

**CITY OF SANTA BARBARA  
CITY COUNCIL**

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*City Administrator*

**Stephen P. Wiley**  
*City Attorney*

**City Hall**  
*735 Anacapa Street*  
<http://www.SantaBarbaraCA.gov>

**MARCH 19, 2013  
AGENDA**

**ORDER OF BUSINESS:** Regular meetings of the Finance Committee and the Ordinance Committee begin at 12:30 p.m. The regular City Council meeting begins at 2:00 p.m. in the Council Chamber at City Hall.

**REPORTS:** Copies of the reports relating to agenda items are available for review in the City Clerk's Office, at the Central Library, and <http://www.SantaBarbaraCA.gov>. In accordance with state law requirements, this agenda generally contains only a brief general description of each item of business to be transacted or discussed at the meeting. Should you wish more detailed information regarding any particular agenda item, you are encouraged to obtain a copy of the Council Agenda Report (a "CAR") for that item from either the Clerk's Office, the Reference Desk at the City's Main Library, or online at the City's website (<http://www.SantaBarbaraCA.gov>). Materials related to an item on this agenda submitted to the City Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office located at City Hall, 735 Anacapa Street, Santa Barbara, CA 93101, during normal business hours.

**PUBLIC COMMENT:** At the beginning of the 2:00 p.m. session of each regular City Council meeting, and at the beginning of each special City Council meeting, any member of the public may address the City Council concerning any item not on the Council's agenda. Any person wishing to make such address should first complete and deliver a "Request to Speak" form prior to the time that public comment is taken up by the City Council. Should City Council business continue into the evening session of a regular City Council meeting at 6:00 p.m., the City Council will allow any member of the public who did not address them during the 2:00 p.m. session to do so. The total amount of time for public comments will be 15 minutes, and no individual speaker may speak for more than 1 minute. The City Council, upon majority vote, may decline to hear a speaker on the grounds that the subject matter is beyond their jurisdiction.

**REQUEST TO SPEAK:** A member of the public may address the Finance or Ordinance Committee or City Council regarding any scheduled agenda item. Any person wishing to make such address should first complete and deliver a "Request to Speak" form prior to the time that the item is taken up by the Finance or Ordinance Committee or City Council.

**CONSENT CALENDAR:** The Consent Calendar is comprised of items that will not usually require discussion by the City Council. A Consent Calendar item is open for discussion by the City Council upon request of a Councilmember, City staff, or member of the public. Items on the Consent Calendar may be approved by a single motion. Should you wish to comment on an item listed on the Consent Agenda, after turning in your "Request to Speak" form, you should come forward to speak at the time the Council considers the Consent Calendar.

**AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the City Administrator's Office at 564-5305 or inquire at the City Clerk's Office on the day of the meeting. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

**TELEVISION COVERAGE:** Each regular City Council meeting is broadcast live in English and Spanish on City TV Channel 18 and rebroadcast in English on Wednesdays and Thursdays at 7:00 p.m. and Saturdays at 9:00 a.m., and in Spanish on Sundays at 4:00 p.m. Each televised Council meeting is closed captioned for the hearing impaired. Check the City TV program guide at [www.citytv18.com](http://www.citytv18.com) for rebroadcasts of Finance and Ordinance Committee meetings, and for any changes to the replay schedule.

## **ORDER OF BUSINESS**

- 12:30 p.m. - Finance Committee Meeting, David Gebhard Public Meeting Room, 630 Garden Street
- 2:00 p.m. - City Council Meeting Begins
- 5:00 p.m. - Recess
- 6:00 p.m. - City Council Meeting Reconvenes

### **FINANCE COMMITTEE MEETING - 12:30 P.M. IN THE DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET (120.03)**

**Subject: Housing Authority Of The City Of Santa Barbara's Request For Subordination, Modification, And Release Of City Deeds Of Trust on 418 Santa Fe Place And 521 N. La Cumbre Road (120.03)**

Recommendation: That the Finance Committee recommend to City Council approval of the following:

- A. Subordination of the loan made by the former Redevelopment Agency to the Housing Authority of the City of Santa Barbara (HACSB) to assist in the acquisition by the HACSB of the property located at 521 N. La Cumbre Road (Villa La Cumbre) to a new Department of Housing and Urban Development (HUD) insured mortgage and to a new HACSB loan, and amendment of the maturity date of the City loan to coincide with the maturity date of the HUD-insured mortgage;
- B. Subject to disclosure to the HUD, an agreement between the City and HACSB providing for annual repayment to the City of the City loan in the amount of \$60,000 for the remaining extended term of the loan;
- C. HUD Rider to Affordability Control Covenant Imposed on Real Property;
- D. Release and reconveyance of existing City Grant Agreements and Deeds of Trust on Villa La Cumbre;
- E. Release and reconveyance of existing City Grant Agreements and Deeds of Trust on SHIFCO; and
- F. Authorize the Community Development Director to execute, subject to approval as to form by the City Attorney, such agreements and related City and HUD documents as required to facilitate the recapitalization of 418 Santa Fe Place (SHIFCO) and 521 N. La Cumbre Road (Villa La Cumbre).

**REGULAR CITY COUNCIL MEETING – 2:00 P.M.  
AFTERNOON SESSION**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**CHANGES TO THE AGENDA**

**PUBLIC COMMENT**

**CONSENT CALENDAR**

**1. Subject: Minutes**

Recommendation: That Council waive the reading and approve the minutes of the regular meetings of March 5 and 12, 2013.

**2. Subject: Adoption Of Ordinance For Lease Agreement With U.S. Department Of Transportation, Federal Aviation Administration (330.04)**

Recommendation: That Council adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Approving a Twenty-Year Lease Agreement with the U.S. Department of Transportation, Federal Aviation Administration, with No Monetary Consideration, for Approximately 2.5 Acres of Land at 10 Edward Burns Place, at the Santa Barbara Municipal Airport, Effective October 1, 2013.

**3. Subject: Records Destruction For Administrative Services Department (160.06)**

Recommendation: That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Relating to the Destruction of Records Held by the Administrative Services Department in the City Clerk's Office, Human Resources Division, and Information Systems Division.

## **CONSENT CALENDAR (CONT'D)**

### **4. Subject: Records Destruction For Public Works Department (160.06)**

Recommendation: That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Relating to the Destruction of Records Held by the Public Works Department in the Engineering and Water Resources Divisions.

### **5. Subject: Acquisition Of Temporary Easements And Extra Design Services For The Punta Gorda Street Bridge Replacement Project (330.03)**

Recommendation: That Council:

- A. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara to Acquire and Accept Temporary Construction Easements Located at 1130 and 1133 Punta Gorda Street, and Authorize the Public Works Director, Subject to Review and Approval as to Form by the City Attorney, to Execute Said Agreements and Related Acquisition Documents that May be Required for the Punta Gorda Street Bridge Replacement Project, and Consent to the Recordation of the Related Deeds in the Official Records, County of Santa Barbara; and
- B. Authorize an increase in the extra services amount with Drake Haglan and Associates for final design services for the Punta Gorda Street Bridge Replacement Project, Contract No. 23,959, in the amount of \$34,000, for a total project expenditure authority of \$166,000.

### **6. Subject: Lease Agreement With Special Olympics of Southern California, Inc., At Westside Neighborhood Center (330.04)**

Recommendation: That Council authorize the Parks and Recreation Director to execute a lease agreement with Special Olympics of Southern California, Inc., for 922 square feet of space at the Westside Neighborhood Center at \$1.17 per square foot.

### **7. Subject: Contract For Construction Of Low Impact Development Demonstration Permeable Paver Parking Lots Project (570.05)**

Recommendation: That Council:

- A. Accept a Proposition 84 Storm Water Grant funds for an amount not to exceed \$1,889,299 for the Low Impact Development Demonstration Permeable Paver Parking Lots Project;
- B. Approve a transfer of reserves in the amount of \$259,890 from the Creeks Operating Fund to the Creeks Capital Fund;

(Cont'd)

## CONSENT CALENDAR (CONT'D)

### 7. (Cont'd)

- C. Authorize the increase of estimated revenues and appropriations in the Fiscal Year 2013 Creeks Capital Fund by \$2,149,189, for the Low Impact Development Demonstration Permeable Paver Parking Lots Project funded from the \$1,889,299 grant and \$259,890 transfer of reserves from the Creeks Operating Fund;
- D. Reject the apparent low bid from Moalej Builders, Inc., of \$1,681,373 for the Low Impact Development Demonstration Permeable Paver Parking Lots Project, Bid No. 3677, as nonresponsive due to their failure to submit a complete bid;
- E. Award a contract with G. Sosa Construction, Inc., waiving minor irregularities, in their low bid amount of \$1,716,930 for construction of the Low Impact Development Demonstration Permeable Paver Parking Lots Project, Bid No. 3677; and
- F. Authorize the Public Works Director to execute the contract and approve expenditures up to \$171,700 to cover any cost increases that may result from contract change orders for extra work and differences between estimated bid quantities and actual quantities measured for payment.

### 8. **Subject: Approval Of Emergency Repair Of The Rattlesnake Creek Sewer Pipe Bridge Creek Crossing (540.13)**

Recommendation: That Council:

- A. Approve an emergency Purchase Order for Specialty Construction, Inc., in the amount of \$74,867.11 for repair of the Rattlesnake Creek Sewer Pipe Bridge Creek Crossing; and
- B. Approve an emergency increase in a professional services contract with Fillippin Engineering in the amount of \$66,216.38 for construction management, inspection and environmental monitoring.

### 9. **Subject: Set A Date For Public Hearing Regarding Appeal Of Architectural Board Of Review Approval For 2700 Miradero Drive (640.07)**

Recommendation: That Council:

- A. Set the date of April 16, 2013, at 2:00 p.m. for hearing the appeal filed by Anne Senuta of the Architectural Board of Review approval of an application for property owned by the Villa Miradero North Homeowners Association and located at 2700 Miradero Drive, Assessor's Area Parcel No. 051-520-CA1 for common parcel, R-2 Two-Family Residence Zone, General Plan Designation: Medium Density Residential. The project proposes to remove existing attached gable pergolas at 40 residential condominium units; and
- B. Set the date of April 15, 2013, at 1:30 p.m. for a site visit to the property located at 2700 Miradero Drive.

## **CONSENT CALENDAR (CONT'D)**

### NOTICES

10. The City Clerk has on Thursday, March 14, 2013, posted this agenda in the Office of the City Clerk, on the City Hall Public Notice Board on the outside balcony of City Hall, and on the Internet.

**This concludes the Consent Calendar.**

## **REPORT FROM THE FINANCE COMMITTEE**

## **CITY COUNCIL ADMINISTRATIVE AND ATTORNEY REPORTS**

### PUBLIC WORKS DEPARTMENT

11. **Subject: Purchase Of Real Property At The City's Hydroelectric Plant (330.03)**

Recommendation: That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Authorizing the City's Public Works Director to Act in the Negotiations on Behalf of the City of Santa Barbara for the Purchase of the Fee Simple Interest in the Real Property Known as the Santa Barbara Hydroelectric Power Plant Land at Lauro Dam, and Verifying that Funds Have Been Budgeted for the Purchase at Fair Market Value as Determined by Appraisal.

### POLICE DEPARTMENT

12. **Subject: Police Department Update (520.04)**

Recommendation: That Council receive an oral presentation from the Police Chief regarding the Santa Barbara Police Department.

## **COUNCIL AND STAFF COMMUNICATIONS**

## **COUNCILMEMBER COMMITTEE ASSIGNMENT REPORTS**

## **CLOSED SESSIONS**

### **13. Subject: Conference With Labor Negotiator (440.05)**

Recommendation: That Council hold a closed session, per Government Code Section 54957.6, to consider instructions to City negotiator Kristy Schmidt, Employee Relations Manager, regarding negotiations with the Fire Management Association and the Police Officers' Association, and regarding discussions with certain unrepresented managers about salaries and fringe benefits.

Scheduling: Duration, 30 minutes; anytime

Report: None anticipated

## **RECESS**

## **EVENING SESSION**

## **RECONVENE**

## **ROLL CALL**

## **PUBLIC COMMENT**

## **PUBLIC HEARINGS**

### **14. Subject: Appeal Of Architectural Board Of Review Approval Of 1911 Chino Street (640.07)**

Recommendation: That Council deny the appeal of Evelyn Lee, et al., of the application of Gil Barry, architect, agent for Alamar II LLC, and uphold the Architectural Board of Review's Project Design Approval for the proposed second single-family dwelling and garage on a lot with an existing single-family dwelling.

## **ADJOURNMENT**