

**CITY OF SANTA BARBARA  
CITY COUNCIL**

**Helene Schneider**  
*Mayor*  
**Cathy Murillo**  
*Mayor Pro Tempore*  
**Randy Rowse**  
*Ordinance Committee Chair*  
**Dale Francisco**  
*Finance Committee Chair*  
**Gregg Hart**  
**Frank Hotchkiss**  
**Bendy White**



**James L. Armstrong**  
*City Administrator*

**Sarah Knecht**  
*Interim City Attorney*

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

**MARCH 11, 2014  
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.

## REGULAR CITY COUNCIL MEETING – 2:00 P.M.

### CALL TO ORDER

### PLEDGE OF ALLEGIANCE

### ROLL CALL

### CHANGES TO THE AGENDA

### PUBLIC COMMENT

### CONSENT CALENDAR

#### CITY COUNCIL

**1. Subject: Minutes**

Recommendation: That Council waive further reading and approve the minutes of the regular meetings of February 18 (cancelled), and February 25, 2014.

**2. Subject: Tolling Agreement With EMMA Corporation For Terminal Improvement Project (560.04)**

Recommendation: That Council authorize the Airport Director to execute a Tolling Agreement with EMMA Corporation for the Terminal Improvement Project.

**3. Subject: Agreement For The Provision Of Library Services At The Goleta Valley Library (570.04)**

Recommendation: That Council approve and authorize the City Administrator to execute an agreement between the City of Goleta and the City of Santa Barbara for the provision of library services for a period from April 2014 through June 2015, which may be extended for five successive one-year periods (July 1 to June 30) with the approval of both cities.

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

### CITY COUNCIL (CONT'D)

**4. Subject: Adoption Of Ordinance For Local Coastal Program And Zoning Map Amendment For 415 Alan Road - Parcel A (650.04)**

Recommendation: That Council adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Amending Chapter 28.12 (Zone Map) of Title 28 of The Municipal Code Pertaining to the Rezoning of Property and Approving a Local Coastal Program Amendment at 415 Alan Road - Parcel A.

### SUCCESSOR AGENCY

**5. Subject: Professional Services Agreement With Smith Engineering Associates For The Lower West Downtown Lighting Project - Phase 2 (530.04)**

Recommendation: That the Successor Agency award and authorize the Executive Director to execute a contract with Smith Engineering Associates in the amount of \$15,940 for final design services for the Lower West Downtown Street Lighting Project - Phase 2, and authorize expenditures of up to \$4,060 for extra services of Smith Engineering Associates that may result from necessary changes in the scope of work.

### NOTICES

6. The City Clerk has on Thursday, March 6, 2014, 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.
7. Receipt of communication advising of vacancy created on the Community Events and Festivals Committee with the resignation of Laura Inks; the vacancy will be part of the next City Advisory Groups recruitment.

**This concludes the Consent Calendar.**

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

### **PUBLIC WORKS DEPARTMENT**

#### **8. Subject: Children's Library Relocation Improvement Project At The Central Library Building (570.04)**

Recommendation: That Council:

- A. Authorize the Public Works Director to execute a Professional Services Agreement with LPA, Inc., in the amount of \$293,274, with \$29,327 available for extra services, for the final design of the Children's Library Renovation at the Central Library at 40 East Anapamu Street; and
- B. Increase appropriations and estimated revenues in the Capital Outlay Fund funded from transfers totaling \$357,601 from the Fenton Davison Trust (\$212,601), the Peggy Maximus Trust (\$95,000), and the Miscellaneous Gift Fund (\$50,000), for the cost of the contract and extra services that may result from necessary changes in the scope of work and City staff design costs.

## **MAYOR AND COUNCIL REPORTS**

#### **9. Subject: Council Liaison To The Santa Barbara Center For The Performing Arts (140.07)**

Recommendation: That Council consider the appointment of a liaison to The Santa Barbara Center for the Performing Arts (SBCPA).

## **COUNCIL AND STAFF COMMUNICATIONS**

## **COUNCILMEMBER COMMITTEE ASSIGNMENT REPORTS**

## **CLOSED SESSIONS**

#### **10. 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 Kristine Schmidt, Acting Administrative Services Director, regarding negotiations with the Treatment and Patrol Bargaining Units, Hourly Bargaining Unit, Police Management Association, and Firefighters Association, and regarding salaries and fringe benefits for certain unrepresented management and confidential employees.

Scheduling: Duration, 30 minutes; anytime

Report: None anticipated

## **CLOSED SESSIONS (CONT'D)**

### **11. Subject: Public Works Director Appointment (530.01)**

Recommendation: That Council hold a closed session, per Government Code Section 54957(b)(1), to discuss the appointment for the position of Public Works Director.

Scheduling: Duration, 20 minutes; anytime

Report: Anticipated

## **ADJOURNMENT**



**CITY OF SANTA BARBARA  
CITY COUNCIL MINUTES**

**REGULAR MEETING  
February 18, 2014  
COUNCIL CHAMBER, 735 ANACAPA STREET**

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The regular meeting of the City Council, scheduled for 2:00 p.m. on February 18, 2014, was cancelled by the Council on November 12, 2013.

The next regular meeting of the City Council is scheduled for February 25, 2014, at 2:00 p.m. in the Council Chamber.

SANTA BARBARA CITY COUNCIL

SANTA BARBARA  
CITY CLERK'S OFFICE

\_\_\_\_\_  
HELENE SCHNEIDER  
MAYOR

ATTEST: \_\_\_\_\_  
SUSAN TSCHECH, CMC  
CITY CLERK SERVICES MANAGER



# CITY OF SANTA BARBARA CITY COUNCIL MINUTES

## REGULAR MEETING February 25, 2014 COUNCIL CHAMBER, 735 ANACAPA STREET

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### CALL TO ORDER

Mayor Pro Tempore Cathy Murillo called the meeting to order at 2:03 p.m. (The Ordinance Committee met at 12:00 p.m., and the Finance Committee met at 12:30 p.m.)

### PLEDGE OF ALLEGIANCE

Mayor Pro Tempore Murillo.

### ROLL CALL

Councilmembers present: Dale Francisco, Frank Hotchkiss, Randy Rowse, Bendy White, Mayor Pro Tempore Murillo.

Councilmembers absent: Gregg Hart, Mayor Helene Schneider.

Staff present: City Administrator James L. Armstrong, Interim City Attorney Sarah Knecht, Deputy City Clerk Susan Tschech.

### PUBLIC COMMENT

Speakers: Clint Orr, Robert Burke, Brandon Morse, Phil Walker, Terri Gray.

### CONSENT CALENDAR (Item Nos. 1 – 9)

The title of the resolution related to Item No. 2 was read.

#### Motion:

Councilmembers White/Hotchkiss to approve the Consent Calendar as recommended.

#### Vote:

Unanimous roll call vote (Absent: Councilmember Hart, Mayor Schneider).

**1. Subject: Minutes**

Recommendation: That Council waive further reading and approve the minutes of the special meeting of January 30, the regular meeting of February 4, and the special meeting of February 10, 2014.

Action: Approved the recommendation.

**2. Subject: Acceptance Of Meter Easements For 901 Olive Street And 34 West Victoria Street (540.06)**

Recommendation: That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Accepting an Agreement for Access to Water Meters and Sub-Meters and Grant of Easement, and an Agreement for Access to Water Meter Room and Grant of Easement.

Action: Approved the recommendation; Resolution No. 14-010; Agreement Nos. 24,724 and 24,725 (February 25, 2014, report from the Acting Public Works Director; proposed resolution).

**3. Subject: January 2014 Investment Report (260.02)**

Recommendation: That Council accept the January 2014 Investment Report.

Action: Approved the recommendation (February 25, 2014, report from the Finance Director).

**4. Subject: Banking Services Agreement (210.03)**

Recommendation: That Council authorize the Finance Director to execute, a banking services agreement, in a form acceptable to the City Attorney, with Union Bank to provide banking services in an amount not to exceed \$78,000 for the period of March 1, 2014, through December 31, 2014.

Action: Approved the recommendation; Agreement No. 24,726 (February 25, 2014, report from the Finance Director).

**5. Subject: Request To Amend Homeowners' Affordability Covenant On Property Located At 3965 Via Lucero (660.04)**

Recommendation: That Council:

- A. Approve amending the homeowners' affordability covenant to allow for a maximum household income of at or below 80% of Area Median Income (AMI) for future homeowners; and

(Cont'd)

5. (Cont'd)

- B. Authorize the Community Development Director to execute, subject to approval as to form by the City Attorney, related documents as necessary.

Action: Approved the recommendations (February 25, 2014, report from the Acting Community Development Director).

6. **Subject: Loan Restatement Request On Property Located At 424-430 Rancheria Street ("Rancheria Village Apartments") (660.04)**

Recommendation: That Council approve a Restatement and Subordination of the 1994 Loan Agreement funded with Redevelopment Agency Housing Set-Aside Funds, a Restatement and Subordination of the Deed of Trust to secure the Restated Loan, and a new Affordability Housing Covenant with an extended term of an additional 45 years, and authorize the Community Development Director to execute, subject to approval as to form by the City Attorney, such agreements and related City documents as necessary.

Action: Approved the recommendation; Agreement No. 24,727 (February 25, 2014, report from the Acting Community Development Director).

7. **Subject: Contract For Design Of The Runway 15L-33R Pavement Rehabilitation Project (560.04)**

Recommendation: That Council authorize the Public Works Director to execute a City professional services contract with Kimley-Horn and Associates, Inc., in the amount of \$151,250 for design services for the Pavement Rehabilitation Project for Runway 15L-33R, Terminal Ramp, South General Aviation Ramp, and Signature Ramp, and authorize the Public Works Director to approve expenditures up to \$15,250 for extra services that may result from necessary changes in the scope of work.

Action: Approved the recommendation; Contract No. 24,728 (February 25, 2014, report from the Acting Public Works Director).

8. **Subject: Approval of Purchase Orders For Primary Coagulant Chemicals For The William B. Cater Water Treatment Plant (540.10)**

Recommendation: That Council:  
Find it in the City's best interest to waive the formal bidding process, as authorized by Municipal Code Section 4.52.070(L), and authorize the City General Services Manager to:

- A. Issue a purchase order to California Aluminum Chemicals in an amount not to exceed \$18,500 for the purchase of approximately 47,000 pounds of CalChem CC 2110 coagulant chemical for a full-scale plant water treatment trial; and

(Cont'd)

**8. (Cont'd)**

- B. Issue a purchase order to California Aluminum Chemicals and issue a Purchase Order to Summit Research Labs for a total combined amount of not to exceed \$450,000 for the purchase of coagulant chemicals on an as-needed basis, with the option to renew both Purchase Orders for an additional four years, subject to Council's adoption of the budget.

Action: Approved the recommendations (February 25, 2014, report from the Acting Public Works Director).

**NOTICES**

- 9. The City Clerk has on Thursday, February 20, 2014, 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 concluded the Consent Calendar.

**REPORT FROM THE FINANCE COMMITTEE**

Finance Committee Chair Dale Francisco reported that the Committee met to review a proposed banking services agreement with Union Bank, which was approved by the Council as part of this Agenda's Consent Calendar (Item No. 4). The Committee also heard a report on the status of revenues and expenditures in relation to budget for the first half of Fiscal Year 2014 and approved proposed mid-year adjustments to the Fiscal Year 2014 budget. These items will be considered by the full Council as Agenda Item No. 10.

**REPORT FROM THE ORDINANCE COMMITTEE**

Ordinance Committee Chair Randy Rowse reported that the Committee met to consider a draft ordinance amending Municipal Code provisions related to fences, screens, walls and hedges. The Committee voted to forward the ordinance to the full Council for introduction and subsequent adoption.

**CITY COUNCIL ADMINISTRATIVE AND ATTORNEY REPORTS**

**FINANCE DEPARTMENT**

**10. Subject: Fiscal Year 2014 Mid-Year Review (230.04)**

Recommendation: That Council:

- A. Hear a report from staff on the status of revenues and expenditures in relation to budget for the six months ended December 31, 2013;

(Cont'd)

**10. (Cont'd)**

- B. Accept the Fiscal Year 2014 Interim Financial Statements for the Six Months Ended December 31, 2013; and
- C. Approve the proposed mid-year adjustments to Fiscal Year 2014 appropriations and estimated revenues as detailed in the attached Schedule of Proposed Mid-Year Adjustments.

Documents:

- February 25, 2014, report from the Finance Director.
- PowerPoint presentation prepared and made by Staff.

Speakers:

Staff: Accounting Manager Julie Nemes, Treasury Manager Genie Wilson, Acting Airport Director Hazel Johns.

Motion:

Councilmembers Hotchkiss/White to approve recommendations B and C.

Vote:

Unanimous voice vote (Absent: Councilmember Hart, Mayor Schneider).

PUBLIC WORKS DEPARTMENT

**11. Subject: Capital Improvement Projects: Second Quarter Report For Fiscal Year 2014 (230.01)**

Recommendation: That Council receive the City's Capital Improvement Projects Second Quarter Report for Fiscal Year 2014.

Documents:

- February 25, 2014, report from the Acting Public Works Director.
- PowerPoint presentation prepared and made by Staff.

Speakers:

Staff: Assistant Public Works Director/City Engineer Pat Kelly.

By consensus, the Council received the report and their questions were answered.

## **COUNCILMEMBER COMMITTEE ASSIGNMENT REPORTS**

### Information:

- Councilmember Hotchkiss reported on his attendance at a meeting of the Milpas Action Task Force, during which representatives from the City of Ventura made a presentation regarding ordinances recently adopted for that city to control the consumption of alcohol in public.
- Councilmember Rowse reported that the Airport Commission had heard a report on the status of enplanements at the City's airport.
- Mayor Pro Tempore Murillo commented on efforts being made by the Santa Barbara Youth Council and the local Girl Scouts organization to address youth issues.

## **RECESS**

The Mayor Pro Tempore recessed the meeting at 2:56 p.m. in order for the Council to reconvene in closed session for Agenda Item No. 12, and she stated that no reportable action is anticipated.

## **CLOSED SESSIONS**

### 12. Subject: Conference With Real Property Negotiators (330.03)

Recommendation: That Council hold a closed session pursuant to Government Code Section 54956.8 to consider the possible lease of real property.

Real Property: A portion of the City-owned property located at 631 Garden Street in the City of Santa Barbara (Assessor's Parcel No. 031-152-033).

City Negotiators: Paul Casey, Assistant City Administrator; Nina Johnson, Assistant to the City Administrator; Sarah Knecht, Acting City Attorney; Scott Vincent, Assistant City Attorney.

Negotiating Parties: Santa Barbara Arts Collaborative.

Under Negotiation: Instructions to negotiators regarding the price and terms of payment of a possible ground lease.

Scheduling: Duration, 30 minutes; anytime

Report: None anticipated

### Documents:

February 25, 2014, report from the Acting City Attorney.

### Time:

2:58 p.m. – 3:15 p.m. Councilmember Hart and Mayor Schneider were absent.

No report made.

**ADJOURNMENT**

Mayor Pro Tempore Murillo adjourned the meeting at 3:15 p.m.

SANTA BARBARA CITY COUNCIL

SANTA BARBARA  
CITY CLERK'S OFFICE

\_\_\_\_\_  
CATHY MURILLO  
MAYOR PRO TEMPORE

ATTEST: \_\_\_\_\_  
SUSAN TSCHECH, CMC  
DEPUTY CITY CLERK



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** March 11, 2014

**TO:** Mayor and Councilmembers

**FROM:** Administration Division, Airport Department

**SUBJECT:** Tolling Agreement With EMMA Corporation For Terminal Improvement Project

**RECOMMENDATION:**

That Council authorize the Airport Director to execute a Tolling Agreement with EMMA Corporation for the Terminal Improvement Project.

**DISCUSSION:**

The City and EMMA propose to enter into an agreement to preserve the rights of the parties in relation to each other while the City attempts to resolve the concerns raised by the FAA Los Angeles District Office regarding the City's alleged violation of the FAA Airport Improvement Program (AIP) Buy American provisions for the terminal project. According to those provisions, AIP grant recipients are required to certify that they will not use any steel or manufactured products produced outside the United States on any portion of the project for which funds are provided, unless otherwise approved by the FAA.

The City has withheld funds from the project contractor, EMMA Corporation, for certain items of work that may not have met the Buy American provisions. The cost of the product in question is \$87,650.76. EMMA has filed a claim against the City for release of those funds. Neither party wants to pursue their rights against the other until after the issues with the FAA are determined or clarified.

The Agreement preserves the rights of each party and prevents the passing of applicable statutes of limitations.

**PREPARED BY:** Owen Thomas, Supervising Engineer

**SUBMITTED BY:** Hazel Johns, Acting Airport Director

**APPROVED BY:** City Administrator's Office



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** March 11, 2014

**TO:** Mayor and Councilmembers

**FROM:** Administration, Library Department

**SUBJECT:** Agreement For The Provision Of Library Services At The Goleta Valley Library

### **RECOMMENDATION:**

That Council approve and authorize the City Administrator to execute an agreement between the City of Goleta and the City of Santa Barbara for the provision of library services for the period of April 2014 through June 2015, which may be extended for five successive one-year periods (July 1 to June 30) with the approval of both cities.

### **DISCUSSION:**

In 2005, after its incorporation, the City of Goleta entered into a five year agreement with the City of Santa Barbara for library services at the Goleta Library facility located at 500 North Fairview Avenue, Goleta.

The agreement has been renewed annually since 2010. In the same manner as the 2005 agreement, this proposed agreement between the cities of Goleta and Santa Barbara sets out the terms and conditions of providing library services, including responsibility for maintenance, tangible assets, funding, staffing, insurance, and reporting. Under the proposed agreement, the City of Santa Barbara will continue to be responsible for administering library services on behalf of residents of the Goleta Valley in the same manner as under the current agreement with the County of Santa Barbara and the 2005 agreement with the City of Goleta. The arrangement continues to offer local residents services of a multi-branch library system, with Goleta Library as part of that system.

### **BUDGET/FINANCIAL INFORMATION:**

Funding for operation of the Goleta Library is received from the County of Santa Barbara, Measure L Library Special Tax, fines and fees, gifts, and grants. The operating budget is approximately \$1,328,000 for the current fiscal year. Funding and in-kind support from the City of Goleta includes monies from County Services Area 3 as defined in Measure L (57% of CSA3 is within Goleta city limits) and Goleta developer

impact fees. They also are responsible for building maintenance, landscaping, recycling and solid waste removal.

Under the terms of the proposed agreement, there are no costs to the City of Santa Barbara. In addition, the City collects an administrative fee of 9% of the total operating budget of the Goleta Valley Library. For the term of this agreement that begins in April 2014, the administrative fee is approximately \$115,150, and if approved will be included in budget adjustments.

The agreement is available for public review in the City Clerk's Office at City Hall.

**PREPARED BY:** Margaret Esther, Library Services Manager

**SUBMITTED BY:** Irene Macias, Library Director

**APPROVED BY:** City Administrator's Office

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA BARBARA AMENDING CHAPTER 28.12 (ZONE MAP) OF TITLE 28 OF THE MUNICIPAL CODE PERTAINING TO THE REZONING OF PROPERTY AND APPROVING A LOCAL COASTAL PROGRAM AMENDMENT AT 415 ALAN ROAD – PARCEL A

WHEREAS, the City accepted an application from Patsy Stadleman, Agent for Andrew Seybold, in order to process a request for a Local Coastal Program Amendment for a property located at 415 Alan Road;

WHEREAS, on June 11, 2009, the Planning Commission held a duly noticed public hearing to consider a request for initiation of General Plan and Local Coastal Program Amendments, and Rezone and no one spoke regarding the project;

WHEREAS, on June 11, 2009, the Planning Commission denied a request to initiate General Plan and Local Coastal Program Amendments, and Rezone;

WHEREAS, on November 9, 2009, the City Council held a duly noticed public hearing to consider an appeal of the Planning Commission decision by the applicant and no one spoke regarding the project;

WHEREAS, on November 9, 2009, the City Council upheld the appeal of the applicant and initiated the General Plan and Local Coastal Plan Amendments, and Rezone of the subject parcel (Parcel B);

WHEREAS, on March 3, 2011, the Planning Commission held a duly noticed public hearing to consider an application for a Lot Area Modification, Tentative Subdivision Map and Coastal Development Permit for the subject parcel and to consider a recommendation to City Council on a General Plan Amendment, a Rezone and a Local Coastal Program Amendment, and one person spoke regarding the project;

WHEREAS, on March 3, 2011, the Planning Commission denied a request for a Lot Area Modification, a Tentative Subdivision Map and a Coastal Development Permit because a majority could not support a recommendation of approval of a General Plan Amendment, a Rezone and a Local Coastal Program Amendment;

WHEREAS, on March 11, 2011 Steve Amerikaner of Brownstein Hyatt Farber Schreck, LLP, on behalf of Andrew Seybold, appealed the Planning Commission denial of the project;

WHEREAS, on January 31, 2012, the City Council held a duly noticed public hearing on the appeal. After the public hearing, the City Council upheld the appeal and approved the Lot Area Modification (Parcel A), a Tentative Subdivision Map and a Coastal Development Permit;

WHEREAS, on January 31, 2012, the City Council held a duly noticed public hearing to consider a Local Coastal Program Amendment proposed in conjunction with the project, and concluded that the Local Coastal Program Amendment (Parcel B) is consistent with the goals and objectives of the City's General and Local Coastal Plans;

WHEREAS, on February 14, 2012 the City Council adopted Ordinance 5580 amending Chapter 28.12 (Zone Map) of the Santa Barbara Municipal Code by changing the zoning of the northerly portion of the property located at 415 Alan Road (Parcel B) from A-1/SD-3 to E-3/SD-3;

WHEREAS, on October 9, 2013 the City Council adopted Resolution 13-084, contingent upon final Coastal Commission action, a Local Coastal Program Amendment that amended the land use designation of the northerly portion of the property located at 415 Alan Road (Parcel B) from Residential (one (1) unit per acre) to Residential (three (3) units per acre);

WHEREAS, on January 10, 2014 the California Coastal Commission approved, with a Suggested Modification, the Local Coastal Program Amendment for Parcel B, amending the Land Use Plan designation from Residential (one (1) unit per acre) to Residential (three (3) units per acre) and the zoning designation from A-1 (One Family Residence Zone) to E-3 (One Family Residence Zone);

WHEREAS, on January 10, 2014 the California Coastal Commission approved a Suggested Modification to change the zoning on the southerly portion of the property located at 415 Alan Road (Parcel A) from A-1 (One Family Residence Zone) to A-2 (One Family Residence Zone);

WHEREAS, the City Council has conducted a duly noticed public hearing pursuant to the provisions of Chapter 3, Title 7 of the Government Code of the State of California;

WHEREAS, the City Council has received and acknowledged a receipt of the California Coastal Commission's Resolution of Certification; and accepted and agreed to a Suggested Modification for the final certification;

WHEREAS, the City Council has received and accepted a proposed amendment to the current Zoning Map; and

WHEREAS, the City Council has reviewed and considered all materials and exhibits in the current record relative to this amendment, including, the project, and all staff reports.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF SANTA BARBARA DOES ORDAIN AS FOLLOWS:

**Section 1.** Local Coastal Program Amendment:

The Local Coastal Plan Amendment of the City of Santa Barbara is amended to rezone the southern portion of 415 Alan Road (Parcel A) to A-2/SD-3 (One Family Residence Zone/Coastal Zone Overlay).

**Section 2.** The City Council will carry out the Local Coastal Program Amendment consistent with the California Coastal Act and makes the following findings with respect to amending the City's Local Coastal Program:

A. Local Coastal Program Amendment:

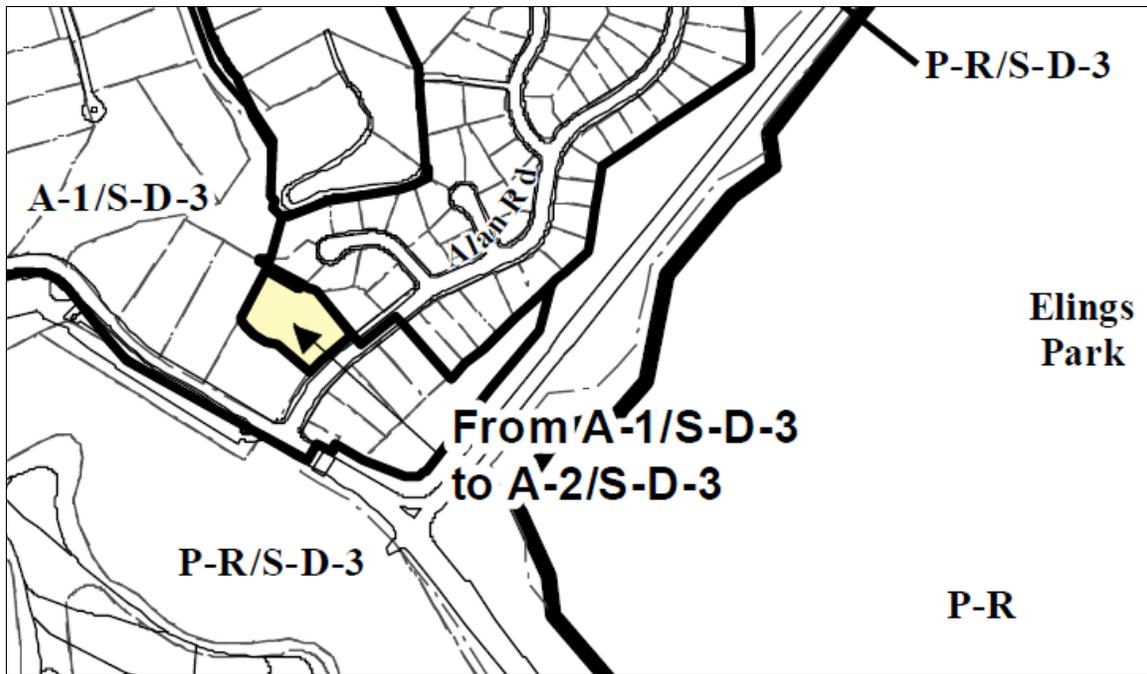
1. The amendment is consistent with the policies of the California Coastal Act.
2. The amendment is consistent with the City of Santa Barbara Local Coastal Plan Map.
3. The amendment is consistent with the Chapter 3 (commencing with Section 30200) Policies of the Coastal Act regarding public access and public recreation, because the project will not impede public access to the coast, and there will be minimal effects on public recreation.

**Section 3.** Zoning Map Amendment:

Effective thirty (30) days after Coastal Commission Certification of the Local Coastal Program Amendment for the southern portion of 415 Alan Road (Parcel A) the Sectional Zone Map SE02 of Chapter 28.12 (Zone Map) of the Santa Barbara Municipal Code is hereby amended by changing the zoning of a portion of the property to A-2/SD-3 (One Family Residence Zone/Coastal Zone Overlay) as indicated in the attached Exhibit A.

Exhibit A

Current Zoning Designation



Proposed Zone Change





**CITY OF SANTA BARBARA  
JOINT CITY COUNCIL/SUCCESSOR AGENCY  
TO THE REDEVELOPMENT AGENCY OF THE CITY OF SANTA BARBARA  
AGENDA REPORT**

**AGENDA DATE:** March 11, 2014

**TO:** City Councilmembers  
Successor Agency Members

**FROM:** Engineering Division, Public Works Department

**SUBJECT:** Professional Services Agreement With Smith Engineering Associates  
For The Lower West Downtown Lighting Project – Phase 2

**RECOMMENDATION:**

That the Successor Agency award and authorize the Executive Director to execute a contract with Smith Engineering Associates in the amount of \$15,940 for final design services for the Lower West Downtown Street Lighting Project – Phase 2, and authorize expenditures of up to \$4,060 for extra services of Smith Engineering Associates that may result from necessary changes in the scope of work.

**DISCUSSION:**

**BACKGROUND**

The Lower West Downtown residents have historically expressed concerns regarding a lack of adequate street lighting in their neighborhood. The Public Works Engineering and Redevelopment Agency staff had engaged the Lower West Downtown residents to address this issue, starting in 2009.

The first phase of the Lower West Downtown Lighting Project (Project) was completed in 2012. The work consisted of installing 63 street lighting fixtures as well as installing underground conduits, electrical circuits, and related components. The first phase of the Project, funded by the City's Redevelopment Agency, received positive feedback from the neighborhood. The second phase of the Project was temporarily put on hold due to the elimination of the Redevelopment Agency.

On December 17, 2013, the Successor Agency approved funding of \$1,300,000 for final design and construction of Phases 2 and 3 of the Project. On February 11, 2014, the Successor Agency authorized a contract with City Engineering Services for design project management, permit coordination, and bid phase administration, and approved Sole Source Purchase Orders for the streetlight poles and fixtures.

City Engineering Services is handling civil engineering design work regarding existing underground utilities and preparation of maps and exhibits for Architectural Board of Review and Historic Landmarks Commission design reviews at a cost of \$67,776.

## PROJECT DESCRIPTION

The second phase of the Project will consist of adding 82 new streetlights to the Lower West Downtown neighborhood, including the 100, 200, 300, and 400 blocks of West Cota Street, the 500 and 600 blocks of Castillo, Bath and De La Vina Streets, Dibblee Avenue, and Bradbury Avenue (see Attachment).

## DESIGN PHASE CONSULTANT ENGINEERING SERVICES

On January 26, 2010, the City of Santa Barbara entered into a Professional Services Agreement with Smith Engineering Associates for the design of the Project. This Project resulted in the design and construction of Phase 1 of the Lower West Downtown Lighting Project. On June 4, 2012, the Professional Services Agreement was terminated at approximately 90 percent design completion with \$3,809 left of the \$38,090 Professional Services Agreement, due to the lack of funding for construction of Phases 2 and 3 of the Project.

With funding now available to construct the project, Smith Engineering Associates has given a proposal to finish the design for \$15,940, which will result in final design documents for the Lower West Downtown Lighting Project - Phase 2. Additional design constraints and electrical engineering services have been identified from the lessons learned during construction of Phase 1 of the Project, which resulted in a slightly higher design fee estimate to complete the Project. Staff recommends \$4,060 for potential extra services (25 percent of proposal amount), for a total amount of \$20,000. The extra services amount recommendation of 25 percent is higher than the typical 10 percent, due to the small size of the contract and possible changes in the scope of work.

## PROJECT SCHEDULE

The final design of the Project is expected to take two months (completed by May 2014) and subsequently will be put out to bid with an anticipated construction contract award date by the Successor Agency in July 2014. Since the City is preordering the streetlight poles and fixtures, construction is anticipated to be completed by the end of 2014.

**BUDGET/FINANCIAL INFORMATION:**

There are sufficient appropriated funds in the 2003 Redevelopment Agency Bond fund to cover the cost of this Project.

The following summarizes the expenditures recommended in this report:

**CONTRACT FUNDING SUMMARY**

	<b>Basic Contract</b>	<b>Change Funds</b>	<b>Total</b>
Smith Engineering Associates	\$15,940	\$4,060	\$20,000
<b>TOTAL RECOMMENDED AUTHORIZATION</b>			<b>\$20,000</b>

**ESTIMATED TOTAL PROJECT COST**

*\*Cents have been rounded to the nearest dollar in this table.*

Finish Electrical Design (by Contract)	\$20,000
<b>Subtotal</b>	<b>\$20,000</b>
Civil Design and Project Management (by City Engineering Staff)	\$67,776
<b>Subtotal</b>	<b>\$67,776</b>
Construction Contract w/ Change Order Allowance	\$563,563
Light Poles and Fixtures	\$417,457
Construction Management (by City Engineering Staff)	\$92,224
Construction Support Services (by Contract)	\$15,000
Miscellaneous Special Expenses	\$2,000
<b>Subtotal</b>	<b>\$1,090,244</b>
<b>TOTAL PROJECT COST</b>	<b>\$1,178,020</b>

Joint City Council/Successor Agency To The Redevelopment Agency Of The City Of  
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Professional Services Agreement With Smith Engineering Associates For The Lower West  
Downtown Lighting Project – Phase 2  
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**ATTACHMENT(S):** Project Area Map

**PREPARED BY:** Linda Sumansky, Principal Civil Engineer/AH/KY/mj

**SUBMITTED BY:** Rebecca Bjork, Acting Public Works Director

**APPROVED BY:** City Administrator's Office





# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** March 11, 2014

**TO:** Mayor and Councilmembers

**FROM:** Facilities Division, Public Works Department  
Library Department

**SUBJECT:** Children's Library Relocation Improvement Project At The Central Library Building

**RECOMMENDATION:** That Council:

- A. Authorize the Public Works Director to execute a Professional Services Agreement with LPA, Inc., in the amount of \$293,274, with \$29,327 available for extra services, for the final design of the Children's Library Renovation at the Central Library at 40 East Anapamu Street; and
- B. Increase appropriations and estimated revenues in the Capital Outlay Fund funded from transfers totaling \$357,601 from the Fenton Davison Trust (\$212,601), the Peggy Maximus Trust (\$95,000), and the Miscellaneous Gift Fund (\$50,000), for the cost of the contract and extra services that may result from necessary changes in the scope of work and City staff design costs.

**DISCUSSION:**

**BACKGROUND:**

The Central Library (Library) was last renovated in 1980. Since that time, there have been changes in demographics, services, and technology that have made the current space arrangement obsolete. Therefore, the Library is interested in completing the needed building renovations, including the relocation of the existing children's section from the main level to the lower level and the development of a new, state-of-the-art Children's Library for the community.

After working with Library, Public Works Facilities and Engineering staff, and community interest groups, LPA, Inc. (LPA), was selected and approved by the City to provide preliminary design services for the Children's Library Renovation in October 2010. The preliminary design was successfully completed, with the construction phase divided into two significant efforts: Phase 1; the initial relocation of the children's section from the main to the lower level, and Phase 2; future improvements to renovate additional areas

of the Library in response to expressed community needs, including the installation of a new elevator. The City is eager to move forward into the final design stage of Phase 1.

LPA has completed and submitted a Phase 1 final design proposal as of January 2014, which builds on the past preliminary design. The final design proposal has been reviewed and approved by the Public Works Facilities Division and the Library Department.

## PROJECT DESCRIPTION

The Children's Library Renovation will occur in two phases, which will both require design and construction as outlined below. Phase 1 is currently being addressed, and Phase 2 will be addressed with future funding and a separate design and construction effort. Phase 1 and Phase 2 will be executed as separate projects.

### Phase 1 - Design:

- Design for the renovation at the lower level of the Library into a state-of-the-art Children's Library including rooms, partitions, graphics, finishes, and furniture.
- Design for minor renovations of the Main Floor to provide additional electrical outlets as well as some architectural features.
- Design for adding restrooms to the new Children's Library area.
- Design for reconfiguration of the mechanical duct work.
- Design of all required electrical work.
- Design and documentation of the fire sprinkler and fire alarm system.
- Addressing accessibility (ADA) concerns.

### Phase 1 – Construction:

- Renovate the lower level of the Library into a state-of-the-art Children's Library, as per Phase 1 design plans.
- Perform minor renovations at the Main Floor including, but not limited to, additional electrical outlets as well as some architectural features.
- Construction of new restrooms in the Children's Library area.
- Reconfiguration of the mechanical duct work, as per Phase 1 design plans.
- Construction of a fire suppression system and water lines, as per Phase 1 design plans.
- Construction pertaining to any ADA concerns identified in the Phase 1 design.

Phase 2 – Design and Construction:

- Create required design documentation to execute desired renovations.
- Modified stairway between the Main and Lower levels.
- New ADA accessible elevator.
- Re-organized staff offices on upper level.
- Study room on upper level.
- Potential café or bookstore.

PHASE 1 DESIGN ARCHITECT SELECTION

Several architectural firms were invited to submit Statements of Qualifications (SOQ's) to be considered for this project. After City staff reviewed the SOQ's, the top firms were interviewed and distinguished themselves by demonstrating the essential elements of this project's success. During the interview process, LPA proved to be a collaboration-oriented firm with the experience, creativity, and flexibility required for this project. LPA also has significant past experience with similar library renovation projects.

COMMUNITY OUTREACH

The Library continues to work with various constituents to generate community support and involvement in helping to fundraise for the Children's Library Project. The Friends of Santa Barbara Public Library and the recently formed Santa Barbara Public Library Foundation are major partners in this effort. As of February 2014, the Library has raised \$2,321,000 in grants, bequests, and donor commitments to be used for the Children's Library Project. On January 27, 2014, the Council awarded a \$500,000 matching grant to the project. Community interest in the Children's Library Project is high and is gaining momentum as the project becomes a reality.

FUNDING

The Fenton Davison Trust, a bequest to the Central Library, will provide \$212,601, the majority of the funding for Phase 1 design costs. Additional funding will be provided as follows:

Orfalea Foundation	\$25,000
Santa Barbara Foundation	\$25,000
John & Peggy Maximus Fund	\$95,000

Phase 1 construction, including construction management, is estimated to be an additional \$2.7 million, which will be primarily funded by the Library's capital campaign. A shortfall in the Library's fundraising efforts could be offset by the use of Library gift funds such as the Fenton Davison Trust. It is anticipated that there will be sufficient construction funding by December 2014 for award of the construction contract, and the remaining project costs.

**BUDGET/FINANCIAL INFORMATION:**

The following summarizes Phase 1 estimated project costs:

**ESTIMATED TOTAL PROJECT COST – PHASE 1**

<b><u>Preliminary Design Costs-to-Date</u></b>	
Preliminary Design (by Contract) - <b>completed</b>	\$91,749
Other Design Costs – City Staff - <b>completed</b>	\$25,000
<b>Subtotal</b>	<b>\$116,749</b>
<b><u>Final Design – Phase 1</u></b>	
Final Design (by Contract)	\$293,274
Extra Design Services	\$29,327
Other Design Costs – City Staff	\$35,000
<b>Subtotal</b>	<b>\$357,601</b>
<b><u>Construction – Phase 1</u></b>	
Renovation Phase Construction	\$2,300,000
Construction Management/Permit/Inspection – City Staff	\$215,000
Architectural Construction Support – Consultant	\$80,000
Furniture/Equipment	\$90,000
<b>Subtotal</b>	<b>\$2,685,000</b>
<b>TOTAL PROJECT COST</b>	<b>\$3,159,350</b>

**SUSTAINABILITY IMPACT:**

Facility improvements will be in alignment with the City's eco-friendly, environmental impact goals by utilizing durable carpeting with minimal off-gassing, stain and abrasion-resistant odor-free paints, energy efficient lighting, and low-emitting, 75% recycled content ceiling tiles.

**PREPARED BY:** Jim Dewey, Facilities & Energy Manager/MW/IM/mh

**SUBMITTED BY:** Rebecca Bjork, Acting Public Works Director  
 Irene Macias, Library Director

**APPROVED BY:** City Administrator's Office



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** March 11, 2014

**TO:** Mayor and Councilmembers

**FROM:** City Administrator's Office

**SUBJECT:** Council Liaison To The Santa Barbara Center For The Performing Arts

### RECOMMENDATION:

That Council consider the appointment of a liaison to The Santa Barbara Center for the Performing Arts (SBCPA).

### DISCUSSION:

The SBCPA requests the appointment of a Councilmember to represent the City as a liaison to their Board of Directors. The letter from the SBCPA dated February 24, 2014, details their request as well as their role in the community (Attachment). In previous years, Councilmembers have acted as liaisons to the SBCPA.

Mayor Helene Schneider has expressed an interest in the appointment. It is recommended that Council consider the request from SBCPA and make a Council liaison appointment.

Traditionally, every January, the City Council appoints Council Liaisons to Advisory Groups. This organization will be included in those appointments beginning next year.

**ATTACHMENT:** Letter from the SBPCA dated February 24, 2014

**PREPARED BY:** Jennifer Jennings, Administrator's Office Supervisor

**SUBMITTED BY:** Jim Armstrong, City Administrator

**APPROVED BY:** City Administrator's Office



February 24, 2014

The Honorable Helene Schneider  
Mayor, City of Santa Barbara  
P.O. Box 1990  
Santa Barbara, CA 93102-1990

Dear Mayor Schneider,

On behalf of the Board of Directors of the Santa Barbara Center for the Performing Arts (SBCPA), I am pleased you are considering serving as the City of Santa Barbara Board Liaison. During our first ten years of operation while the Granada was under construction, Roger Horton and Iya Falcone served on our Board as liaisons. In addition, Salud Carbahal serves as a liaison from the County of Santa Barbara. You will be welcome to attend any or all of the board and committee meetings but there would be no expectation of regular attendance. You would serve in an advisory role on matters of mutual interest to the city and the SBCPA. There would be no fiduciary responsibilities. Liaisons are listed in some of our print materials as it reinforces our mutual commitment to the performing arts and our desire to serve the whole community.

As I mentioned when we spoke, even though the SBCPA is best known in town for owning and operating the historic Granada Theatre, the organization's goals are actually more broadly focused on supporting the full range of performing arts organizations in Santa Barbara. As our missions states "The SBCPA promotes appreciation for excellence in the performing arts enhancing the quality of life in our region."

During the past two years the SBCPA has expanded the level of support we offer to our eight resident companies. Among the most significant are:

- Regional distribution of two Performance Catalogs and two Calendars of Events each of which contain *pro bono* information about all our resident company performances with a distribution of approximately 200,000
- Common Playbills reducing production and printing costs and paper waste (currently for the SB Symphony and Opera Santa Barbara with others in discussion for 2015)
- *Pro bono* advertising for all resident company performances in our print ads
- Common Accounting and Human Resources Functions (currently for the SB Symphony and Opera Santa Barbara)

In essence, the SBCPA is positioning itself as a provider of skilled organizational management to the resident companies in the service of allowing them to focus more intensively on the quality of their artistic endeavors as well as ease some of the fundraising needs in these difficult financial times. In 2013 the SBCPA began reaching beyond The Granada Theatre's walls to provide support services to the other venues in Santa Barbara. The Lobero Theatre and the Granada now share a common ticketing system. The Ensemble Theatre/New Vic will be joining the consortium as well. Plans to add additional participants such as CAMA, Music Academy of the West, UCSB Pollack Theater and Ventura's Rubicon Theater are in discussion.

Please know that the SBCPA Board of Directors would be grateful to have you join us as a partner in providing Santa Barbara an artistically-rich and fiscally-sound home for performing arts. Please let me know if you have any questions or would like to meet with anyone else on the board or staff.

Regards,

Sarah Chrisman  
President, Board of Directors  
Santa Barbara Center for the Performing Arts



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** March 11, 2014

**TO:** Mayor and Councilmembers

**FROM:** City Administrator's Office

**SUBJECT:** Conference With Labor Negotiator

**RECOMMENDATION:**

That Council hold a closed session, per Government Code Section 54957.6, to consider instructions to City negotiator Kristine Schmidt, Acting Administrative Services Director, regarding negotiations with the Treatment and Patrol Bargaining Units, Hourly Bargaining Unit, Police Management Association, and Firefighters Association, and regarding salaries and fringe benefits for certain unrepresented management and confidential employees.

**SCHEDULING:** Duration, 30 minutes; anytime

**REPORT:** None anticipated

**PREPARED BY:** Kristine Schmidt, Acting Administrative Services Director

**SUBMITTED BY:** Kristine Schmidt, Acting Administrative Services Director

**APPROVED BY:** City Administrator's Office



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** March 11, 2014

**TO:** Mayor and Councilmembers

**FROM:** City Administrator's Office

**SUBJECT:** Public Works Director Appointment

**RECOMMENDATION:**

That Council hold a closed session, per Government Code Section 54957(b)(1), to discuss the appointment for the position of Public Works Director.

**SCHEDULING:** Duration: 20 minutes; anytime

**REPORT:** Anticipated

**PREPARED BY:** Paul Casey, Assistant City Administrator

**SUBMITTED BY:** Jim Armstrong, City Administrator

**APPROVED BY:** City Administrator's Office