its public participation procedures and asked if any of the agencies would like to review the new policies. Jackie Campbell and Anne Wells both indicated they would like to be involved.

## **7. ADJOURN**

The meeting adjourned at 12:15 PM.