

# Santa Barbara Happenings



Terry A. Bartlett – Reetz, Fox & Bartlett LLP

## New California Employment Laws Present Challenges

New California employment laws have created new hurdles for employers. Some criminal convictions can now be removed from a person's record even before the seven-year minimum. Five days of unpaid bereavement leave is now required for all employers with five or more employees and there are no restrictions on how many times a year it can be used. Fast food franchisees will be subject to new minimum wage requirements.

All employers with over 15 employees will have to disclose the pay scale for current employees and applicants. The California minimum wage is also set to rise to \$15.50, regardless of number of employees.

## Munger Hall Dorm Shrinks

Munger Hall, the controversial dorm proposed to handle over 4500 students has been shrunk by two floors and a thousand beds. This comes in response to heavy criticism of the original plan that featured windowless rooms designed by Charles Munger, a banking executive with no architectural experience. Munger personally gave \$200 million for the dorm but required final say on design. The University has pushed back the start date of construction to the summer of 2023 at the earliest.

The size reduction will make it easier to get the approval of the California Coastal Commission, as the project only needs to be approved by the Coastal Commission and the University of California Board of Regents, not by any local government agency. The reduction in beds did not change the overall windowless features and faces fierce opposition.

## County Planners Propose Massive Zoning Changes

Santa Barbara County Planners have proposed re-zoning several large agricultural sites for thousands of new housing units. The Glen Annie Golf Club, San Marcos Growers, and Santa Barbara County Juvenile Hall are among locations for change in the draft of the County's Housing Element. The Glen Annie Golf Club alone could result in 1,536 new units being built.

These units would help the county partially fulfill its state-required Housing Element goal of 5,664 new housing units.

## 2nd District Staff Appointments Announced by New Supervisor Laura Capps



image Independent.com

Supervisor-elect Laura Capps announced that Chris Henson will serve as chief of staff, Daniela Aguirre as district representative/scheduler, and Jordan Killebrew as district representative/communications director.

Henson is Capps' current chief of staff with policy experience and has worked with county departments for over twenty years and began working with Capps in 2001. Aguirre is in her first year at the Santa Barbara College of Law and will be joined by Killebrew, the former communications director for the Santa Barbara Foundation.

Capps was elected in June to succeed then Supervisor Hart.

## SB Landmark Riviera Park Bought by Yardi Family



image Pacific Coast Business Times

A landmark property in the commercial real estate space has changed hands in Santa Barbara. Riviera Business Park located at 2020-2064 Alameda Padre Serra was sold to the Yardi Family by the Towbes Foundation. The Yardi family has become increasingly active in real estate in Santa Barbara's central business district under direction of Anant Yardi, founder of Yardi Systems.

The park is an 8.72-acre parcel with over 92,000 feet of commercial space directly adjacent to the El Encanto Hotel, placing its location among the top venues in the County. The family expects to maintain the property as a campus and will take the next year to develop a long-term plan.

Continued on page 33

## Goleta's Heritage Ridge Apartment Development Moves Forward



*image Independent.com*

The Goleta Planning Commission voted to allow a 332-unit project after significant controversy from environmental groups. These groups now support the project and the collaborative project between Red Tail Multifamily Land Development, The Towbes Group, and the Housing Authority of the County of Santa Barbara will go forward.

102 of the 332-units will be low-income units and a 2-acre public park is also included in the proposal. The lower income units will also allow the project to only have 494 parking spaces.