

MINUTES

Technical Planning Advisory Committee

Thursday, August 2, 2007
10:00 AM

Buellton City Council Chambers
140 West Highway 246
Buellton

Attendance

Michael Powers	SBCAG
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
John Rickenbach	City of Guadalupe
Lucille Breese	City of Lompoc
Shelley Stahl	City of Solvang

Others in Attendance

Brian Bresolin	SBCAG
Angela Perez	City of Buellton
Brian Smith	City of Santa Maria
Bob Field	Citizen
John Douglas	Conexus
Steve Chase	City of Goleta
John Ledbetter	City of Santa Barbara
Joan Hartman	Citizen

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.

Member Agencies

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

3. MINUTES

Jackie Campbell moved to approve the minutes and Marc Bierdzinski seconded the motion. The minutes were adopted as written.

4. REGIONAL HOUSING NEEDS ASSESSMENT

Michael Powers provided a briefing on the meeting with HCD staff and an overview of the RHNA options prepared by staff and e-mailed the day or two before. Michael called attention to changes in the process from the previous cycle including a quantification of potential annexations in anticipation of future transfer of units. Feedback from other HCD meeting attendees was solicited and the general belief was that HCD staff were reasonably entrenched and negotiations could prove problematic. John Ledbetter suggested that the allocation by HCD was not done in consultation with TPAC. Michael replied that HCD said that local planners were not suitable to look at this countywide information. Bill Shipsey proposed a simple allocation methodology such as using the existing number of units in a jurisdiction. Michael Powers replied that HCD allowed COG's a freer hand in the allocation but it needs to be linked to policy. Bob Field suggested that a population based allocation may not address jobs housing balance issues. John Ledbetter was interested in the parity of the RGF and HCD household forecasts and Brian Bresolin pointed out the consistency of the population forecast but the divergence of the household forecast. Brian added that a preliminary review indicated that the rental and owner vacancy rates used by HCD seemed reasonable. Jackie Campbell suggested reviewing the UCSB Economic Forecast vacancy rate data to help confirm the HCD assumptions. John Ledbetter was interested in the upside in asking for a reduction. David Matson pointed out we have not seen data from the DOF and rationale behind the allocation. He added that the HCD SBCAG consultation was minor at best. He suggested the age cohort and headship rate assumptions could be different than the assumptions used by DOF. He suggested asking for an extension in Option 2. August 10 was the date HCD was requesting a response. Marc Bierdzinski stated that SBCAG was not getting the necessary data needed to create a good response. Jackie Campbell recommended requesting additional time. Liz Limon requested clarification on the replacement/demolition rate and Brian Bresolin replied that there were additional replacement units to compensate for ones that drop out of the stock and may not be tabulated by the city, e.g. garage conversions. Jackie Campbell suggested that vacancy rate data will be different for everyone and DataQuick could provide supplementary background information. Brian Bresolin pointed out that HCD may not consider vacant seasonal units, which are common in Carpinteria, as part of the housing stock. Marc Bierdzinski recommended Option 2, sending a letter requesting and extension before the official response date of August 30. Jackie Campbell seconded the motion. TPAC voted unanimously in favor of the option. Marc Bierdzinski suggested HCD is not obligated to give an extension but we should also ask for information and the assumptions. Brian Smith suggested that the August 30 deadline plus additional time should be requested. Michael Powers replied that he will send out a draft letter for TPAC input so it can be included in the SBCAG Board packet and also address the August 10th HCD submittal date.

Michael Powers solicited input on the SBCAG Board options. Bill Shipsey suggested a simplification of the allocation methodology. David Matson reviewed the status of the County Housing Element as conditionally approved undergoing environmental review.

Anne stated that Goleta's element has not been approved and Shelly added that Solvang's is conditionally approved pending rezones. David recommended that the discussion on the reasons for an extension be added or that the letter to HCD be added to the Board Packet. Bob Fields pointed out that Santa Maria agreed to take more units in the previous allocation and he suggested that there would be a major uprising if the SY Valley were to be allocated a similar proportion. He still has an issue with the county assessment of the SY Valley buildout.

5. REGIONAL GROWTH FORECAST (RGF)

Michael Powers summarized the TPAC action last month and suggested the TPAC members provide an update on their local consideration of the RGF. Steve Chase provided an overview of the peer review administrative draft by EPS. Michael Powers generally reviewed the issues raised by EPS and how SBCAG staff approached them in the Draft RGF. He emphasize that the approaches can be different and not necessarily incorrect. He added that Goleta and SBCAG agreed to discuss report findings with EPS staff to address significant issues. Jackie Campbell needed clarification on the implications of the EPS report and estimates of the time needed to respond to findings. Bill Shipsey pointed out the numerous staff technical reports, workshops, and public hearings on the RGF already held to solicit these types of comments. Michael Powers replied that the methodological issues would be very time consuming to address. He suggested that the adoption of the RGF not be based on needs for the RHNA but on the basis of the RGF itself. Steve Chase emphasized that the meet and confer with EPS would help clarify outstanding issues. Bill Shipsey cautioned the outcome of any changes to the RGF modeling would ripple through the report and could change the RHNA allocation for Goleta. Steve Chase felt the review would help determine if there were structural flaws. David Matson felt there are many methodologies but the correct approach was chosen for the RGF. Steve Chase suggested that the EPS peer review be made public and brought before the SBCAG Board. Liz Limon recalled the issue presented to SBCAG was inconsistent land use inventories and not a EPS peer review. Anne Wells suggested the land use capacity is a broader issue addressed in the RGF model. Michael Powers also recalled that resource constraints were the original issue. Jackie Campbell suggested that the consultant review was for Goleta's use and not TPAC as a whole. TPAC approved an additional month review to talk to their respective SBCAG representatives and check their land use assumptions which upon review were found to be acceptable. Liz Limon confirmed a similar positive outcome for the City of Santa Barbara. Anne Wells suggested that they were looking at the totality of the forecast approach.

Jackie Campbell suggested the material in the staff report be reviewed. Brian Bresolin reviewed the remainder of the staff report options and provided an overview of the UCSB Economic Forecast approach and results and how that compared to the RGF results. David Matson suggested that the cohort survival method was preferable as it was consistent and the UCSB approach was more short term and followed a different methodology. Bob Fields recognized the reduction in the Dunn school renovation employment impacts but had an issue with the jobs that did not exist in the first place being reallocated to the other jurisdictions in the valley. Brian Bresolin reviewed the shift share employment allocation methodology.

Jackie Campbell had some comments regarding the Grand Jury Report on Immigration making some editorial suggestions. Anne Wells asked that the RGF not be adjusted to the UCSB Economic Forecast short term and the other edits in the staff report be included. Liz Limon concurred and stated she felt comfortable with the existing Draft RGF results. Jackie Campbell suggested that SBCAG Staff will provide a future review of EPS comments but it was too late in the process for a TPAC review. Michael Powers replied that specific tables can be modified to improve consistency but wholesale changes to the forecast model would not be possible. David Matson was interested in the impacts of not going to the SBCAG board. Michael Powers suggested that the existing SBCAG forecast was higher so there would not be as much credibility to any RHNA critique. Bill Shipsey was interested in the frequency of RGF updates and Michael Powers replied they are updated as new census data or significant land use data is available which is about every five years. Jackie Campbell recommended TPAC approval but consideration of EPS suggestions and recognition of options at a later date. Bill Shipsey wanted clarification on near term revisions and Michael Powers suggested that a comparison of methodologies but not changing the method might be possible. Michael Powers suggested TPAC not be compelled because of the RHNA issue but because they felt comfortable with the RGF. Brian Smith was interested in other programs that might be affected by the RGF as he was using the RGF for a cumulative impact review. Michael Powers suggested that the travel model update would be an upcoming application and it would be used to assess projects for the Regional Transportation Plan. David Matson suggested that the recommendation should not be made in a reactive environment but should be consistent with existing accepted methodology and put in context with the peer review. Liz Limon agreed with David Matson and suggested a comparison would be useful. John Ledbetter suggested that forecasts are long range and can change based on new information but the Draft RGF is ready to move forward now. Bill Shipsey concurred since the draft had gone through a process, was consistent, and SBCAG makes the final decision. Bill Shipsey moved to send the draft RGF to the SBCAG board. Jackie Campbell seconded with adding changes in the staff report without the UCSB forecast adjustment and that staff changes as appropriate to the draft based on peer review. Bob Field had an issue with the SY buildout data and Davis Matson committed to discussing the issue with him. The motion passed unanimously with Anne Wells, City of Goleta opposed (9 – 1). Steve Chase thanked TPAC for recognition of the peer review and Michael Powers added that the staff report would identify issues raised by Goleta in the report to the board.

6. ANNOUNCEMENTS

John Ledbetter was interested in the connection between the Regional Blueprint and access to bond money. Michael Powers suggested the connection seems to be getting more recognition over time. John Douglas was interested in updated commute data and Michael Powers suggested Traffic Solutions recent survey as a source. Bob Fields pointed out the City of Irvine lawsuit against SCAG regarding their RHNA allocation. David Matson reviewed the SY Valley Baseline Report and AB 119 that discusses RHNA distributions in future annexations was signed by the Governor and effective in January. He added that the Santa Ynez Community Plan EIR is underway and the Agricultural Preserves Uniform Rules Update Project is in public comment. Anne Wells reviewed Gen Plan workshop October 5th Housing Element and September 4th sphere of influence study. Lucille Breese reviewed a RFP for their General Plan Update and public workshops for the 270 acre annexation west of the city. Marc Bierdzinski

reviewed the new Valley Station project and its affordable units as well as the Hwy 246 urban design. Shelley Stahl reviewed Housing Element rezone public hearings. Jackie Campbell reviewed the Paredon Oil Development Public hearing that included 120 persons in attendance. The City is moving forward on a 4 acre annexation that will have 33 condos and 6 affordable (or 31 and 4 affordable) units. Liz Limon reviewed the general Plan update and their website UPLANSB.ORG. The City has finished the first round of workshops and outreach and are planning an economic summit. John Rickenbach reviewed the DJ Farms Specific Plans 1,000 unit project and the council approval in September. There is also a Manami Specific Plan EIR for 5000 units. Brian Smith reviewed Bradley Ranch and the notice of preparation in 2 to 3 months, the Downtown Specific Plan EIR thresholds of significance and the Airport Specific Plan Tiger Salamander issue.

7. ADJOURN

The meeting adjourned at 1:30