



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department Name: Planning &
Development
Department No.: 053
For Agenda Of: November 18, 2008
Placement: Administrative
Estimated Tme: 15 minutes on Dec. 9,
2008
Continued Item: No
If Yes, date from:
Vote Required: Yes

TO: Board of Supervisors
FROM: John Baker: Director, Planning & Development 568-2085
Mike Zimmer: Building Official, Building and Safety Division 568-3120
SUBJECT: Adoption of fee ordinance for Planning and Development, Building and Safety
Division.

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Recommended Actions:

Set a hearing date for December 9, 2008 to consider the following:

- (1) Introduction/first reading of an ordinance adjusting fees for Planning and Development Building and Safety Division and rescinding Ordinance No. 4684.
- (2) Set hearing for December 16, 2008 for adoption (second reading) of the Building fee ordinance, to be effective 60 days from adoption.

Summary Text:

An earlier version of this Fee Ordinance was approved on September 16, 2008, but inadvertently the complete final fee exhibit was not attached to the Ordinance distributed to the Board. This ordinance will rescind that ordinance and readopt it with no changes to the recommended fees.

The Building and Safety Division of Planning & Development fee ordinance is in accordance with California Government Code Section(s) 66012-66014 and the State Attorney General's opinion 92-506 which call for an independent cost analysis to develop a fee model tailored to address the particular nature of Building and Safety costs and indentify a direct relationship between fees levied and the services provided. The purpose of the new State requirement is to replace the former development

valuation based permit fee system as listed in previous California Building Codes with a cost of service system of permit fees based on the actual Building and Safety Division costs to provide the mandated regulatory service. The Building and Safety Division and the independent consultant worked together to convert the County's current system of valuation-based fees to cost-based fees. This enhanced analytical approach is consistent with industry trends for Building fees and is intended to improve accuracy and ensure compliance with state law. The cost analysis revealed that current fees recover about 98% of the full cost of providing fee-related services. The recommended fees presented in the study reflect the full cost of providing services. The increase outlined in the recommended fee adjustment study will amount to approximately 2% above current permit fees based on the projected number and types of permits to be issued by Building and Safety over the next fiscal year.

The Building and Safety Division held public workshops in Santa Maria and Santa Barbara in June 2008, to provide an opportunity for stakeholders to review and comment on the proposed changes to the Fee ordinance. In addition, copies of the proposed Fee Ordinance were sent to the Santa Maria Valley Contractors Association, Santa Barbara Contractors Association, the Santa Barbara Association of Architects and local designers, COLAB, contractors and Petroleum operators.

Background:

The recommendations are primarily aligned with Goal No. 2 A safe and healthy community in which to live, work and visit.

Fiscal and Facilities Impacts:

Building permitting revenues are budgeted in the Building and Safety division on page D-309 of the adopted 2008-09 Fiscal Year budget. The 2% increase in fees is not reflected in the adopted budget. The department will monitor revenues during the fiscal year and work the County Executive Office if any revisions to the budget are necessary.

Fiscal Analysis:

The \$20,000 contract for the fee study was funded in FY 07/08 by building permit revenue

Special Instructions:

Direct the Clerk to notice the proposed ordinance amendments in a newspaper of general circulation in the County of Santa Barbara; once at least 5 days prior to the first reading and again in accordance with section two of the ordinance within fifteen days after its' passage

Attachments:

A: 2008 Building Fee Ordinance with Exhibit A Recommended Fees

Authored by: Mike Zimmer, Building Official, Planning and Development Department, ext. 3120

cc:

Dianne Black, Director, Development Services
Steve Mason, Deputy Director Administration
Kevin Ready, Senior Deputy County Counsel
Jennifer Christensen, Auditor-Controller

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