

***SANTA YNEZ COMMUNITY SERVICES DISTRICT***

**MEMORANDUM**

**TO:** Board of Directors

**FROM:** Wendy Berry, Secretary/Treasurer

**DATE:** December 15, 2021

**SUBJECT:** Request By Housing Authority of County of Santa Barbara (HASBARCO) to reduce capacity fees paid for the new construction of Harry's House at the Golden Inn

**Recommendation**

Board to consider request from HASBARCO and provide direction to staff.

**Policy Implications**

In July 2016, the Board of Directors adopted Ordinance O-16-04, amending the sewer service code to increase capacity fees and add several new user classifications which included dentist office, veterinarian clinic, billiard café, rehabilitation facility, car wash and senior living.

**Fiscal Implications**

The district received \$384,101.97 in capacity fees from the Golden Inn-Harry's House

**Alternatives Considered**

Based on Board directive.

**Discussion**

Harry's House will be the new senior living facility at the Golden Inn. It will be a two story 48,555 square foot building to accommodate residents 55 years and older with deluxe studios and regular studios, hair salon, manager's resident and offices. All units will include efficiency kitchens however there will be a commercial kitchen with a dining room for residents and guests.

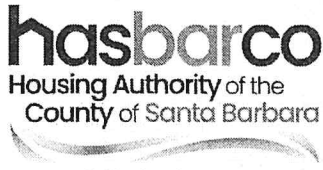
Staff calculated the capacity fees from the final plans provided by Santa Barbara County Housing Authority and the District's current capacity fee schedule.

HASBARCO has listed their reasoning for request of a reduction in capacity in their attached letter. The District has complied all fees in accordance with the capacity fee schedule adopted by Ordinance O-16-04 and approved annually by the Board.

**Attachments**

- HASBARCO Letter
- Capacity Fee Calculation
- Project Application
- Capacity Fee Schedule





Administrative Office  
 815 West Ocean Avenue • Lompoc, CA 93436  
 P.O. Box 397 • Lompoc, CA 93438-0397  
 O 805.736.3423 F 805.735.7672  
 TDD 800.545.1833 Ext. 594



December 6, 2021

Santa Ynez Community Services District  
 P.O. Box 667  
 Santa Ynez, CA 93460

Subject: Sanitary Fee Review / Appeal  
 Re: Harry's House of Golden Inn and Village  
 890 Refugio Rd | Santa Ynez, CA 93460  
 APN# 141-380-045  
 Attn: Wendy Berry, Secretary/Treasurer  
 cc: Jose Acosta, General Manager

Dear Wendy

As you have directed, The Housing Authority of the County of Santa Barbara (HASBARCO) please accept this letter as a formal appeal for consideration by the Santa Ynez Community Services District (SYSD) Board in relation to the Development Impact Fee structure issued on 11.15.2021 for the Harry's House project located at 890 Refugio Road.

Harrys House will be a residential project serving very frail seniors who were often previously homeless and unable to care for themselves. There will be a total of 59 residents and one manager on site. Our facility will operate much like a group home in that from a common kitchen, three meals a day are provided to 59 residents, as well as activities, grooming, and visits from mental health or physicians as needed. Most residents will use assistive devices (walkers or wheelchairs) and will not drive. As a result, all services for those residents will need to be on-site. All residents will be very low and low income qualified. The project will bear a covenant with the County of Santa Barbara guaranteeing that the project will provide residential services only to income qualified residents on site for the lifetime of the project. The project (nor its kitchen, dining, or small beauty/barber shop) will never be open to the general public as a retail establishment.

What seems to be at issue with the fees assessed for this project (a total of \$384,101.97) are two areas of concern.

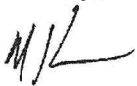
1. The first is that the 60 residential units are being assessed as each having fully operating kitchens—kitchens that deliver significant amounts of food waste to wastewater treatment. Each studio unit will instead have only a kitchenette that includes a small refrigerator, a counter, a bar sink and a microwave. They are meant for incidental use by tenants to, for example, heat up a drink, pop popcorn, or store snacks. There is no full sink, garbage disposal, nor dishwasher included in these kitchenettes. All meals are provided in the main kitchen/dining area. As currently assessed, the fee has been based on 60 units with full kitchens, resulting in a fee of \$267,198.40.
2. The common offices, common kitchen, common dining, beauty/barbershop spaces are assessed fees (per the SYCD fee schedule) for retail or public-serving uses. As noted earlier, this project will only provide services for the residents on site and occasional guests. Fees are not charged for these services, and as mentioned earlier, will not be offered on an a la carte basis to the general public.

- a. The fee for the kitchen notes 21 chairs (I am not sure where the reference for the 21 chairs come from) – resulting in a fee of \$31,114.59. There would be an average of 180 meals made on site each day. Should this qualify as a commercial kitchen, it would also seemingly invalidate the fee charged for 60 kitchenettes, in which no meals will be made daily.
- b. The dining space was assessed a fee of \$29,783.90 based on a calculation of 68 chairs. SYCD assessed the seat count based on a review of the architectural plans, which displayed a maximum number of seats for life-safety and egress concerns (and so that the Fire Department can place a maximum capacity on the space). As noted earlier, only 60 beds/persons are allowed as residents as a condition of approval by the County of Santa Barbara. Furthermore, it would appear that the dining room fee may have been anticipating a retail establishment with transitory traffic. That is not the case on this project.
- c. The beauty/barbershop has been assessed a fee of \$6,336.98 for two salon chairs. On an average week, there would be the potential of 10-15 residents receiving a hair cut or barber treatment. It would appear that the fee assessed is more in line with a retail establishment.
- d. There is a total of \$24,465.24 assessed for office space. As you will note from our most recent set of drawings (provided to Wendy Berry for review), four of those offices have been reconfigured as open-plan space to allow for an ability to use that space as flex space for resident meeting or social services consultation. There would be an average of 4 administrative staff persons on site to serve residents as needed, but there is no intent to offer those spaces as full-time offices spaces for use by tenants of the general public.
- e. There is a total fee of \$18,865.88 for four washers and dryers. Tenants on site will launder their own personal clothing, but again this represents a total of 60 persons, and no use by the outside public.

I am very grateful for any consideration that can be offered in revisiting the total sanitary fees for the Harry's House project and I am happy to offer calculations that may assist in evaluating fees that may be more applicable for this project.

HASBARCO is committed to providing a home to sixty local seniors who cannot pay for congregate care services, yet need a safe and secure environment in which to thrive. I appreciate any consideration you may be able to offer.

Sincerely,



Milt Johns, Senior Project Manager  
Housing Authority of the County of Santa Barbara

Capacity fee calculation

Date 11/15/21

Address Golden Inn  
Harry's House

APN # \_\_\_\_\_

Fees	
Office	\$ 6,336.98
2 salon chairs	\$ 6,336.98
24 studios w/ kitchens	\$ 106,113.12
1 manager Residence	\$ 6,336.98
2 washing machines	\$ 9,432.94
1 kitchen 2 chairs	\$ 31,114.59
total chairs 68	\$ 29,783.90
4 offices no restroom	\$ 11,791.28
2 office restroom	\$ 12,673.94
35 studios w/ kitchens	\$ 154,748.30
2 washing machines	\$ 9,432.94
Total due	\$ 384,101.97
Less paid	- \$ 297,167.83
<del>Total</del> Total owed	\$ 86,934.14

Date Paid \_\_\_\_\_ By Check \_\_\_\_\_ cash \_\_\_\_\_ Installment plan \_\_\_\_\_

Revised fees include efficiency kitchens



Santa Ynez Community Services District  
PO BOX 667, 1070 FARADAY ST.  
SANTA YNEZ, CA 93460

**PROJECT APPLICATION**

**Permit #TBD**

**Property Address: 890 Refugio Road, Santa Ynez, CA**

**APN#: 141-380-045**

**Owner Name: Harry's House, L.P.**

**Phone: 805-736-3423**

**Owner Address: 815 West Ocean, Lompoc, CA**

**Owner Email: miltonjohns@hasbarco.org**

**Owner Signature:**



**Authorized Agent: Milton Johns**

**Phone: 805-736-3423**

**Mailing Address: 815 West Ocean, Lompoc, CA**

**Cellphone: 949-322-2804**

**Email: miltonjohns@hasbarco.org**

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**Contractor: Sunseri Construction, Inc.**

**Phone: (530) 891-6444 (916) 919-6800 Cell**

**FAX:580-891-1309**

**Mailing Address: 48 Comanche Ct. Chico, CA 95928**

**State License: 616737**

**Email: dl@sunsericonstruction.com**

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**Project Description: TWO STORY TYPE VA STRUCTURE, SERVED BY  
TWO ELEVATORS. OCCUPANCY CLASS IS R-2.**

**THE PROPOSED BUILDING TOTALS 48,555 SF, WITH A FIRST FLOOR BUILDING FOOTPRINT OF 24,764 SF (18% OF TOTAL SITE AREA); 61,476 SF OF HARDSCAPE PROVIDING A DRIVE AISLE; 71,871 SF OF LANDSCAPE AND COMMUNITY GARDENS SPACE.**

**HARRY'S HOUSE WILL CREATE AN EASILY NAVIGABLE COMMUNITY FOR SENIORS WITH AMBULATORY CHALLENGES, OVERSIGHT AS NEEDED, AND A SOCIALIZATION MODEL THAT CLOSELY MIRRORS PRIVATE-PAY ASSISTED LIVING PROGRAMS.**

**RESIDENTS WILL BE 55 YEARS OR OLDER.**

**OF THE SIXTY STUDIOS, 56 ARE DEFINED AS DELUXE STUDIOS OF 483 SF, AND 4 ARE REGULAR STUDIOS SIZED AT 390 SF.**

**ALL UNITS WILL INCLUDE EFFICIENCY KITCHENS AND A PRIVATE OUTDOOR BALCONY AVERAGING 42 SF. THERE WILL ALSO BE A COMMERCIAL KITCHEN AND A MAIN DINING ROOM PROVIDING THREE DAILY MEALS TO RESIDENTS. ADDITIONAL COMMON AND LIVING AREAS WILL PROVIDE AN ARRAY OF ACTIVITIES FOR SENIORS LIVING ON SITE. AN ADMINISTRATIVE CORE OF OFFICES IS LOCATED DIRECTLY OFF OF THE LOBBY TO MANAGE SITE OPERATIONS, ACTIVITIES AND SOCIAL SERVICES REFERRALS FOR TENANTS OF THE BUILDING. THERE WILL ALSO BE A MANAGER'S RESIDENTIAL UNIT TO ENSURE 24-HOUR SECURITY AND EMERGENCY RESPONSE AVAILABLE TO ALL RESIDENTS ON SITE.**

**42 PARKING SPACES WILL BE AVAILABLE FOR STAFF AND VISITORS. RESIDENTS WOULD NOT DRIVE, BUT WOULD BE OFFERED TRANSPORT THROUGH A DEDICATED FACILITY VAN, OR THROUGH LOCAL RIDE TRANSPORT SERVICES.**

For Official District Use Only

- LAFCO Approved    Annexed into District    Fees Paid    Fees due    SFD    Commercial    Grease Interceptor Required
- Other \_\_\_\_\_



Exhibit A

Month	Year	Value	Charge
April	2015	9992	\$5,548.14
April	2016	10280	\$5,708.03
April	2017	10678.15	\$5,929.14
April	2018	10971.87	\$6,092.23
April	2019	11268.11	\$6,256.72
April	2020	11412.67	\$6,336.98
April	2021	11412.67	\$6,336.98

Schedule of Capacity Charges 2021/2022

Line No.	Development Type	Use Description	Flow (gpd)	Strength Factor	ERU Ratio	Capacity Charge
<b>Residential</b>						
1	Single Family	Dwelling	215	1.00	1.00	\$6,336.98
2	Multi-family	Dwelling, Apartment, Condominiums	215	1.00	1.00	\$6,336.98
3	Exterior Accessory Dwelling Unit	As described in Government Code Section 65852.2 (f)(2)(b)	N/A	N/A	0.74	[2]
4	Interior Accessory Dwelling Unit	As described in Government Code Section 65852.2 (e)	N/A	N/A	N/A	\$0.00
5	Mobile Home/Trailers					
	Manager Residence	Dwelling	215	1.00	1.00	\$6,336.98
7	Trailer Space	Residence or Park	215	1.00	1.00	\$6,336.98
8	Mobile Home Park Laundry	Laundry	140	1.00	0.65	\$4,126.29
<b>Retirement Facility</b>						
9	Manager Residence	Dwelling	215	1.00	1.00	\$6,336.98
10	Rooms w/o Kitchens	Dwelling	100	1.00	0.47	\$2,947.92
11	Rooms w/ Kitchens	Dwelling	150	1.00	0.70	\$4,421.38
<b>Non-Residential</b>						
<b>Motel/Hotel</b>						
12	Manager Residence	Dwelling	215	1.00	1.00	\$6,336.98
13	Rooms w/o Kitchens	Guest House	100	1.00	0.47	\$2,947.92
14	Rooms w/ Kitchens	Guest House	150	1.00	0.70	\$4,421.38
15	Laundrettes, per machine	Each washing machine	160	1.00	0.74	\$4,716.47
16	Beauty & Barber Shops	Business	215	1.00	1.00	\$6,336.98
17	Each Sink Over 2	Station Chair	100	1.00	0.47	\$2,947.92
18	Gas Station w/Restroom	Business	325	1.00	1.51	\$9,579.99
19	Cocktail Lounge/Wine Tasting	Up to 50 seats	430	1.00	2.00	\$12,674.96
20	Additional Seating	Per seat	8	1.00	0.04	\$235.48
21	Market, Major	W/meat & produce dept. (first 20 DFUs)	750	1.76	6.14	\$38,908.17
22	Convenience Market	No food preparation, dry goods only	215	1.00	1.00	\$6,336.98
23	Convenience Market w/Deli	Food preparation with sinks (first 20 DFUs)	270	1.76	2.21	\$14,007.34
24	Deli	Food preparation with sinks (first 20 DFUs)	260	1.00	1.21	\$7,663.40
25	Office & Retail	Professional & Commercial Retail	215	1.00	1.00	\$6,336.98
26	Units w/o Toilets	Each unit w/central toilet facility	100	1.00	0.47	\$2,947.92
27	Restaurant Full Service	Up to 21 seats	600	1.76	4.91	\$31,126.53
28	Additional Seating - Food	Per seat	12	1.76	0.10	\$622.97
29	Additional Seating - Bar/Banquet	Per seat	8	1.00	0.04	\$235.48
30	Coffee Specialty Retail	Up to 21 seats (incl 50% outdoors)	270	1.00	1.26	\$7,958.49
31	Restaurant - Fast Food	No seating (first 20 DFUs)	240	1.76	1.96	\$12,450.41
<b>Institutional</b>						
32	Church	Base rate	215	1.00	1.00	\$6,336.98
33	Pre/Elementary School, Per Student	Per student & staff	7	1.00	0.03	\$206.32
34	High School, per Student	Per student & staff w/kitchens and showers	9	1.00	0.04	\$265.28
35	Museum	Tax exempt	215	1.00	1.00	\$6,336.98
36	Post Office	Tax exempt	215	1.00	1.00	\$6,336.98
37	Public Park	Per toilet room	500	1.00	2.33	\$14,737.61
<b>Additional Sewer Service Charges</b>						
<b>Senior Living</b>						
38	Manager Residence	Dwelling	215	1.00	1.00	\$6,336.98
39	Per Bed	Per Bed	125	1.00	0.58	\$3,675.45
40	Food Service	up to 21 seats	600	1.76	4.91	\$31,114.59
	Additional Seating (per Seat)	Per Seat	12	1.76	0.10	\$633.70
41	Recovery Ranch					
42	Manager Residence	Dwelling	215	1.00	1.00	\$6,336.98
43	per Bed	Per Bed	70	1.00	0.33	\$2,063.20
44	Food Service	Up to 21 seats	600	1.76	4.91	\$31,126.53
45	Additional Seating (per seat)	Per seat	12	1.76	0.10	\$622.97
46	Medical, Dental, Veterinarian					

## Schedule of Capacity Charges 2021/2022

Line No.	Development Type	Use Description	Flow (gpd)	Strength Factor	ERU Ratio	Capacity Charge
47	Clinic or Building (per 1,000 sf)	Professional & Commercial, per 1,000 sf	300	1.15	1.60	\$10,168.65
48	Billiard/Café (per 1,000 sf)	per 1,000 sf	150	1.15	0.80	\$5,084.32
49	Food Service	Up to 21 seats	600	1.76	4.91	\$31,126.53
50	Additional Seating (per seat)	Per seat	12	1.76	0.10	\$622.97
51	Car Wash	Business	1,350	1.15	7.22	\$45,758.92
52	Cocktail Lounge with Food	Food preparation with sinks (first 20 DFUs)	430	1.76	3.52	\$22,306.18
53	Additional Seating	Per seat	8	1.76	0.07	\$415.00
54	Winery and Wine Tasting	No food preparation, dry goods only	270	1.00	1.26	\$7,958.07
55	Wine Tasting with Food	Food preparation with sinks (first 20 DFUs)	430	1.76	3.52	\$22,306.18
56	Additional Seating	Per seat	8	1.76	0.07	\$415.00

**Definitions:**

DFUs: The number of drainage fixture units for each type of appliance, appurtenance or fixture, as set forth in the then current California Plumbing Code.

Base Charge: The then current capacity fee for a single family residence.

Strength Factor: The Strength Factor of wastewater, as defined under Section 820(C) and as determined under Section 821 of the District's Sewer Service Code.

Unclassified User: Any user group or classification not shown above.

[1] For any Unclassified User, the Capacity Charge for the first 20 DFUs shall be calculated as follows.

Capacity Fee = Base Charge x Strength Factor

An Additional Fixture Charge shall be applicable to any Unclassified User which has more than 20 DFUs, calculated as follows.

Additional Fixture Charge = (number of DFUs in excess of 20 divided by 20) x Base Charge x Strength Factor

[2] For any Exterior Accessory Dwelling Unit, the Capacity Charge for the first 15 DFUs shall be calculated as follows.

Capacity Fee = Base Charge x .74

An Additional Fixture Charge shall be applicable to any Exterior Accessory Dwelling Unit which has more than 15 DFUs, calculated as follows.

Additional Fixture Charge = (number of DFUs in excess of 15 divided by 20) x Base Charge

\*The capacity fees set forth in the table above will be adjusted effective as of the first day of July of each year, commencing July 1, 2018, by an amount equal to the percentage change in the Engineering News Record Construction Cost Index National Average published for the immediately preceding April as compared to such index for April of the previous year.