

**SANTA BARBARA COUNTY
BOARD AGENDA LETTER**



Clerk of the Board of Supervisors
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Agenda Number:

Prepared on: December 31, 2001
Department: P&D
Budget Unit: 053
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TO: Board of Supervisors

FROM: John Patton, Director
Planning & Development

STAFF CONTACT: Victoria Greene, Planning Process Analyst, Administration Division, x2009

SUBJECT: P&D Director's Annual Goleta Growth Management Ordinance Report, Goleta area, Second and Third Supervisorial Districts

Recommendations:

That the Board of Supervisors set a hearing on February 5, 2002 to receive the P&D Director's 2001 Annual Goleta Growth Management Report. Staff will recommend that the Board take the following action at the hearing:

- A. Determine that public health and safety continue to be jeopardized by residential construction.
- B. Direct Planning & Development to conduct workshops before the Planning Commission to produce recommendations regarding whether and in what form to continue growth management in the unincorporated portion of the Goleta Planning Area.

(Estimated length of hearing: 15 minutes)

Alignment with Board Strategic Plan: The recommendations are primarily aligned with Goal No. 1 - An Efficient Government Able to Respond Effectively to the Needs of the Community, Goal No. 4 - A Community that is Economically Vital and Sustainable, and with actions required by law or by routine business necessity.

Executive Summary: In 2001 allocations were approved for a total of 13,227 square feet (s.f.) of commercial/industrial development and 107 residential units. There are no competitive C/I projects requesting allocation at this time. At the end of the 2001 growth management year, the residential rollover

pool includes 1,761 residential units available to market rate projects. An additional 200 units are also available to market rate projects in 2002.

At year end, a total of 199,248 s.f. of commercial/industrial allocations roll over to the competitive pool, which with new 2002 allocations result in the availability of 254,698 s.f. for allocation to competitive commercial/industrial projects in 2002. The unused year 2001 Goleta Old Town 10,000 s.f. will be added to existing rollover of 30,000 s.f. and with the 2002 allotment will make 50,000 s.f. available to qualified Old Town Goleta projects in 2002. In 2002 a total of 25,000 s.f. will be available for Category B projects (projects and additions of less than 5,000 s.f. and non-profit community use facilities).

The county's settlement with State Housing and Community Development requires that the Board make a finding at the time of the annual report regarding whether public health and safety continue to be jeopardized by residential development, despite the fact that the GGMO no longer presents any constraint on residential development. At this time, staff recommends that the Board of Supervisors find that public health and safety continue to be jeopardized by residential construction due to resource and service constraints in the areas of fire protection and transportation facilities.

As a result of the incorporation of Goleta, P&D also recommends that the Board of Supervisors direct staff to schedule a Planning Commission workshop to address the question of whether and how to continue growth management in the unincorporated areas of Goleta. (The City of Goleta will "inherit" the Goleta Growth Management Ordinance in its present form on February 1, 2002. The City will make its own decisions on the future of the ordinance, on its own schedule.

Discussion:

Background

On February 23, 1999, the Board of Supervisors repealed and replaced the existing Goleta Growth Management Ordinance with new ordinance #4350. The Ordinance limits on the amount of commercial/industrial and residential development which may occur over the life of the Ordinance and in a given year. The Ordinance requires that a report be compiled by the Director of P&D at the close of the growth management year (November 30) and forwarded to the Board of Supervisors prior to December 31 of each year. The report must address the following items:

1. A listing of projects granted allocations under the residential rollover pool, the exempt and non-competitive allocation categories, and other special pools; together with a list of any eligible projects which did not receive allocations and are entering the competitive allocation pool or are deferring until the following year's exemption allocations;
2. A listing of projects which are included in the competitive allocation pool, their point assignments and staff recommendations for allotments;
3. Any petitions for the Board's 10% discretionary allotment and staff recommendations on the petitions;
4. Any staff recommendations on ordinance amendments to assist the administration of the Ordinance;

5. Information regarding whether the public health and safety are jeopardized by residential development.

This report satisfies these requirements.

2001 Allocation Status

Beginning with the 1994 growth management year, semi-annual allocations have been made by the P&D Director. At mid-year residential allocations had been granted for 10 units and commercial/industrial allocations granted for 8,391 s.f.

Residential: Pursuant to the August 1995 amendments to the GGMO which are still in effect, residential allocations for all categories are available on a first-come, first-serve basis. At such time as the residential rollover pool is reduced to 100 or fewer units, the Director may determine that competitive ranking and allocation is warranted. For the 2001 GGMO year, 1,667 allocations were available from the rollover pool, in addition to 200 units available from the annual allocation.

As of November 30, 2001, a total of 107 residential allocations have been issued. This includes allocations for 92 units in the Maravilla project and 8 units in the Jefferies development.

Upon approval of this report, 94 residential units from the 2001 allocation would be added to the residential rollover pool. The year 2002 allocation of 200 units together with previous years rollover of 1,761 units result in a total of 1,961 residential units available for market rate residential development in 2002. Please refer to Exhibit III for a summary of allocations over the last several years.

Commercial/Industrial: At the beginning of the 2001 growth management year, a total of 252,475 s.f. was available to commercial/industrial projects. This includes the 55,450 s.f. annually available for competitive C/I projects, 132,025 s.f. that had rolled over from previous growth management years, 10,000 s.f. set aside for projects within Goleta Old Town plus 30,000 s.f. of rollover from previous years, and 25,000 s.f. for Category B projects. In addition to these amounts, allocations are available under Category A which are not counted against the annually available allocations.

During the 2001 growth management year, a total of 13,227 s.f. have been allocated to commercial/industrial projects, all under category B (projects and additions of less than 5,000 s.f. and non-profit community use facilities). These include 4,746 s.f. to the Girls and Boys Club, 4,836 s.f. to Walgreens Drug Store, and 3,645 s.f. to the Bartlett Project.

There are no projects eligible to compete at this time. Thus a total of 199,248 s.f. would rollover to the competitive pool and 40,000 s.f. would rollover to the Old Town pool. In 2002, a total of 254,698 s.f. would be available to competitive commercial/industrial projects, 50,000 s.f. for qualified Old Town Goleta projects and 25,000 to category B projects.

Health And Safety Findings

Section 35A-17.2 of the GGMO requires that the Director of P&D annually compile and forward a report on the considerations relevant to the public health and safety findings included in the ordinance. These considerations

include fire protection and traffic and circulation. The Board is required to schedule a hearing to determine whether public health and safety continue to be jeopardized by residential construction regulated by the GGMO.

1. **Fire Protection:** As defined in the ordinance, public health and safety are considered no longer jeopardized when fire protection is provided at a ratio of one firefighter per 2,000 persons and when response time within the urban area of Goleta is five minutes or better.

The service ratio in Goleta is currently approximately one firefighter per 4,229 residents. Several areas of urban Goleta do not fall within a 5-minute response zone. Relocation of Station 12 to Patterson Avenue/Calle Real has addressed this problem for a large portion of central Goleta. However, portions of the foothill areas and western Goleta are located outside of the five minute response time. The closure of Station 19 added an additional 1 1/2 minutes to response times in the eastern foothill area. Fire protection services are expected to continue to be strained by new development. The recent increase in fire development fees for new development may alleviate inadequacies over the long term. Based upon these existing conditions, the Board's previous finding that public health and safety are jeopardized continues to apply.

2. **Traffic and Circulation:** Pursuant to the GGMO, public health and safety are considered no longer jeopardized by an inadequate traffic and circulation system when a list of identified transportation projects (GGMO §35A-17.4) has been completed. To date, the following projects have been completed: all three segments of the Cathedral Oaks Extension, portions of identified bus stop and sidewalk improvements for transit service, improvements to the southbound US 101/Fairview, Hollister/Storke, and Patterson/Hollister intersections and some Class II bicycle path safety improvements. Projects from the list which have received funding include one shuttle system serving either Old Town or Elwood to UCSB, the San Jose Creek Class I bicycle path from Cathedral Oaks to Hollister, and the US 101 bicycle overpass west of Storke Road. The balance of transportation improvements remain in the planning stage.

As all the improvements identified in the ordinance have not been completed, the finding that public health and safety are no longer jeopardized by residential development cannot be made.

Conclusion. Based upon the considerations discussed in this report, the public health and safety continue to be jeopardized by residential construction. The GGMO at this time remains necessary to protect public health and safety due to resource and service constraints. Subsequent analysis and public testimony may provide a basis for recommending changes to the ordinance prior to the next scheduled annual report. Assuming the Board concurs with the recommendation to schedule a Planning Commission workshop, P&D will return to the Board with follow-up recommendations.

Goleta Incorporation

Unless otherwise directed by the City of Goleta after February 1, 2002, P&D will continue tracking all new development and issuing allocations under the GGMO through July 1, 2002. At or prior to that time, the City of Goleta will assume these responsibilities for the incorporated area. Because the new city boundaries do not include the entire area subject to the ordinance, future administration of the ordinance will be bifurcated, with the great majority of new development potential located within the new city boundaries. The new city council will ultimately determine whether to retain the ordinance as currently written or whether to modify it.

Planning Commission Workshop

P&D recommends that the county evaluate whether and in what form to continue the ordinance for the unincorporated area of Goleta. We recommend that a Planning Commission workshop be scheduled to address these questions, with the Planning Commission forwarding recommendations to the Board of Supervisors. Attached for the Board's information is a breakdown of historic GGMO commercial/industrial allocations between the incorporated and unincorporated portions of Goleta and a map showing vacant and underdeveloped commercial and industrial land in the unincorporated portion of Goleta. (Residential development was not evaluated because the current version of the GGMO does not constrain residential development.)

Mandates and Service Levels: This annual report is mandated by County Ordinance 4350, Chapter 35A, Section 13.5.

Fiscal and Facilities Impacts: Staff costs associated with preparing this annual report are covered by funds allocated in P&D's 2001-2002 budget. Costs associated with implementing the Growth Management Ordinance on a project specific basis are applicant reimbursable. Costs associated with considering modifications to the ordinance have not been budgeted and will be estimated in the report back to the Board following Planning Commission consideration.

Special Instructions: Clerk of the Board to notice Board hearing.

Concurrence: N/A

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Santa Barbara County Planning Commission

Exhibits

- I. Allocation Status Report
- II. Summary of Allocations, 1998-2001
- III. Summary of Commercial/Industrial Allocations – City of Goleta and Unincorporated Area
- IV. Vacant and Underdeveloped Commercial/Industrial Lands in Unincorporated Area