



ISSUE & POLICY ROUNDTABLE

Tuesday,
March 11th
12:00pm

Chair
Mark Dispenza

THE CHAMBER'S FORUM FOR GOVERNMENTAL AND BUSINESS CONCERNS

UPCOMING EVENTS

March

13 - Lemon Festival
Comm. Meeting
Jean Blois
Community Room
271 N. Fairview
Suite 104
8:00am - 9:00am

17 - Executive
Board Meeting
Jean Blois
Community Room
271 N. Fairview
Ave., Ste 104
12:00pm - 1:30pm

26 - Business After
Hours Mixer
Hampton Inn
5665 Hollister Ave.
5:00pm - 7:00pm

27 - Issue & Policy
Roundtable
Jean Blois
Community Room
271 N. Fairview
Suite 104
12:00pm - 1:15pm

April

3 - Lemon Festival
Comm. Meeting
Jean Blois
Community Room
271 N. Fairview
Suite 104
8:00am - 9:00am

8 - Issue & Policy
Roundtable
SBCC Construction
Bond Measure
Jean Blois
Community Room
271 N. Fairview
Suite 104
12:00pm - 1:15pm

Local Commercial Real Estate Trends

Leasing activity for all types of commercial properties on the South Coast was extremely active throughout 2007. Mark Mattingly, of Pacifica Commercial Realty will lead the IPR discussion on March 11th to explain how historically low vacancy rates and the steady increase in lease rates across the board in Carpinteria, Santa Barbara and Goleta validate this assertion.

Mattingly will explain why he feels the economy is stronger than some pessimistic analyses indicate, and that any correction will be relatively brief. Despite indications that the regional and national economies may be slowing or adjusting - demand for quality properties in southern Santa Barbara County remains strong and rental rates for higher quality office/R&D buildings ("Class A") set new record levels in 2007. The leading industries in the immediate area are principally high technology, medical products, education and healthcare along with a diverse financial services/professional sector insulated from many of the negative factors currently influencing the national economy.



**Mark
Mattingly**
Pacifica
Commercial
Realty

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INTEREST ITEMS

ITEM 1: Haskell's Landing Initiation

On March 4th, the Goleta City Council voted 3-2 to initiate the Haskell's Landing residential project. The plans call for 102 two story units (including 20 townhomes for upper moderate income level, 35 market rate townhomes, and 47 market rate single family dwellings). The property has a land use designation of medium density residential, however, the project calls for 13 amendments to the General Plan which city staff will now analyze. The Chamber supports the initiation of this project.

ITEM 2: Measure A (formerly Measure D)

The transportation funding measure proposal, formally known as Measure D, has been approved by the South Coast Measure A Policy Development Committee. The city of Carpinteria hesitated in showing support for the draft Investment Plan until a \$1 million line item was added for Carpinteria Circulation Improvements (i.e. a freeway soundwall). Mayor Bennett offered \$500,000 from funds allocated to Goleta's overpass improvement project and an additional \$500,000 was taken from the local jurisdiction discretionary fund. Next, the SBCAG board votes on the proposal and SBCAG will be seeking official endorsements for Measure A from the community.

ITEM 3: Goleta's Revenue Neutrality Agreement

City Manager Dan Singer presented the case for action by the city in regards to the Revenue Neutrality Agreement with the County at the March 4th City Council meeting. The Council decided to wait to determine what action to take until after a March 31st meeting with the County. However, the city may consider a ballot initiative in November or legal action against the County among other options to address the unfair and crippling financial arrangement. Current estimates are that the City is looking at turning over up to \$87.5 million to the County over the next 10 years.

ITEM 4: SB 2127 (Benoit) Small Business Family Scheduling Option (as published on Noozhawk.com March 6, 2008)

Finally, the long-awaited widening of Highway 101 begins this year

between Milpas Street and Hot Springs Road in Santa Barbara. The local business community has been advocating for this important improvement to our infrastructure for years, but now, with the work set to begin, are we ready to manage the growing pains that will accompany this major project for its duration over the next four years?

Without a doubt, it is time for the South Coast business community, known worldwide for successful innovation, to come up with some creative solutions to the aggravated commuting challenges our employees who live in Ventura County and other points south will be facing daily. Small businesses that do not have the resources to sponsor vanpools or subsidize train or bus fares, let alone contribute to the down payment for local workforce housing, may feel the greatest impact.

That's why I am particularly excited about the Small Business Family Scheduling Option of 2008. AB 2127, introduced by Assemblyman John Benoit, R-Bermuda Dunes, amends Labor Code 511 to provide employees and employers flexibility in work schedules by allowing a small business — with 25 or fewer employees and not covered by a collective bargaining agreement — to agree to offer scheduling options requested by an employee. Such options would include working four 10-hour days a week, or eight nine-hour days and one eight-hour day in two weeks, known as a 9/80 schedule.

Supporters of the bill include the California Chamber of Commerce and numerous local chambers statewide, including a fellow member of the Regional Legislative Alliance, the Oxnard Chamber of Commerce. The Goleta Valley Chamber of Commerce joins these organizations and strongly supports the proposal for the multiple benefits both to our region and to individual employees of local small businesses.

Reducing commuter traffic at peak hours with flexible workweeks is easy, immediately effective, and minimally disruptive to employers. Not only are drivers on the roads at different times throughout the



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day, total trips throughout the month also decrease. Fewer trips and fewer cars mean fewer headaches for all of us.

Commuters on Highway 101 are not the only potential beneficiaries of this legislation. As employees at some larger companies who already enjoy a 9/80 or similar work schedule know, spending less time at the office and on the road getting to the office, means more time at home or pursuing other interests. If you do the math, working a compressed four-day workweek can provide up to 50 extra nonwork days each year for the average full-time employee. Such tangible benefits go a long way as we all struggle to strike a balance between work and home life. Research has also shown that people who take advantage of compressed workweeks tend to live healthier lives, exercise more and sleep better. Any employer can tell you that happy and healthy employees are more productive, and good for the bottom line.

Our environment, particularly air quality, also stands to benefit. As the number of car trips decreases, levels of pollutants and carbon emissions drop accordingly. A California Air Resources Board Economic and Technology Advancement Advisory Committee draft report suggests that flexible working hours would result in a 10 percent reduction in emissions with 10 percent of employees using the schedule. That's only a start, but it's a good move toward making a real impact.

Iterations of AB 2127 have failed in past legislative cycles. However, this is the right bill at the right time and the Goleta Valley chamber will be pushing for it to pass. Employees at companies of all sizes should have options open to them so they may lead balanced, healthy and happy lives.

The Small Business Family Scheduling Option would only be a small piece in the complex set of adjustments the entire community must make as we face the challenges of a major highway project. But it offers potentially far-reaching benefits that go beyond merely helping

to reduce highway congestion. These are workplace improvements for the long run, not simply Band-Aid measures to hold us over until the freeway construction is complete.

ITEM 5: SB 1539 (Calderon) Meal Periods

Provides a comprehensive solution to compliance and enforcement of meal period laws that provides clarity and flexibility to employers and employees across all industries regardless of employer size or union status. No hearing date scheduled. Cal Chamber supports. Goleta Valley Chamber supported in 2007.

ACTION TAKEN:

- SUPPORT
- OPPOSE

ITEM 5: SB 974 (Lowenthal) Container Tax

Increases the cost of shipping goods and makes California less competitive by imposing an illegal per-container tax in the ports of Long Beach, Los Angeles, and Oakland. Assembly floor. Cal Chamber opposes. Goleta Valley Chamber opposed in 2007.

ACTION TAKEN:

- SUPPORT
- OPPOSE

NOTES

LOCAL POLITICAL CALENDAR

March

18 - City Council

Meeting
1:30pm & 6:00pm
Goleta City Hall
130 Cremona Drive, Ste. B

25 - Design Review

Board
3:00pm
Goleta City Hall
130 Cremona Drive, Ste. B

IPR is the Chamber's forum for governmental and business concerns. The IPR committee will endeavor to study and take positions, when appropriate, on local regional and state issues that affect business and commerce in the Greater Goleta Valley.

The Chamber is the largest and most broadly based business representative in the Goleta Valley. It is the Chamber's role to promote a platform of economic health and vitality for the Goleta Valley on behalf of our members. IPR meetings and discussions are open to all Chamber members. When voting on an action item, all members present will be asked to vote. To be valid, votes must include a majority of the committee members listed below:

Kristen Amyx
Jean Blois
Mark Dispenza
Mark Ingalls
Jim Knight
Bill Macfadyen
Tim Mahoney
Bill Redding

MARCH MIXER

Hampton Inn — Goleta

WHO:

Goleta Valley Chamber of Commerce

WHERE:

Hampton Inn
5665 Hollister Avenue
Goleta

WHAT:

Business After Hours Mixer — great networking, entertainment, food and beverages, and door prizes.

COST: Chamber Members - \$5
Non-Members - \$10

RSVP:

Online at the Goleta Valley Chamber website - www.GoletaValleyChamber.com, call 967-2500, or email anna@goletavalley.com

WHEN:

Wednesday, March 26,
5:00pm - 7:00 pm

THE GOLETA VALLEY CHAMBER OF COMMERCE IS A MEMBER OF THE FOLLOWING ORGANIZATIONS:



THE REGIONAL LEGISLATIVE ALLIANCE OF VENTURA AND SANTA BARBARA COUNTIES
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