

**CITY OF SANTA BARBARA
CITY COUNCIL**

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



Paul Casey
Acting City Administrator

Ariel Pierre Calonne
City Attorney

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

**JANUARY 27, 2015
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: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the City Administrator's Office at 564-5305. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

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 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

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

1. Subject: December 31, 2014, Investment Report And December 31, 2014, Fiscal Agent Report

Recommendation: That Finance Committee recommend that Council:

- A. Accept the December 31, 2014, Investment Report; and
- B. Accept the December 31, 2014, Fiscal Agent Report.

(See Council Agenda Item No. 4)

2. Subject: Golf Course Discussion

Recommendation: That the Finance Committee provide a recommendation to City Council on options to improve the long-term financial sustainability of the municipal golf course.

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CLOSED SESSIONS

1. Subject: Public Employee Appointment And Compensation Negotiations (170.01)

Recommendation: That Council hold a closed session with Dave Morgan from Ralph Andersen and Associates, and Kristine Schmidt, Administrative Services Director, pursuant to CA Government Code Section 54957(b)(1) and Section 54957.6 regarding the appointment of a City Administrator and negotiations regarding the salary and fringe benefits for the City Administrator.

Scheduling: Duration, 30 minutes; anytime

Report: Yes

CHANGES TO THE AGENDA

PUBLIC COMMENT

CONSENT CALENDAR

2. Subject: Minutes

Recommendation: That Council waive further reading and approve the minutes of the regular meetings of December 9, 2014, and January 13, 2015, and the special meetings of January 12, and January 16, 2015.

3. Subject: Revision To Records Management Program To Add Retention Policy For Video Feed From Security Cameras (160.06)

Recommendation: That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Amending the City's Records Management Program to Add a Retention Policy for Video Feed From Security Cameras.

4. Subject: December 31, 2014, Investment Report And December 31, 2014, Fiscal Agent Report (260.02)

Recommendation: That Council:

- A. Accept the December 31, 2014, Investment Report; and
- B. Accept the December 31, 2014, Fiscal Agent Report.

CONSENT CALENDAR (CONT'D)

5. **Subject: Fiscal Year 2015 Interim Financial Statements For The Five Months Ended November 30, 2014 (250.02)**

Recommendation: That Council accept the Fiscal Year 2015 Interim Financial Statements for the Five Months Ended November 30, 2014.

6. **Subject: Adoption Of Ordinance To Approve The Extension For The South Coast Energy Efficiency Partnership Agreement (630.06)**

Recommendation: That Council adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Authorizing the Public Works Director to Execute an Extension of the 2010-2014 Energy Partnership Agreement Between the Southern California Edison Company, the Southern California Gas Company, and the City of Santa Barbara to Cover the 2015 Transition Period.

7. **Subject: Donation From The Santa Barbara Police Foundation For The Purchase Of Surveillance Equipment (520.04)**

Recommendation: That Council accept a donation of \$5,000 from the Santa Barbara Police Foundation for the purchase of night vision and surveillance equipment for the Criminal Impact Team; and thereby increase appropriations and estimated revenues by \$5,000 in the Police Department Miscellaneous Grants Fund.

8. **Subject: Accept Donation To Fund Police Canine Unit Trust Fund (520.04)**

Recommendation: That Council accept an anonymous donation of \$500 from a private donor for the Police Canine Unit Trust Fund.

9. **Subject: Acceptance Of Grant Funds For Gang Reduction, Intervention, And Prevention Activities In 2015 (520.04)**

Recommendation: That Council:

- A. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Accepting a One-Year \$246,852 Grant from the Board Of State and Community Corrections (BSCC) to Implement the California Gang Reduction, Intervention, And Prevention (CalGRIP) Program to Administer the Santa Barbara South Coast Youth Empowerment Internship for 2015;
- B. Increase Fiscal Year 2015 estimated revenues and appropriations in the Miscellaneous Grants Fund by \$246,852; and

(Cont'd)

CONSENT CALENDAR (CONT'D)

9. (Cont'd)

- C. Authorize the City Administrator to enter into an agreement with the Board of State and Community Corrections (BSCC) to accept and distribute the CalGRIP calendar year 2015 grant funds.

10. **Subject: Parks And Recreation Community Foundation Contributions (570.05)**

Recommendation: That Council:

- A. Accept a contribution from the Parks and Recreation Community (PARC) Foundation in the amount of \$32,266.83 for Parks and Recreation Department programs; and
- B. Increase appropriations and estimated revenues in the Fiscal Year 2015 Parks and Recreation Department Miscellaneous Grants Fund in the amount of \$32,266.83.

11. **Subject: Appropriate Reserves For The El Estero Wastewater Treatment Plant Digester Lining Project (540.13)**

Recommendation: That Council:

- A. Appropriate \$502,941 from Wastewater Fund Reserves to the El Estero Wastewater Treatment Plant Digester Lining Project to address the need for unplanned maintenance and repair; and
- B. Authorize the Public Works Director to increase the contract with MNS Engineering, Inc., in the amount of \$36,070 for construction support service; for a total contract amount of \$96,130.

12. **Subject: Introduction Of Ordinance Approving An Amendment To The Agreement To Use Recycled Water For Pilgrim Terrace Homes (540.13)**

Recommendation: That Council introduce and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Approving the Amendment to the Agreement Between the City of Santa Barbara and Pilgrim Terrace Homes for Purchase, Use, and Delivery of the City's Recycled Water.

CONSENT CALENDAR (CONT'D)

13. Subject: Approve HVAC Controls Standardization And Professional Services Agreement (320.01)

Recommendation: That Council:

- A. Find it in the City's best interest to standardize to the Carrier I-Vu Building Automation System for all new buildings and major heating, ventilation and air conditioning systems; and
- B. Authorize the Public Works Director to negotiate with and execute a professional services agreement with West Coast Power Solutions for the design, supply and integration of the Carrier I-Vu Building Automation Systems for one year in an amount not to exceed \$75,000, with four one-year renewal options.

14. Subject: Authorization Pledging Wastewater Fund Net Revenue To Payment Of A Clean Water State Revolving Fund Financing Agreement (540.13)

Recommendation: That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Pledging the Wastewater Fund Net Revenue to Payment of a Clean Water State Revolving Fund Financing Agreement.

15. Subject: Appropriation Of Funds And Authorization For Deposit Of Funds For Condemnation Action For The Cabrillo Boulevard Bridge Replacement (530.04)

Recommendation: That Council:

- A. Increase appropriations and estimated revenues related to the Federal Highway Administration Grant by \$3,673,995 in the Fiscal Year 2015 Streets Capital Fund for the Cabrillo Boulevard Bridge Replacement Project;
- B. Authorize an increase in estimated revenues and appropriations of \$200,000 in the Streets Capital Fund to cover the cost of legal services to the City on matters related to the Cabrillo Boulevard Bridge Replacement Project funded from anticipated future sale of surplus properties acquired for current bridge replacement projects; and
- C. Authorize the Public Works Director to make a deposit of the probable condemnation compensation amount of Three Million Five Hundred Forty Seven Thousand Dollars (\$3,547,000) to the State of California Treasury, or directly to the property owner of the properties at 13 (AKA 15) East Cabrillo Boulevard (APN: 033-111-012), 21 Helena Avenue (APN: 033-111-004), and 6 State Street (APN: 033-111-011), as determined by the Stipulation for Possession.

CONSENT CALENDAR (CONT'D)

16. Subject: Approval Of Professional Services Agreement For Citywide Wayfind Directional Signage Program (530.05)

Recommendation: That Council authorize the Public Works Director to execute a Professional Services Agreement with Hunt Design in the amount of \$91,300 to review the City's existing directional signage, offer suggestions for elimination and/or retention of the current inventory, and design a comprehensive, attractive, and cohesive Citywide Wayfind Directional Signage Program to improve multi-modal access, identification and connectivity within and about Santa Barbara, and authorize the Public Works Director to approve expenditures of up to \$14,895 for extra services of Hunt Design that may result from necessary changes in the scope of work.

17. Subject: Adoption Of Ordinance For Lease Agreement With The U.S. Department Of Commerce, National Oceanic And Atmospheric Administration (NOAA) (330.04)

Recommendation: That Council adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Approving and Authorizing the Airport Director to Execute a Ten-Year Lease Agreement with the United States Department of Commerce, National Oceanic and Atmospheric Administration, for 2,500 Square Feet of Unimproved Land at 1605 Cecil Cook Place, at the Santa Barbara Airport, Effective Upon the Adoption of the Enabling Ordinance, for a Monthly Rental of \$312.50, Exclusive of Utilities.

18. Subject: Authorization For Agreement For Legal Services With Nielsen Merksamer Parrinello Gross & Leoni, LLP (160.01)

Recommendation: That Council:

- A. That Council authorize the City Attorney to execute a legal services agreement with Nielsen Merksamer Parrinello Gross & Leoni, LLP, in an amount not to exceed \$400,000 for special counsel services to the City on matters related to the pending California Voting Rights Act litigation, *Banales, et al. v. City of Santa Barbara*; and
- B. Increase appropriations in the General Fund, City Attorney's Office, by \$400,000 from unappropriated reserves to cover the cost of the contract for legal services.

NOTICES

19. The City Clerk has on Thursday, January 22, 2015, 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

MAYOR AND COUNCIL REPORTS

20. Options For Filling Unscheduled Vacancy On The Single Family Design Board (140.05)

Recommendation: That Council provide direction to staff on filling an unscheduled vacancy on the Single Family Design Board.

21. Subject: Report From Infrastructure Committee On Public Outreach Findings (320.01)

Recommendation: That Council:

- A. Receive a report from the Council Infrastructure Committee on findings from the public outreach effort on the City's street, park and facility needs; and
- B. Direct staff to return to Council with a proposal to hire a consultant to conduct a formal poll to get more community input on infrastructure funding options.

PUBLIC HEARINGS

22. Subject: Appeal Of Planning Commission And Single Family Design Board Approvals Of 511 Brosian Way (640.07)

Recommendation: That Council deny the appeal of Patricia Foley of the application of Brian Cearnal, architect for John and Grace Park, and uphold the Planning Commission's approval of a Coastal Development Permit and the Single Family Design Board's Project Design Approval for the proposed single-family residence; and direct staff to return to Council with Decision and Findings reflecting the outcome of the appeal.

COUNCIL AND STAFF COMMUNICATIONS

COUNCILMEMBER COMMITTEE ASSIGNMENT REPORTS

CLOSED SESSIONS (CONT'D)

23. Subject: Conference With City Attorney - Pending Litigation (160.03)

Recommendation: That Council hold a closed session to consider pending litigation pursuant to subsection (d)(1) of section 54956.9 of the Government Code and take appropriate action as needed. The pending litigation is *Frank Banales, Sebastian Aldana Jr., Jacqueline Inda, Cruzito Herrera Cruz, and Benjamin Cheverez, v. City of Santa Barbara, et al.*, SBSC Case No. 1468167.

Scheduling: Duration, 30 minutes; anytime

Report: None anticipated

24. Subject: Conference With City Attorney - Anticipated Litigation (160.03)

Recommendation: That Council hold a closed session to consider anticipated litigation pursuant to subsections 54956.9(d)(2) & (e)(2) of the Government Code and take appropriate action as needed. Significant exposure to litigation arising out of Mr. Scott Steepleton's request for public records relating to the deliberative process of Councilmember Cathy Murillo.

Scheduling: Duration, 15 minutes; anytime

Report: None anticipated

ADJOURNMENT

CITY OF SANTA BARBARA

FINANCE COMMITTEE

MEETING AGENDA

DATE: January 27, 2015

TIME: 12:30 P.M.

PLACE: David Gebhard Public Meeting Room
630 Garden Street

Dale Francisco, Chair

Bendy White

Gregg Hart

Paul Casey

Acting City Administrator

Robert Samario

Finance Director/

Acting Assistant City Administrator

ITEMS TO BE CONSIDERED:

1. Subject: December 31, 2014, Investment Report And December 31, 2014, Fiscal Agent Report

Recommendation: That Finance Committee recommend That Council:

- A. Accept the December 31, 2014, Investment Report; and
- B. Accept the December 31, 2014, Fiscal Agent Report.

(See Council Agenda Item No. 4)

2. Subject: Golf Course Discussion

Recommendation: That the Finance Committee provide a recommendation to City Council on options to improve the long-term financial sustainability of the municipal golf course.



CITY OF SANTA BARBARA

FINANCE COMMITTEE AGENDA REPORT

AGENDA DATE: January 27, 2015

TO: Finance Committee

FROM: Administration Division, Parks and Recreation Department

SUBJECT: Golf Course Discussion

RECOMMENDATION:

That the Finance Committee provide a recommendation to City Council on options to improve the long-term financial sustainability of the municipal golf course.

DISCUSSION:

Santa Barbara Golf Club, the City's only municipal golf course, has seen play decline since 1990 and has been further challenged by competitive pricing trends in the local golf market. Operating as an enterprise fund, the Golf Course has been below policy reserves since Fiscal Year 2008, and could deplete all of its reserves within the next 12 to 18 months. On December 9, 2014, City Council received a report on the status of the Golf Course and options the City might consider to address the structural deficit. Council expressed a desire to retain the current operating model and directed staff to return to the Finance Committee with additional information on options to refinance the Golf Fund debt, Golf Course marketing, and opportunities to further reduce maintenance costs, which could improve the longer term financial outlook for the golf course.

Updated Financial Projections

The Golf Course typically derives 50% of its revenue in the first six months of the year. As of mid-year Fiscal Year 2015, the golf course has realized a decline in both revenues and rounds played compared to this same time last year. Greens fee revenue is \$83,188 (9%) below budget at mid-year and 5% below Fiscal Year 2014 at mid-year. Fiscal Year 2014 benefitted from exceptionally good weather and a \$2 fee increase. Taking into consideration the \$1 fee increase implemented January 1, 2015; and assuming no significant reductions in course conditions due to the drought, staff projects Golf revenue will be \$93,065 below budget by year-end. Staff does not expect expenditure savings will be able to fully offset the revenue shortfall, thus reserves are

projected to decrease by \$60,915. This would leave a balance of \$216,699 (which is approximately 30% of required reserves) as of June 30, 2015.

Comparative Performance for the Golf Course

JUL-DEC	FY 2013	FY 2014	FY 2015	FY 2015 vs. FY 2013	FY 2015 vs. FY 2014
Revenue	\$ 906,047	\$1,076,098	\$ 968,866	6.9%	-10.0%
Rounds	30,683	31,990	29,860	-2.7%	-6.7%

JAN-JUN	FY 2013	FY 2014	FY 2015 Projected	FY 2015 vs. FY 2013	FY 2015 vs. FY 2014
Revenue	\$ 930,013	\$ 964,796	\$1,029,117	10.7%	6.7%
Rounds	30,347	30,522	31,593	4.1%	3.5%

These tables detail the total revenue and rounds at the course split into two halves of the Fiscal Year. Fiscal Year 2015 second half is projected to be stronger than Fiscal Year 2014, due to the impact the drought had on Fiscal Year 2014 play in May and June.

Golf Course Debt

Existing Golf Course outstanding debt totals \$1,377,702 and includes the following:

1. Municipal Improvement Certificates of Participation (COP) used to finance the Clubhouse renovation, with an outstanding balance of \$654,500 and an annual payment of approximately \$180,000 through Fiscal Year 2018.
2. General Fund loan for Golf Course capital improvements, with an outstanding balance of \$500,000 borrowed at 6% interest. Interest payments only (\$22,000) through Fiscal Year 2018 to coincide with retirement of COPs. Repayment of principal plus interest (\$185,000) starts in Fiscal Year 2019 through Fiscal Year 2022.
3. Vehicle Replacement Fund loan for turf equipment replacement, with an outstanding balance of \$223,202 and annual payments of \$60,000 through Fiscal Year 2018.

The Golf Fund annual debt obligation is approximately \$262,000 through Fiscal Year 2018, and \$185,000 through Fiscal Year 2022.

The following two tables show annual cash flow projections if play decreases 3%, stays flat, or grows 1% over the next seven years. Table One shows status quo annual cash flow including existing debt payments. Table Two shows how those numbers change with refinancing the debt over 20 years at 3%. Refinancing reduces the annual payment

to \$78,619, reducing the Golf obligation by \$183,381 through Fiscal Year 2018, and \$106,381 through Fiscal Year 2022. The 20-year obligation of \$78,619 extends until Fiscal Year 2036. The numbers in both tables reflect the lower revenue performance projected for Fiscal Year 2015 versus budget. Other assumptions include a \$1 fee increase per year, no changes to the current operating model, no drought impacts, and fully funded capital. Table Three shows the projected Reserve Balance with Refinancing. All tables assume that refinancing would be implemented to take effect in Fiscal Year 2016 so the amounts in Fiscal Year 2015 do not change.

Table One - Annual Cash Flow at Status Quo

Fiscal Year	-3%	flat	1% growth
2015	\$ (60,915)	\$ (60,915)	\$ (60,915)
2016	(263,794)	(203,011)	(182,750)
2017	(296,248)	(174,782)	(133,471)
2018	(368,908)	(186,880)	(123,720)
2019	(437,036)	(194,591)	(108,770)
2020	(503,239)	(200,539)	(91,237)
2021	(552,998)	(190,225)	(56,607)

Table Two – Annual Cash Flow with Refinancing Debt 3% over 20 years

Fiscal Year	-3%	flat	1% growth
2015	\$ (60,915)	\$ (60,915)	\$ (60,915)
2016	(80,291)	(19,508)	753
2017	(110,977)	10,489	51,800
2018	(182,290)	(263)	62,898
2019	(330,004)	(87,559)	(1,738)
2020	(396,208)	(93,508)	15,795
2021	(445,967)	(83,193)	50,425

Table Three – Projected Reserve Balance with Refinancing of Debt

Fiscal Year	-3%	flat	1% growth
2015	\$ 216,699	\$ 216,699	\$ 216,699
2016	136,408	197,191	217,452
2017	25,431	207,680	269,252
2018	(156,859)	207,418	332,150
2019	(486,863)	119,859	330,411
2020	(883,070)	26,351	346,206
2021	(1,329,037)	(56,842)	396,631

Although refinancing improves the fiscal picture, even with 1% growth year over year the Golf Fund would remain below policy reserves by approximately 50% each year. Alternatively, if rounds were to decline 3% or more per year, the General Fund subsidy could likely exceed \$180,000 in Fiscal Year 2018, and potentially increase upwards of \$1 million by Fiscal Year 2021.

It is important to note that with refinancing, the General Fund would be obligated to pay the remaining COP payments of \$180,000 per year Fiscal Year 2016 through Fiscal Year 2018.

Golf Course Marketing

Over the last 10 years golf course marketing has averaged approximately 1% of annual revenue from greens fees, which is lower than the industry average of 3%. For Santa Barbara Golf Club, 3% of projected revenue would be approximately \$50,000. The Fiscal Year 2015 marketing budget is \$21,606 and projected expense is \$26,780. Staff proposes to increase that by another \$23,220 in Fiscal Year 2016, for a total of \$50,000.

Highlights of current golf marketing include a social media presence on Facebook and Twitter, local print media, monthly email blasts to registered golfers, and targeted promotions. A Rewards Card provides frequent golfers with discounts on play and services. To draw more non-resident play, relationships with local hotels provide opportunities for guests to play at discounted rates. Efforts to expand junior, student, and women's golf continue to yield strong growth.

There are two substantial marketing efforts underway which are expected to benefit the golf course as early as this spring. A Strategic Marketing Plan is being developed by a national golf marketing firm. Completion of the comprehensive plan is expected by the end of January 2015, and will drive marketing investment and direction going forward.

A new Point of Sale and booking software system should be implemented by March. The current system is outdated, lacks customer appeal, and does not provide adequate data to support effective marketing. The new system will provide a user friendly, modern, and effective website with booking and marketing applications to attract new golfers. Improvements to the customer database will allow better segmented analysis of customer behavior and targeted promotions.

Golf Course Maintenance

The majority of the Golf Fund budget is directed to maintenance. Major cost areas include staffing, supplies and services, debt service, water, equipment, allocated costs (insurance, City overhead, fleet services, etc.) and capital. The largest single expense area is staffing, followed by water and capital.

Over the last several years, staff has reduced expenses where possible to help offset unrealized revenue. Reductions have included eliminating and reducing permanent positions, backfilling with hourly, water use, supplies, equipment replacement and capital. Staff believes that the maintenance budget has been trimmed to a level where further reductions would have a corresponding impact on course conditions, which would negatively affect play and revenue. Additionally, the course must address long-delayed maintenance of the course and related infrastructure.

Staff also sees limited opportunities to convert additional full-time positions to hourly. Hourly staff is limited to 1,000 hours per year, meaning people can work 20 hours a week over 12 months or full-time for six months. This typically causes high staff turnover and increased workload associated with recruiting, hiring, and training staff. With a small workforce, the skilled nature of the work, and a seven day a week operation, these challenges are exacerbated at the golf course.

Currently a number of maintenance services are contracted at the course, including tree maintenance, plumbing, electrical and general construction. There are minimal opportunities to transition general turf and greens maintenance from staff to contract.

Conclusion

At mid-year Fiscal Year 2015, performance is tracking below the previous year, and the Golf Fund is expected to draw nearly \$61,000 from reserves by end of Fiscal Year 2015, leaving Golf reserves at \$217,000 - nearly 70% below policy.

Refinancing the debt improves short-term cash flow by \$183,381 for three years and by \$106,381 through Fiscal Year 2022; but this extends the debt payment of \$78,619 for another 14 years. Even with 1% growth year over year, refinancing leaves the Golf Fund below policy reserves by approximately 50%. Alternatively, if rounds were to decline 3% or more per year, the General Fund subsidy could exceed \$180,000 in Fiscal Year 2018, and could increase upwards of \$1 million by Fiscal Year 2021.

Increased funding for marketing is expected to have at least a correlating increase in golf revenues in the short-term and provide the platform for stronger rounds and revenue in Fiscal Year 2017. Increased rounds and revenue will brighten the financial outlook.

Given the lean Golf maintenance budget at this time, it is unlikely that any significant additional savings are achievable. Staff will continue to review expenses and conserve where appropriate, while still protecting the quality of the golf course and supporting assets.

At the December 9, 2014 meeting, Council stated a preference for retaining the current operating model with in-house maintenance. With one retirement vacancy and another maintenance employee out on a long-term medical leave, staff requests a final determination on whether or not any changes will be made to the in-house maintenance model as soon as possible. This would allow the Golf Superintendent to move forward with recruiting and hiring appropriately skilled staff on a full-time basis as the golf course heads into its busiest season.

BUDGET/FINANCIAL INFORMATION:

The Golf Fund is an enterprise fund. Staff projects Fiscal Year 2015 Golf revenue may be below budget by \$93,065 by year-end, which may not be fully offset by expenditure savings. Drawing \$61,000 from reserves will leave the Golf Fund at 30% of required policy reserves.

SUBMITTED BY: Nancy L. Rapp, Parks and Recreation Director

APPROVED BY: City Administrator's Office



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: January 27, 2015

TO: Mayor and Councilmembers

FROM: Mayor and Council Ad Hoc Recruitment Committee

SUBJECT: Public Employee Appointment And Compensation Negotiations

RECOMMENDATION:

That Council hold a closed session with Dave Morgan from Ralph Andersen and Associates, and Kristine Schmidt, Administrative Services Director, pursuant to CA Government Code Section 54957(b)(1) and Section 54957.6 regarding the appointment of a City Administrator and negotiations regarding the salary and fringe benefits for the City Administrator.

NEGOTIATORS: Kristine Schmidt and Dave Morgan

SCHEDULING: Duration, 30 minutes; anytime

REPORT: Yes

PREPARED BY: Kristine Schmidt, Administrative Services Director

SUBMITTED BY: Helene Schneider, Mayor

APPROVED BY: City Administrator's Office



CITY OF SANTA BARBARA CITY COUNCIL MINUTES

REGULAR MEETING December 9, 2014 COUNCIL CHAMBER, 735 ANACAPA STREET

CALL TO ORDER

Mayor Helene Schneider called the meeting to order at 2:03 p.m. (The Finance Committee and Ordinance Committee which ordinarily meet at 12:30 p.m., did not meet on this date.)

PLEDGE OF ALLEGIANCE

Mayor Schneider.

ROLL CALL

Councilmembers present: Dale Francisco, Gregg Hart, Frank Hotchkiss, Cathy Murillo, Randy Rowse, Bendy White, Mayor Schneider.

Councilmembers absent: None.

Staff present: Acting City Administrator Paul Casey, City Attorney Ariel Pierre Calonne, Deputy City Clerk Deborah L. Applegate.

CEREMONIAL ITEMS

1. **Subject: Employee Recognition - Service Award Pins (410.01)**

Recommendation: That Council authorize the Acting City Administrator to express the City's appreciation to employees who are eligible to receive service award pins for their years of service through December 31, 2014.

Document:

December 9, 2014, report from the Administrative Services Director.

Speakers:

Staff: Acting City Administrator Paul Casey, Award Recipient Senior Planner II Danny Kato.

(Cont'd)

1. (Cont'd)

By consensus, the Council approved the recommendation. The following employees were recognized:

5 - Year Pin

Christopher Toth, Wastewater Systems Manager, Public Works Department

10 - Year Pin

James Hernandez, Maintenance Crew Leader, Public Works Department
Mark Wilkening, Accounting Assistant, Public Works Department
Juan Garcia, Grounds Maintenance Worker II, Parks and Recreation Department
Karl Treiberg, Waterfront Facilities Manager, Waterfront Department

15 - Year Pin

David Lopez, Airport Patrol Officer, Airport Department
Brian Bosse, Waterfront Business Manager, Waterfront Department

PUBLIC COMMENT

Speakers: Diana Replogle-Purinton, Santa Barbara Ballet; Tom Becker, Automotive Coalition; Nancy McCradie; Kenneth Loch; Melodie Baker; Phil Walker; Cassandra Ensberg, Architectural Foundation of Santa Barbara; Bob Hansen; Cruzito Herrera Cruz; Christian Petersen.

ITEM REMOVED FROM CONSENT CALENDAR

8. Subject: 2015 Bicycle Master Plan Award Of Contract (670.04)

Recommendation: That Council:

- A. Authorize the Public Works Director to execute a City Professional Services contract with Melendrez, a California corporation, in the amount of \$218,961 for professional services to update the Bicycle Master Plan; and approve up to \$24,039 for contract contingencies that may result from necessary changes in the scope of work; and
- B. Approve a transfer of \$43,000 from Transportation Development Act Fund reserves to the Streets Grants Fund to fund a portion of the contract with Melendrez, and increase appropriations and estimated revenues in the Streets Grants Fund by \$43,000.

Documents:

- December 9, 2014, report from the Public Works Director.
-

Speakers:

- Staff: Transportation Manager Browning Allen.
- Members of the Public: Tom Becker, Automotive Coalition.

8. (Cont'd)

Motion:

Councilmembers Murillo/Hart to approve the recommendations; Agreement No. 25,039.

Vote:

Majority roll call vote (Noes: Councilmembers Hotchkiss, Francisco).

CONSENT CALENDAR (Item Nos. 2 – 7 and 9 - 17)

The titles of the ordinances and resolutions related to the Consent Calendar were read.

Motion:

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

Vote:

Unanimous roll call vote.

2. Subject: Minutes

Recommendation: That Council waive further reading and approve the minutes of the regular meetings of November 11, and November 18, 2014, and the regular meeting (cancelled) of December 2, 2014.

Action: Approved the recommendation.

3. Subject: Business Tax Exemption For Artists Earning Less Than \$5,000 In Annual Gross Receipts (280.01)

Recommendation: That Council introduce and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Adding Section 5.04.735 of the Santa Barbara Municipal Code to Create a Business Tax Exemption For Artists Earning Less Than \$5,000 In Annual Gross Receipts.

Action: Approved the recommendation (December 9, 2014 report from the Acting Assistant City Administrator, proposed ordinance).

Speakers:

Members of the Public: Dorene White, SCAPE Artists; Susan Price, Santa Barbara Art Association; Bonnie Freeman, SCAPE Artists; Colleen Kelly.

4. Subject: Records Destruction For Airport 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 in the Administration Division of the Airport Department.

(Cont'd)

4. (Cont'd)

Action: Approved the recommendation; Resolution No. 14-083 (December 9, 2014 report from the Airport Director; proposed resolution).

5. Subject: Appropriation Of Funds From The Canine Unit Trust Fund (520.04)

Recommendation: That Council appropriate \$10,000 from the Police Canine Unit Trust Fund reserves for Fiscal Year 2015 to cover expenses related to the annual care, unexpected emergency care, maintenance and training for the canine program.

Action: Approved the recommendation (December 9, 2014, report from the Chief of Police).

6. Subject: Contract For Asset Management Program Development Services For The Water Distribution System (540.11)

Recommendation: That Council authorize the Public Works Director to execute a contract with Brown and Caldwell in the amount of \$244,694 to provide Asset Management Program development services for the Water Distribution System, and authorize the Public Works Director to approve expenditures of up to \$24,469 for extra services of Brown and Caldwell that may result from necessary changes in the scope of work, for a total amount not to exceed \$269,163.

Action: Approved the recommendation; Agreement No. 25,038 (December 9, 2014 report from the Public Works Director).

7. Subject: Authorization To Apply For A State Revolving Fund Loan To Finance Needed Improvements At The El Estero Wastewater Treatment Plant And To Authorize Reimbursement Of Certain Expenses With Project Fund Proceeds (540.13)

Recommendation: That Council:

- A. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Authorizing the Acting City Administrator to Execute and Deliver an Application to the State Water Resources Control Board for a Clean Water State Revolving Fund Financing Agreement; and
- B. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Stating the City's Intent to Reimburse Expenditures Paid Prior to the Issuance of Obligations or the Approval by the State Water Resources Control Board of the Project Funds for the Biosolids Processes Improvements Project at the El Estero Wastewater Treatment Plant.

Action: Approved the recommendations; Resolution Nos. 14-084 and 14-085 (December 9, 2014 report from the Public Works Director; proposed resolutions).

9. Subject: State Grant Funding For Cachuma Emergency Pump Project (540.10)

Recommendation: That Council:

- A. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Approving and Authorizing Execution of an Agreement with the California Department of Water Resources to Receive Drought Emergency Response Program Grant Funding for the Cachuma Emergency Pumping Facility Project; and
- B. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Approving and Authorizing Execution of an Agreement with the California State Water Resources Control Board to Receive Public Water System Drought Emergency Response Program Grant Funding.

Action: Approved the recommendations; Agreement Nos. 25,040 and 25,047; Resolution Nos. 14-086 and 14-087 (December 9, 2014 report from the Public Works Director; proposed resolution).

10. Subject: Acceptance Of A Public Street Easement At 614 Chapala Street (530.04)

Recommendation: That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Accepting a New Public Street Easement Adjacent to the Public Right-of-Way Known as 614 Chapala Street, for All Street Purposes.

Action: Approved the recommendation; Resolution No. 14-088 (December 9, 2014 report from the Public Works Director; proposed resolution).

11. Subject: Contract For Construction Of The Alameda Park Well Relocation Project - Well Drilling And Construction (540.10)

Recommendation: That Council:

- A. Reject the apparent low bid for construction from Yellow Jacket Drilling Services as non-responsive for the Alameda Park Well Relocation Project - Well Drilling and Construction, Bid No. 3756; and
- B. Award a contract with Zim Industries, Inc., waiving a minor irregularity, in their lowest responsive bid amount of \$1,094,725 for construction of the Alameda Park Well Relocation Project - Well Drilling and Construction, Bid No. 3756; and authorize the Public Works Director to execute the contract and approve expenditures up to \$110,000 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.

Action: Approved the recommendation; Agreement No. 25,041 (December 9, 2014 report from the Public Works Director).

12. Subject: Contract For Construction Of Children's Library Renovation At The Central Library Building (570.04)

Recommendation: That Council:

- A. Award a contract with Viola, Inc. (Viola), in their low bid amount of \$1,497,296 for construction of the Children's Library Renovation at the Central Library Building, Bid No. 3754, and authorize the Public Works Director to execute the contract and approve expenditures up to \$225,000 to cover any cost increases that may result from contract change orders or for extra work and differences between estimated bid quantities and actual quantities measured for payment; and
- B. Increase appropriations and estimated revenues in the Capital Outlay Fund by \$1,222,296 funded from a transfer from the Library Gift Fund in the amount of \$450,000 and donations collected by the Santa Barbara Public Library Foundation on behalf of the Library in the amount of \$772,296 which will be transferred to the City.

Action: Approved the recommendations; Agreement No. 25,042 (December 9, 2014 report from the Public Works Director).

Speakers:

- Staff: Library Director Irene Macias
- Members of the Public: Dianne Duva, Santa Barbara Public Library Foundation.

13. Subject: Agreements For Franceschi Park And Skofield Park Resident Caretakers (570.05)

Recommendation: That Council:

- A. Authorize the Parks and Recreation Director to execute a Caretaker Rental Agreement for Franceschi Park with Charles Christman, commencing January 1, 2015, through December 31, 2015; and
- B. Authorize the Parks and Recreation Director to execute a Caretaker Rental Agreement for Skofield Park with James Rumbley, commencing January 1, 2015, through December 31, 2015.

Action: Approved the recommendations; Agreement Nos. 25,043, 25,044 (December 9, 2014 report from the Parks and Recreation Director).

Speakers:

- Member of the Public: Kellem de Forest.

14. Subject: Pearl Chase Society Donation For The Purchase Of Irricades For The Historic Stone Pines On East Anapamu Street (570.05)

Recommendation: That Council increase appropriations and estimated revenues by \$14,560 in the Parks and Recreation Department Fiscal Year 2015 Miscellaneous Grants Fund for the purchase of irricades for the Historic Stone Pines on East Anapamu Street funded from a donation from the Pearl Chase Society.

Action: Approved the recommendation (December 9, 2014 report from the Parks and Recreation Director).

Speakers:

Member of the Public: Kellem de Forest.

15. Subject: Adoption Of Ordinance To Amend Municipal Code To Require The Payment Of Prevailing Wages On Public Works Projects As Defined By California Senate Bill 7 (210.01)

Recommendation: That Council adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara to Amend Municipal Code Section 4.52.160 to Require the Payment of Prevailing Wages on Public Works Projects as Defined and Required by California Senate Bill 7.

Action: Approved the recommendation; Ordinance No. 5676.

CONSENT PUBLIC HEARINGS

16. Subject: Hotel And Related Commerce Zone Amendment (Clean-Up Amendment) For Area A Of The Cabrillo Plaza Specific Plan (640.09)

Recommendation: That Council introduce and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Amending Section 28.22.030 of Chapter 28.22 of Title 28 of the Santa Barbara Municipal Code.

Action: Approved the recommendation (December 9, 2014 report from the Community Development Director; proposed ordinance).

NOTICES

- 17.** The City Clerk has on Thursday, December 4, 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.

CITY COUNCIL ADMINISTRATIVE AND ATTORNEY REPORTS

CITY ADMINISTRATOR

Councilmember Rowse stated he would not participate in the following item due to a conflict of interest related to his ownership of a business located within the Downtown Organization and/or Old Town Business Improvement District. He left the meeting at 3:06 p.m.

18. Subject: Downtown Organization Annual Assessment Report For 2015 And Intention To Levy (290.00)

Recommendation: That Council:

- A. Approve the Downtown Organization and Old Town Business Improvement District Annual Assessment Report for 2015;
- B. Appoint an advisory board to oversee the Downtown Organization and Old Town Business Improvement District; and
- C. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Declaring Council's Intention to Levy Downtown Business Improvement District and Old Town Business Improvement District Assessment Rates for 2015, at a Public Hearing to be Held on January 13, 2015, at 2:00 p.m.

Documents:

- December 9, 2014 report from the Acting City Administrator.
- December 9, 2014 PowerPoint presentation prepared and made by Staff.
- December 9, 2014 Proposed Resolution.

The title of the resolution was read.

Speakers:

- Staff: Assistant to City Administrator Nina Johnson.
- Members of the Public: Maggie Campbell, Executive Director Santa Barbara Downtown Organization.

Motion:

Councilmembers White/Hart to approve the recommendations; Resolution No. 14-089.

Vote:

Unanimous roll call vote (Absent: Councilmember Rowse).

Councilmember Rowse returned to the meeting at 3:34 p.m.

PARKS AND RECREATION DEPARTMENT

19. Subject: Potential Acquisition Of Real Property At 810 Castillo Street (APN 037-032-020) For Creek Restoration And Water Quality Improvement (330.03)

Recommendation: That Council receive a report on the potential acquisition of real property at 810 Castillo Street for a future creek restoration and water quality improvement project.

Documents:

- December 9, 2014 report from the Parks and Recreation Director.
- December 9, 2014 PowerPoint presentation prepared and made by Staff.

Speakers:

- Staff: Creek Restoration/Clean Water Manager Cameron Benson; Parks and Recreation Director Nancy Rapp.

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

PUBLIC WORKS DEPARTMENT

20. Subject: Rate Structure Policy Direction For The Drought Related Water Rate Study (540.05)

Recommendation: That Council receive a presentation and provide direction on assumptions for the Drought Related Water Rate Study, specifically for the level of desalination debt service to recover in fixed revenues, and the size of the Tier 2 allotment for Single Family Residential customers.

Documents:

- December 9, 2014 report from the Public Works Director.
- December 9, 2014 PowerPoint presentation prepared and made by Staff.

Speakers:

- Staff: Water Resources Manager Joshua Haggmark; Public Works Director Rebecca Bjork; Water Resources Supervisor Kelly Dryer.
- Members of the Public: Phil Walker, Ethan Shenkman, Denise S. Adam.

By consensus, the Council received the presentation and gave direction to staff to return to Council with two scenarios of Option B, include maintaining Option B as presented in the agenda report and including an option where funding for the Water Main Replacement Program would resume in FY16. Council directed Staff to return in January, 2015 for final direction on which rate option will be used in noticing water rate payers.

MAYOR AND COUNCIL REPORTS

21. Subject: Appointments To City Advisory Groups (140.05)

Recommendation: That Council make appointments to the City's advisory groups.

Documents:

December 9, 2014 report from the Administrative Services Director.

Access Advisory Committee:

Motion:

Councilmembers Murillo/Hart to re-appoint Martha Degasis and Ken Mc Lellan.

Vote:

Unanimous voice vote.

Appointment:

Martha Degasis was re-appointed as Architectural/Engineering/Building Community representative for a term expiring December 31, 2018 and Ken Mc Lellan was re-appointed as Disability Community representative for a term expiring December 31, 2018.

Airport Commission:

Nominees:

Dolores Johnson, Kirk Martin, Bruce Miller, Paul Bowen.

Vote:

- For Johnson: Councilmembers Francisco, Hart, Hotchkiss, Murillo, Rowse, White, Mayor Schneider.
- For Martin: Councilmembers Francisco, Hart, Hotchkiss, Rowse, White, Mayor Schneider.
- For Miller: Councilmembers Francisco, Hart, Hotchkiss, Murillo, Rowse, White, Mayor Schneider.
- For Bowen: Councilmember Murillo.

Appointment:

Dolores Johnson, Kirk Martin, and Bruce Miller were appointed for terms expiring December 31, 2018.

21. (Cont'd)

Architectural Board of Review:

Motion:

Councilmembers Murillo/White to appoint Amy Fitzgerald Tripp.

Vote:

Unanimous voice vote.

Appointment:

Amy Fitzgerald Trip was appointed for a term expiring December 31, 2018.

Arts Advisory Committee:

Nominees:

Joseph Alcasar and Margie Yahyavi.

Vote:

- For Alcasar: Councilmembers Francisco, Hotchkiss, Rowse.
- For Yahyavi: Councilmembers Hart, Murillo, White, Mayor Schneider.

Appointment:

Margie Yahyavi was appointed for a term expiring December 31, 2015.

Civil Service Commission:

Motion:

Councilmembers Hart/White to appoint Gabe Dominocielo.

Vote:

Unanimous voice vote.

Appointment:

Gabe Dominocielo was appointed for a term expiring December 31, 2018.

Community Development And Human Services Committee:

Nominees:

Patricia "Max" Rorty, Yesenia Curiel.

Motion:

Councilmembers Murillo/Hotchkiss to appoint Patricia Rorty and Yesenia Curiel.

Vote:

Unanimous voice vote.

21. (Cont'd)

Community Development And Human Services Committee: (Cont'd)

Appointment:

Patricia "Max" Rorty was re-appointed as Human Services Agencies representative for a term expiring December 31, 2018. Yesenia Curiel was re-appointed as Latino Community representative for a term expiring December 31, 2018.

Community Events & Festivals Committee:

Motion:

Councilmembers Rowse/Francisco to appoint Dacia Harwood and re-appoint Roger Perry, Kate Schwab.

Vote:

Unanimous voice vote.

Appointment:

Dacia Harwood was appointed as Public at Large representative for a term expiring December 31, 2018; Rodger Perry was re-appointed as Cultural Arts representative for a term expiring December 31, 2018; and Kate Schwab was re-appointed as Public at Large representative for a term expiring December 31, 2018.

Creeks Advisory Committee:

Nominees:

Danielle De Smeth, LeeAnne French, Natasha Lohmus, Penny Owens.

Vote:

- For De Smeth: Councilmembers Francisco, Hart, Hotchkiss, Murillo, Rowse, White, Mayor Schneider.
- For French: Councilmembers Hotchkiss, Rowse, White.
- For Lohmus: Councilmembers Francisco, Hart, Hotchkiss, Murillo, Rowse, White, Mayor Schneider.
- For Owens: Councilmembers Francisco, Hart, Murillo, Mayor Schneider.

Appointment:

Penny Owens was appointed as Resident of the City of Santa Barbara representative for a term expiring December 31, 2018. Danielle De Smeth was re-appointed as Environmental/Land Use Issues representative for a term expiring December 31, 2018. Natasha Lohmus was re-appointed as Resident of the City or County of Santa Barbara representative for a term expiring December 31, 2018.

21. (Cont'd)

Fire and Police Pension Commission:

Motion:

Councilmember Francisco/Murillo to appoint Gabe Dominocielo.

Vote:

Unanimous voice vote.

Appointment:

Gabe Dominocielo was appointed for a term expiring December 31, 2016.

Harbor Commission:

Nominees:

Betsy Cramer, Mark Rincon-Ibarra.

Vote:

- For Cramer: Councilmembers Francisco, Hart, Hotchkiss, Rowse, White, Mayor Schneider.
- For Rincon-Ibarra: Councilmember Murillo.

Appointment:

Betsy Cramer was appointed for a term expiring December 31, 2018.

Historic Landmarks Commission:

Nominees:

Anthony Grumbine, William "Bill" La Voie, Judith Orias, James Edward Sved, Joseph Alcasar Terrell, Julio Juan Veyna

Vote:

- For Grumbine: Councilmembers Hart, Murillo, White.
- For La Voie: Councilmembers Francisco, Hotchkiss, Rowse, White.
- For Orias: Councilmembers Francisco, Hotchkiss, Rowse, Mayor Schneider.
- For Sved: Councilmembers Hart, Murillo.
- For Terrell: Mayor Schneider.
- For Veyna: Councilmembers Francisco, Hart, Hotchkiss, Murillo, Rowse, White, Mayor Schneider.

Appointment:

William "Bill" La Voie was re-appointed as Licensed Architect representative for a term expiring December 31, 2018. Judith Orias was re-appointed and Julio Juan Veyna was appointed as Public at Large representatives for terms expiring December 31, 2018.

21. (Cont'd)

Mosquito And Vector Management District Board:

Motion:

Councilmembers Francisco/Hart to appoint Larry L. Fausett.

Vote:

Unanimous voice vote.

Appointment:

Larry L. Fausett was re-appointed for a term expiring January 7, 2019.

Neighborhood Advisory Council:

Motion:

Councilmembers Hart/Murillo to appoint Chelsea Lancaster, Beebe Longstreet and re-appoint Javier Limon.

Vote:

Unanimous voice vote.

Appointment:

Chelsea Lancaster was appointed as Neighborhood Representative (West Downtown) for a term expiring December 31, 2018. Javier Limon was re-appointed as Neighborhood Representative (Lower Westside) for a term expiring December 31, 2018. Beebe Longstreet was appointed as Public at Large representative for a term expiring December 31, 2018.

Parks And Recreation Commission:

Motion:

Councilmembers Rowse/Francisco to appoint LeeAnne French, Mark Rincon-Ibarra and re-appoint Beebe Longstreet.

Vote:

Unanimous voice vote.

Appointment:

LeeAnne French was appointed for a term expiring December 31, 2015. Mark Rincon-Ibarra was appointed for a term expiring December 31, 2017, and Beebe Longstreet was re-appointed for a term expiring December 31, 2018.

21. (Cont'd)

Planning Commission:

Motion:

Councilmembers Francisco/Hotchkiss to appoint Jay Higgins.

Vote:

Unanimous voice vote.

Appointment:

Jay Higgins was appointed for a term expiring December 31, 2018.

Rental Housing Mediation Task Force:

Motion:

Councilmembers Murillo/House to appoint Robert Burke, Rene Gomez, Chris Casebeer, Scott Wexler, Bruce Wollenberg.

Vote:

Unanimous voice vote.

Appointment:

Robert Burke was re-appointed as Tenant representative for a term expiring December 31, 2018. Rene Gomez was appointed as Tenant representative for a term expiring December 31, 2018. Chris Casebeer and Scott Wexler were re-appointed as Landlord representatives for terms expiring December 31, 2018. Bruce Wollenberg was re-appointed as Homeowner representative for a term expiring December 31, 2018.

Sign Committee:

Motion:

Councilmembers Murillo/Francisco to appoint Natalie Cope and Bob Cunningham.

Vote:

Unanimous voice vote.

Appointment:

Natalie Cope and Bob Cunningham re-appointed as Public at Large representatives for terms expiring December 31, 2018.

21. (Cont'd)

Sister Cities Board:

Motion:

Councilmembers Francisco/White to appoint Takako Wakita for a term expiring December 31, 2018.

Vote:

Unanimous voice vote.

Appointment:

Takako Wakita re-appointed for a term expiring December 31, 2018.

Transportation And Circulation Committee:

Motion:

Councilmembers Hart/Francisco to re-appoint Hillary Blackerby, Susan Horne, Kathleen Rodriguez.

Vote:

Unanimous voice vote.

Appointment:

Hillary Blackerby, Susan Horne, and Kathleen Rodriguez re-appointed for terms expiring December 31, 2018.

Water Commission:

Nominees:

Jai Ranganathan, James Smith

Vote:

- For Ranganathan: Councilmembers Hart, Murillo, Mayor Schneider.
- For Smith: Councilmembers Francisco, Hotchkiss, Rowse, White.

Appointment:

James Smith was re-appointed for a term expiring June 30, 2015.

COUNCILMEMBER COMMITTEE ASSIGNMENT REPORTS

Information:

- Councilmember Hotchkiss reported his attendance at the event, "A Noble Fir for a Noble Cause" sponsored by MUFG Union Bank and Anthony's Christmas Trees & Wreath.
- Councilmember Murillo spoke regarding her attendance at: 1) Santa Barbara Association of Realtors, 2) Community Action Commission of Santa Barbara County, and 3) Harding Elementary School's "G.R.E.A.T (Gang Resistance Education And Training) Program" presentation. (Cont'd)

COUNCILMEMBER COMMITTEE ASSIGNMENT REPORTS (CONT'D)

- Councilmember Hart reported on his attendance at the: 1) Santa Barbara Independent Hero's Luncheon; 2) Chamber of Commerce of the Santa Barbara Region annual meeting and; 3) Annual Milpas Holiday Party and Solar Tree Lighting by the Milpas Community Association.
- Mayor Schneider reported on her attendance at the South Coast Youth Gang Task Force meeting where she gave the welcoming remarks.

RECESS

Mayor Schneider recessed the meeting at 4:36 p.m. in order for the Council to reconvene in closed session for Item Nos. 22, 23, 24, and 25.

CLOSED SESSIONS

22. Subject: Public Employment/Public Employee Appointment (160.01)

Recommendation: That Council hold a closed session pursuant to Section 54957 of the Government Code regarding the City Administrator selection process.

Scheduling: Duration, 60 minutes; anytime

Report: None anticipated

Documents:

December 9, 2014 report from the Mayor.

Time:

4:55 p.m. – 5:25 p.m.

No report made.

23. 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, Administrative Services Director, regarding negotiations with the Fire Management Association.

Scheduling: Duration, 30 minutes; anytime

Report: None anticipated

Documents:

December 9, 2014 report from the Administrative Services Director.

Time:

5:35 p.m. – 5:50 p.m.

No report made.

24. 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 purchase of real property.

Real Property: 810 Castillo Street, Santa Barbara, California, APN 037-032-020.

City Negotiators: Cameron Benson, Creeks Restoration/Clean Water Manager; Ariel Calonne, City Attorney; N. Scott Vincent, Assistant City Attorney.

Negotiating Parties: Errol Jahnke, Berkshire Hathaway HomeServices, for property owner, RBH Family Living Trust and Heidi Knightstep.

Under Negotiation: Price and terms of payment for real property.

Scheduling: Duration, 15 minutes; anytime

Report: None anticipated

Documents:

December 9, 2014 report from the Administrative Services Director.

Time:

5:25 p.m. – 5:35 p.m.

No report made.

25. Subject: Conference With City Attorney - Pending Litigation (160.03)

Recommendation: That Council hold a closed session to consider pending litigation pursuant to subsection (d)(1) of section 54956.9 of the Government Code and take appropriate action as needed. The pending litigation is *Lucio Delgadillo v. Taylor Electric, A Corp., Mark Taylor, The City Of Santa Barbara, Michael Ricotta, et al.* [SBSC Case No., 1439502].

Scheduling: Duration, 15 minutes; anytime

Report: None anticipated

Documents:

December 9, 2014 report from the Administrative Services Director.

Time:

4:40 p.m. – 4:55 p.m.

No report made.

RECESS

4:36 p.m. – 6:01 p.m.

Mayor Schneider presiding.

Councilmembers present: Francisco, Hart, Hotchkiss, Murillo, Rowse, White, Mayor Schneider.

Staff present: Acting City Administrator Casey, City Attorney Calonne, Deputy City Clerk Applegate.

PUBLIC COMMENT

No one indicated a desire to speak.

CITY COUNCIL ADMINISTRATIVE AND ATTORNEY REPORTS

PARKS AND RECREATION DEPARTMENT

26. Subject: Options For Municipal Golf Course (570.02)

Recommendation: That Council:

- A. Receive a report on the status of the municipal golf course, including trends, financial projections, and options the City might consider to improve the financial outlook for the continued operation of the course; and
- B. Provide direction to staff on whether to pursue continuing to operate the golf course in a model which would include outsourcing maintenance, or whether the policy issue and consideration of General Fund support should be addressed through the budget process with a decision reached by June 2015.

Documents:

- December 9, 2014 report from the Parks and Recreation Director.
- December 9, 2014 PowerPoint presentation prepared and made by Staff.

Speakers:

- Staff: Parks and Recreation Director Nancy Rapp; Parks and Recreation Business Manager Mark Stoll.
- Members of the Public: Bryant Henson; Chris Talerico, Santa Barbara Golf Club-ProShop Concession; Maureen Masson, Santa Barbara Women's Golf Club; Jon McConnel; Leroy Villa; Mike Kullik; Willis Copeland; Peter LaMantia, Santa Barbara Golf Club; Cynthia Goena, SEIU Local 620; Steven Elliott, Santa Barbara Men's Golf Club; David Niles, Las Positias Tennis Group; Karin Van Hock, Las Positias Tennis Group; Dominic Namnath, City Golf Advisory Committee Chair; John M. Craig, City Golf Advisory Committee member; Bob Swider, City Golf Advisory Committee member.

Motion:

Councilmembers White/Rowse to send the item back to the Finance Committee to review refinancing options for the Golf Course Loan, consider options for maintenance of the course, and review marketing options to increase revenue.

Amended Motion:

Councilmembers White/Hart to refer the item back to the Finance Committee to review refinancing options for the Golf Course Loan and review marketing options to increase revenue. (Cont'd)

26. (Cont'd)

Vote:

Majority voice vote (Noes: Councilmember Hotchkiss).

Motion:

Councilmembers Fransico/Hotchkis to refer the item back to Finance Committee to consider options for future maintenance of the course.

Vote:

Majority voice vote. (Noes: Councilmember Murillo, Hart).

ADJOURNMENT

Mayor Schneider adjourned the meeting at 8:38 p.m.

SANTA BARBARA CITY COUNCIL

SANTA BARBARA
CITY CLERK'S OFFICE

HELENE SCHNEIDER
MAYOR

ATTEST: _____
DEBORAH L. APPLGATE
DEPUTY CITY CLERK



CITY OF SANTA BARBARA CITY COUNCIL MINUTES

SPECIAL MEETING January 12, 2015 CASA LAS PALMAS, 323 E. CABRILLO BOULEVARD

CALL TO ORDER

Mayor Helene Schneider called the meeting to order at 9:10 a.m.

ROLL CALL

Councilmembers present: Dale Francisco, Gregg Hart, Frank Hotchkiss, Cathy Murillo, Randy Rowse, Bendy White, Mayor Schneider.
Councilmembers absent: None.

PUBLIC COMMENT

No one wished to speak.

NOTICES

The City Clerk has on Thursday, January 8, 2015, 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.

CLOSED SESSIONS

Subject: Public Employment

Recommendation: That Council hold a closed session, per Government Code Section 54957(b)(1), to interview and discuss the candidates for the position of City Administrator.

Report: None anticipated

Time: 9:10 a.m. – 1:00 p.m.

No report made.

ADJOURNMENT

Mayor Schneider adjourned the meeting at 1:00 p.m.

SANTA BARBARA CITY COUNCIL

SANTA BARBARA
CITY CLERK'S OFFICE

HELENE SCHNEIDER
MAYOR

ATTEST:

GWEN PEIRCE, CMC
CITY CLERK SERVICES MANAGER



CITY OF SANTA BARBARA CITY COUNCIL MINUTES

REGULAR MEETING January 13, 2015 COUNCIL CHAMBER, 735 ANACAPA STREET

CALL TO ORDER

Mayor Helene Schneider called the meeting to order at 2:00 p.m. (The Finance Committee and Ordinance Committee, which ordinarily meet at 12:30 p.m., did not meet on this date.)

PLEDGE OF ALLEGIANCE

Mayor Schneider.

ROLL CALL

Councilmembers present: Dale Francisco, Gregg Hart, Frank Hotchkiss, Cathy Murillo, Randy Rowse, Bendy White, Mayor Schneider.

Councilmembers absent: None.

Staff present: Acting City Administrator Paul Casey, City Attorney Ariel Pierre Calonne, City Clerk Services Manager Gwen Peirce.

CEREMONIAL ITEMS

1. **Subject: Employee Recognition - Service Award Pins (410.01)**

Recommendation: That Council authorize the Acting City Administrator to express the City's appreciation to employees who are eligible to receive service award pins for their years of service through January 31, 2015.

Document:

January 13, 2015, report from the Administrative Services Director.

Speakers:

Staff: Acting City Administrator Paul Casey, Library Assistant I Jacquelyn Hill, Fire Operations Division Chief Jim Bryden.

(Cont'd)

1. (Cont'd)

By consensus, the Council approved the recommendation. The following employees were recognized:

5-Year Pin

Harwood "Bendy" White, Councilmember, Mayor and City Council Office
Frank Hotchkiss, Councilmember, Mayor and City Council Office
Bruno Peterson, Police Officer, Police Department
Dustin McGrew, Police Officer, Police Department

10-Year Pin

Lauren Anderson, Senior Building Inspector, Community Development Department
Richard Griguoli, Fire Engineer, Fire Department
Dean Millan, Fire Engineer, Fire Department
Brandon Paige, Fire Engineer, Fire Department
Spencer Simonds, Fire Engineer, Fire Department
David Berkovich, Fire Engineer, Fire Department
Cory Cloud, Fire Captain, Fire Department
Jeremy Denton, Fire Engineer, Fire Department
Gabriel Caratachea, Grounds Maintenance Worker II, Parks and Recreation Department
Juan Olmedo, Grounds Maintenance Worker II, Parks and Recreation Department
Donald Meehan, Senior Airport Operations Specialist, Airport Department

15-Year Pin

Matthew Gritt, Fire Engineer, Fire Department
John Thompson, Police Officer, Police Department

20-Year Pin

Penelope Tinker, Records Technician, Community Development Department

25-Year Pin

Jacquelyn Hill, Library Assistant I, Library Department

35-Year Pin

James Bryden, Fire Operations Division Chief, Fire Department
Marc Hawkins, Senior Grounds Maintenance Worker, Parks and Recreation Department

PUBLIC COMMENT

Speakers: Clint Orr; Melody Joy Baker; Jose Arturo Gallegos; Tom Widroe, City Watch;
Nancy McCradie; Tim Werner; Bob Hansen; Cruzito Herrera Cruz.

ITEMS REMOVED FROM CONSENT CALENDAR

4. Subject: Corrected Fiscal Year 2015 Waterfront Fee Resolution (230.05)

Recommendation: That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Correcting Waterfront Harbor Slip, Mooring and User Fees for the Remainder of Fiscal Year 2015.

Councilmembers Rowse and White stated that they would abstain from voting on this item due to a conflict of interest related to their rental of boat slips in the Harbor.

Documents:

- January 13, 2015, report from the Public Works Director.
- Proposed Resolution.

The title of the resolution related to this item was read.

Motion:

Councilmembers Hart/Hotchkiss to approve the recommendation; Resolution No. 15-001.

Vote:

Unanimous roll call vote (Abstentions: Councilmembers Rowse, White).

20. Single Family Design Board Recruitment:

- A. The City Clerk's Office will accept applications through Tuesday, February 17, 2015, at 5:30 p.m. to fill the Single Family Design Board position whose term will end on June 30, 2018;
- B. The City Council will conduct interviews of applicants for the unscheduled vacancy on Tuesday, March 3, 2015, at 4:00 p.m. (Estimated Time); and
- C. The City Council will make the appointment to fill the Single Family Design Board position on Tuesday, March 17, 2015.

Speakers:

- Staff: Community Development Director George Buell, City Attorney Ariel Calonne.
- Members of the Public: Vince Amore, Jarrett Gorin.

Motion:

Councilmembers White/Hotchkiss to direct staff to return to the Council with options for an interim appointment to fill the vacancy until the special recruitment is concluded.

Vote:

Unanimous voice vote.

CONSENT CALENDAR (Item Nos. 2 – 3, 5 – 19)

The titles of the ordinances related to Consent Calendar items were read.

Motion:

Councilmembers Francisco/Hart to approve the Consent Calendar as recommended.

Vote:

Unanimous roll call vote.

CITY COUNCIL

2. Subject: Minutes

Recommendation: That Council waive further reading and approve the minutes of the regular meeting of December 16, 2014, the special meeting of December 17, 2014, and the regular meetings (cancelled) of December 23 and 30, 2014, and January 6, 2015.

Action: Approved the recommendation.

3. Subject: Police Department Explorer Program Funds (520.04)

Recommendation: That Council accept a donation of \$5,000 from the Santa Barbara Police Foundation for the Explorer Program and increase appropriations and estimated revenues in the Police Department Miscellaneous Grant Fund for the Explorer Program by \$5,000.

Speakers:

Santa Barbara Police Foundation: Officer Gregory Hons.

Action: Approved the recommendation (January 13, 2015, report from the Police Chief).

5. Subject: Professional Service Agreement With Garden State Fireworks For July Fourth And Parade Of Lights Fireworks Displays (570.03)

Recommendation: That Council authorize the Waterfront Director to execute a Professional Services Agreement between the City of Santa Barbara and Garden State Fireworks, for the July 4, 2015, and December 2015 Parade of Lights fireworks displays at a rate not to exceed \$55,000.

Action: Approved the recommendation; Agreement No. 25,063 (January 13, 2015, report from the Waterfront Director).

6. Subject: Contract With TranSystems Corporation For Dock Float Inspection Services For The Santa Barbara Harbor Marina One Replacement Project (570.03)

Recommendation: That Council:

- A. Authorize the Waterfront Director to execute a contract with TranSystems Corporation in the amount of \$87,895 to provide dock float inspection services for Phases 5 through 8 of the Santa Barbara Harbor Marina One Replacement Project; and
- B. Authorize the Waterfront Director to approve expenditures up to \$9,105 for extra services that may result from necessary changes in the scope of work.

Action: Approved the recommendations; Agreement No. 25,064 (January 13, 2015, report from the Waterfront Director).

7. Subject: Introduction Of Ordinance For Lease Agreement With The U.S. Department Of Commerce, National Oceanic And Atmospheric Administration (NOAA) (330.04)

Recommendation: That Council introduce and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Approving and Authorizing the Airport Director to Execute a Ten-Year Lease Agreement with the United States Department of Commerce, National Oceanic and Atmospheric Administration, for 2,500 Square Feet of Unimproved Land at 1605 Cecil Cook Place, at the Santa Barbara Airport, Effective Upon the Adoption of the Enabling Ordinance, for a Monthly Rental of \$312.50, Exclusive of Utilities.

Action: Approved the recommendation (January 13, 2015, report from the Airport Director; proposed ordinance).

8. Subject: Increase In Design Services For The Airfield Electrical Rehabilitation Project (560.04)

Recommendation: That Council authorize an increase in the extra services amount with Mead & Hunt for design services for the Airfield Electrical Rehabilitation Project, Contract No. 24,917, in the amount of \$32,000, for a total project expenditure authority of \$163,500.

Action: Approved the recommendation (January 13, 2015, report from the Public Works Director).

9. Subject: Contract For Streets Maintenance Practices Evaluation (530.04)

Recommendation: That Council authorize the Public Works Director to execute a City Professional Services contract with LA Consulting, Inc., in the amount of \$85,482 for the Evaluation of Streets Maintenance Practices, and authorize the Public Works Director to approve expenditures of up to \$8,500 for extra services of LA Consulting, Inc., that may result from necessary changes in the scope of work.

Speakers:

Staff: Public Works Director Rebecca Bjork.

Action: Approved the recommendation; Contract No. 25,065 (January 13, 2015, report from the Public Works Director).

10. Subject: Contract For Construction Of The Sewer Main Point Repairs Fiscal Year 2015 Project (540.13)

Recommendation: That Council:

- A. Reject the bid protest of Southwest Pipeline & Trenchless Corporation; and
- B. Award a contract to Lash Construction, Inc., in their low bid amount of \$526,261.30 for construction of the Sewer Main Point Repairs Fiscal Year 2015 (FY15) Project, Bid No. 3736, and authorize the Public Works Director to execute the contract and approve expenditures up to \$52,626.00 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.

Action: Approved the recommendations; Contract No. 25,066 (January 13, 2015, report from the Public Works Director).

11. Subject: Contract For Construction Of The Community Development Block Grant Westside Center Bathroom Renovation Project (580.04)

Recommendation: That Council award a contract with Southwest Construction in their low bid amount of \$154,294 for construction of the Community Development Block Grant Westside Center Bathroom Renovation, Bid No. 3769, and authorize the Public Works Director to execute the contract and approve expenditures up to \$15,429 to cover any cost increases that may result from contract change orders for extra work.

Action: Approved the recommendation; Contract No. 25,067 (January 13, 2015, report from the Public Works Director).

12. Subject: Introduction Of Ordinance For Approval Of Extension For The South Coast Energy Efficiency Partnership Agreement (630.06)

Recommendation: That Council introduce and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Authorizing the Public Works Director to Execute an Amendment Extending the 2010-2014 Energy Partnership Agreement Between the Southern California Edison Company, the Southern California Gas Company, and the City of Santa Barbara to Cover the 2015 Transition Period.

Action: Approved the recommendation (January 13, 2015, report from the Public Works Director; proposed ordinance).

13. Subject: Increase In Construction Change Order Authority For The Punta Gorda Street Bridge Replacement Project (530.04)

Recommendation: That Council:

- A. Authorize an increase in the Public Works Director's Change Order Authority to approve expenditures for extra work of Shaw Contracting, Inc., for the Punta Gorda Street Bridge Replacement Project, Contract No. 24,514, in the amount of \$200,000, for a total Change Order Authority of \$694,600 and a total Project expenditure authority of \$2,560,565;
- B. Authorize an increase in the extra services amount with Filippin Engineering, Inc., for Construction Management Support Services for the Punta Gorda Street Bridge Project, Contract No. 24,515, in the amount of \$48,000, for a total project expenditure authority of \$411,741;
- C. Appropriate \$248,000 from the Streets Fund Reserves for transfer to the Streets Capital Fund for the Punta Gorda Street Bridge Replacement Project; and
- D. Increase appropriations and estimated revenues in the Streets Capital Fund for the Punta Gorda Street Bridge Replacement Project funded from a transfer from the Streets Fund.

Action: Approved the recommendations (January 13, 2015, report from the Public Works Director).

14. Subject: Set The Date Of Public Hearing To Consider Designation Of City Landmarks (640.06)

Recommendation: That Council set February 3, 2015, at 2:00 p.m. as the date and time for a public hearing on the Historic Landmarks Commission's recommendation that the following resources be designated as City Landmarks: Joseph Knowles Mural at 38 West Victoria (formerly known as 34 West Victoria along 1200 Block of Chapala Street); First Church of Christ, Scientist at 116-120 East Valerio; and Mont-Joie Residence at 931 Las Alturas Road.

(Cont'd)

14. (Cont'd)

Speakers:

Staff: Acting City Administrator Casey.

Action: Approved the recommendation.

15. Subject: Set A Date For Public Hearing Regarding Appeal Of Single Family Design Board Approval For 511 Brosian Way (640.07)

Recommendation: That Council:

- A. Set the date of January 27, 2015, at 2:00 p.m. for hearing the appeal filed by Patricia Foley of the Single Family Design Board's project design approval for property owned by John Park and located at 511 Brosian Way, Assessor's Parcel No. 047-030-011, A-1/SD-3 One-Family Residential Zone and Coastal Overlay Zone, Local Coastal Plan Designation: Residential, One Unit Per Acre. The project proposes to construct a 4,656 square-foot one-story single-family residence, with an attached 533 square-foot two-car garage, a 198 square-foot one-car carport, and two uncovered parking spaces on a vacant 2.2 acre lot and includes an outdoor pool and spa, landscaping, 600 cubic yards of cut grading, and 3,560 cubic yards of fill grading. The proposed total of 5,387 square-feet of development in the Hillside Design District is 95% of the guideline maximum floor-to-lot area ratio; and
- B. Set the date of January 26, 2015, at 1:30 p.m. for a site visit to the property located at 511 Brosian Way.

Action: Approved the recommendations.

SUCCESSOR AGENCY

16. Subject: Contract For Construction Of The Lower West Downtown Lighting Project - Phase 2 (530.04)

Recommendation: That the Successor Agency:

- A. Award and authorize the Executive Director to execute a contract with Taft Electric Company, in their low bid amount of \$421,458 for the construction of the Lower West Downtown Lighting Project Phase 2 and approve expenditures up to \$42,100 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 of Bid No. 3720; and
- B. Authorize the Executive Director to execute a Contract with Smith Engineering Associates, in the amount of \$13,880 for construction support services, and approve expenditures of up to \$1,120 for extra services that may result from necessary changes in the scope of work.

(Cont'd)

16. (Cont'd)

Action: Approved the recommendations; Contract Nos. 25,068 – 25,069 (January 13, 2015, report from the Public Works Director).

NOTICES

17. The City Clerk has on Thursday, January 8, 2015, 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.
18. Cancellation of the regular City Council meeting of January 20, 2015.
19. Receipt of communication advising of vacancy created on the Single Family Design Board with the recent passing of James Zimmerman. This vacancy will be part of a special recruitment for this City Advisory Group.

This concluded the Consent Calendar.

PUBLIC HEARINGS

21. Subject: Public Hearing For The 2015 Downtown and Old Town Business Improvement Districts Assessments (290.00)

Recommendation: That Council:

- A. Conduct a public hearing and consider appropriate protests to the renewal of the Downtown and Old Town Business Improvement Districts Assessments for 2015, as required under the California Parking and Business Improvement Area Law of 1989; and
- B. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Confirming the Fiscal Year 2015 Downtown and Old Town Business Improvement Districts Annual Assessment Report and Renewing the Downtown Business Improvement District and Old Town Business Improvement District Assessments for 2015.

Councilmember Rowse stated that he would abstain from voting on this item due to a conflict of interest related to his ownership of a business in the Downtown Business Improvement District. He left the meeting at 2:53 p.m.

Documents:

- January 13, 2015, report from the Acting City Administrator.
- Proposed Resolution.
- Affidavit of Publication.
- PowerPoint Presentation prepared and made by Staff.

The title of the resolution was read.

(Cont'd)

21. (Cont'd)

Public Comment Opened:
2:53 p.m.

Speakers:

- Staff: Assistant to the City Administrator Nina Johnson.
- Downtown Organization: Executive Director Maggie Campbell.
- Members of the Public: Bob Hansen, Mark Whitehurst, John Webby.

Public Comment Closed:
3: 21 p.m.

Motion:

Councilmembers White/Hart to approve the recommendations; Resolution No. 15-002.

Vote:

Unanimous roll call vote (Absent: Councilmember Rowse).

Councilmember Rowse returned to the meeting at 3:25 p.m.

CITY COUNCIL ADMINISTRATIVE AND ATTORNEY REPORTS

PUBLIC WORKS DEPARTMENT

22. Subject: Proposed Water Rate Increases For Fiscal Year 2016 (540.01)

Recommendation: That Council:

- A. Provide final direction to staff on the water rates that may be required to address costs associated with the drought, including reactivation of the Charles Meyer Desalination Plant;
- B. Set a Public Hearing date for March 10, 2015, at 2:00 PM, in the Council Chambers for Council consideration of increases in the City water rates for Fiscal Year 2016;
- C. Direct staff to release the Notice of Public Hearing to customers, informing them of the hearing date and the proposed changes to the water rates; and
- D. Authorize the Public Works Director to amend and increase a City Professional Services Contract, subject to approval as to form by the City Attorney, with Raftelis Financial Consultants, by \$35,000, bringing the total amount of the contract to \$77,397, for support services related to water rates modeling.

Documents:

- January 13, 2015, report from the Public Works Director.
- PowerPoint presentation prepared and made by Staff.

(Cont'd)

22. (Cont'd)

Speakers:

Staff: Water Resources Manager Joshua Haggmark, Water Resources Supervisor Kelley Dyer.

Motion:

Councilmembers White/Hart to approve the recommended water rates that address costs associated with the drought, including reactivation of the Charles Meyer Desalination Plant, and to approve Option 2 (as detailed in the Council Agenda Report) for funding the Water Main Replacement Program; Professional Services Contract No. 24,936.1.

Vote:

Unanimous voice vote.

23. Subject: Annual Water Supply Management Report (540.08)

Recommendation: That Council approve and adopt the City of Santa Barbara Water Supply Management Report for the 2014 water year, finding that groundwater resources are in long-term balance in accordance with the conjunctive management element of the City's Long-Term Water Supply Plan.

Documents:

- January 13, 2015, report from the Public Works Directors.
- PowerPoint presentation prepared and made by Staff.

Speakers:

Staff: Water Resources Manager Joshua Haggmark.

Motion:

Councilmembers White/Francisco to approve the recommendation to approve and adopt the City of Santa Barbara Water Supply Management Report for the 2014 water year, finding that groundwater resources are in long-term balance in accordance with the conjunctive management element of the City's Long-Term Water Supply Plan.

Vote:

Unanimous voice vote.

MAYOR AND COUNCIL REPORTS

24. Subject: Appointment Of Mayor Pro Tempore, Ordinance And Finance Committees, Council Liaisons To Advisory Groups, And Members Of Regional Agencies (130.01)

Recommendation: That Council consider the appointment of a Mayor Pro Tempore, Chairs and Members of the Ordinance and Finance Committees, Council Liaisons to Advisory Groups, and Members of Regional Agencies. (Cont'd)

24. (Cont'd)

Documents:

January 13, 2015, report from the Acting City Administrator.

Speakers:

Members of the Public: Tom Widroe, City Watch.

Motion:

Councilmembers White/Hotchkiss to appoint Councilmember Hart as Mayor Pro Tempore.

Vote:

Unanimous voice vote.

Motion:

Councilmembers Murillo/Hart to annually rotate the Chair position of the Ordinance and Finance Committees.

Vote:

Failed to carry by voice vote (Ayes: Councilmembers Hart, Murillo; Noes: Councilmembers Francisco, Hotchkiss, Rowse, White, Mayor Schneider).

Motion:

Councilmembers Hotchkiss/White to appoint Councilmembers Hotchkiss, Murillo and Rowse to the Ordinance Committee, with Councilmember Rowse serving as Chair; and to appoint Councilmembers Francisco, Hart and White to the Finance Committee, with Councilmember Francisco serving as Chair.

Vote:

Unanimous voice vote.

Councilmember Hart stated that he would abstain from voting on the Santa Barbara County Association of Governments (SBCAG) member appointment due to a potential conflict of interest relating to his employment at SBCAG.

Motion:

Councilmembers Murillo/Francisco to appoint Mayor Schneider as the City's member and Councilmember White as the Alternate to the SBCAG Board.

Vote:

Unanimous voice vote (Abstention: Councilmember Hart).

(Cont'd)

24. (Cont'd)

Motion:

Councilmembers Murillo/White to make the following appointments of Council liaisons to and members of Advisory Groups, Council Committees, City-Related Agencies, and Regional Agencies.

Vote:

Unanimous voice vote.

Advisory Groups

Airport Commission.....	Hotchkiss
(incl. Airport Noise Abatement Committee)	
Architectural Board of Review.....	Francisco; Alternate: Hotchkiss
Arts Advisory Committee.....	Hotchkiss
Building and Fire Code Board of Appeals.....	Murillo
Civil Service Commissioners, Board of	White
Community Development and Human Services Committee	Hotchkiss
Community Events and Festivals Committee	Murillo
Creeks Advisory Committee.....	Hart; Alternate: Murillo
Downtown Parking Committee.....	Rowse; Alternate: Hotchkiss
Fire and Police Commissioners, Board of	Hart
Fire and Police Pension Commissioners, Board of.....	Murillo
Harbor Commissioners, Board of	Hotchkiss
Historic Landmarks Commission.....	Francisco
Housing Authority Commission	Murillo
Library Board	Murillo
Living Wage Advisory Committee.....	Murillo
Neighborhood Advisory Council	Hart, White
Parks and Recreation Commission	Murillo
Planning Commission	White
Rental Housing Mediation Task Force	Murillo; Alternate: Hart
Santa Barbara Sister Cities Board.....	Schneider
Santa Barbara Youth Council.....	Murillo
Single Family Design Board.....	Francisco; Alternate: Murillo
Transportation and Circulation Committee	Murillo; Alternate: Hart
Water Commissioners, Board of.....	White

Council Committees

Committee on District Elections (Ad Hoc).....	Murillo, Rowse, Schneider
Committee on Legislation.....	Francisco, Hotchkiss, White
Commuter Rail Exploration	Francisco, Schneider, White
Finance Committee.....	Francisco (Chair), Hart, White; Alternate: Schneider
Mayor Pro Tempore	Hart
Ordinance Committee	Hotchkiss, Murillo, Rowse (Chair); Alternate: Schneider
Sustainability Council Committee.....	Schneider, Rowse, White

(Cont'd)

24. (Cont'd)

City-Related Agencies

Coast Village Business Association Francisco
 Downtown Organization Francisco; Alternate: White
 Greater Santa Barbara Lodging Association Francisco; Alternate: Rowse
 Looking Good Santa Barbara Committee.....Murillo
 Milpas Action Task Force..... Hotchkiss, Murillo
 Presidio Joint Powers Committee..... Francisco
 Santa Barbara Beautiful White
 Santa Barbara Center for the Performing Arts..... Schneider
 Visit Santa Barbara Hart

Regional Agencies

Beach Erosion Authority for Clean Oceans and Nourishment (BEACON)..... Hart
 Cachuma Conservation Release Board Francisco; Alternate: White
 Cachuma Operation and Maintenance Board Francisco; Alternate: White
 Central Coast Collaborative on Homelessness..Schneider, Francisco; Alternates: Murillo,
 Hotchkiss
 Central Coast Water Authority..... Francisco; Alternate: White
 City/County Affordable Housing Task Group..... Hart, Murillo
 City/County Solid Waste Task Group..... Schneider, White; Alternate: Rowse
 Coastal Rail Coordinating Council (appointed by SBCAG) Schneider
 Community Action CommissionMurillo (rep. by Comm. Dev. Staff)
 Los Angeles-San Diego Rail Corridor Agency (LOSSAN) (appointed by SBCAG).....Alternate:
 Schneider
 Santa Barbara County Air Pollution Control Dist. Bd. of DirectorsSchneider; Alternate: White
 Santa Barbara Metropolitan Transit District Board Murillo; Alternate: Hart
 South Coast Gang Task Force Leadership Council..... Schneider; Alternate: Francisco

COUNCILMEMBER COMMITTEE ASSIGNMENT REPORTS

Information:

- Councilmember White reported on his attendance at recent Water Commission and Planning Commission meetings.
- Councilmember Murillo remarked on the Children’s Library fundraising event.

RECESS

The Mayor recessed the meeting at 4:44 p.m. in order for the Council to reconvene in closed session for Item Nos. 25 – 29. She stated that no reportable action is anticipated.

CLOSED SESSIONS

25. Subject: Conference With City Attorney - Pending Litigation (160.03)

Recommendation: That Council hold a closed session to consider pending litigation pursuant to subsection (d)(1) of section 54956.9 of the Government Code and take appropriate action as needed. The pending litigation is *Richard Miller v. City of Santa Barbara, et al.*, SBSC Case No. 1467407.

Scheduling: Duration, 15 minutes; anytime

Report: None anticipated

Documents:

January 13, 2015, report from the City Attorney.

Time:

4:45 p.m. – 4:49 p.m.

No report made.

26. Subject: Conference With City Attorney - Pending Litigation (160.03)

Recommendation: That Council hold a closed session to consider pending litigation pursuant to subsection (d)(1) of section 54956.9 of the Government Code and take appropriate action as needed. The pending litigation is *Donald Sipple, and New Cingular Wireless PSC LLC, et al., v. The City of Alameda, California, et al.*, LASC Case No. BC432270.

Scheduling: Duration, 15 minutes; anytime

Report: None anticipated

Documents:

January 13, 2015, report from the City Attorney.

Time:

4:49 p.m. – 4:52 p.m.

No report made.

28. Subject: Conference With City Attorney - Pending Litigation (160.03)

Recommendation: That Council hold a closed session to consider pending litigation pursuant to subsection (d)(1) of section 54956.9 of the Government Code and take appropriate action as needed. The pending litigation is *Lucio Delgadillo v. Taylor Electric, A Corp., Mark Taylor, The City Of Santa Barbara, Michael Ricotta, et al.*, SBSC Case No. 1439502.

Scheduling: Duration, 15 minutes; anytime

Report: None anticipated

(Cont'd)

28. (Cont'd)

Documents:

January 13, 2015, report from the City Attorney.

Time:

4:52 p.m. – 4:58 p.m.

No report made.

27. Subject: Conference With City Attorney - Pending Litigation (160.03)

Recommendation: That Council hold a closed session to consider pending litigation pursuant to subsection (d)(1) of section 54956.9 of the Government Code and take appropriate action as needed. The pending litigation is *Frank Banales, Sebastian Aldana Jr., Jacqueline Inda, Cruzito Herrera Cruz, and Benjamin Cheverez, v. City of Santa Barbara, et al.*, SBSC Case No.1468167.

Scheduling: Duration, 30 minutes; anytime

Report: None anticipated

Documents:

January 13, 2015, report from the City Attorney.

Time:

4:58 p.m. – 6:10 p.m.

No report made.

29. Subject: Public Employee Performance Evaluation - Government Code Section 54957 (160.01)

Recommendation: That Council hold a closed session for a Public Employee Performance Evaluation per Government Code Section 54957.

Title: City Attorney

Scheduling: Duration, 40 minutes; anytime

Report: None anticipated

Documents:

January 13, 2015, report from the Acting City Administrator.

Time:

6:10 p.m. – 6:25 p.m.

No report made.

ADJOURNMENT

Mayor Schneider adjourned the meeting at 6:25 p.m.

SANTA BARBARA CITY COUNCIL

SANTA BARBARA
CITY CLERK'S OFFICE

HELENE SCHNEIDER
MAYOR

ATTEST:

GWEN PEIRCE, CMC
CITY CLERK SERVICES MANAGER



CITY OF SANTA BARBARA CITY COUNCIL MINUTES

SPECIAL MEETING
January 16, 2015
CITY HALL, ROOM 15, 735 ANACAPA STREET

CALL TO ORDER

Mayor Helene Schneider called the meeting to order at 10:30 a.m.

ROLL CALL

Councilmembers present: Dale Francisco, Gregg Hart, Frank Hotchkiss, Cathy Murillo, Randy Rowse, Bendy White, Mayor Schneider.

Councilmembers absent: None.

Staff present: Acting City Administrator Paul Casey, City Attorney Ariel Pierre Calonne.

PUBLIC COMMENT

No one wished to speak.

NOTICES

The City Clerk has on Thursday, January 15, 2015, 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.

CLOSED SESSIONS

Subject: Conference With City Attorney - Pending Litigation (160.03)

Recommendation: That Council hold a closed session to consider pending litigation pursuant to subsection (d)(1) of section 54956.9 of the Government Code and take appropriate action as needed. The pending litigation is *Frank Banales, Sebastian Aldana Jr., Jacqueline Inda, Cruzito Herrera Cruz, and Benjamin Cheverez, v. City of Santa Barbara, et al.*, SBSC Case No.1468167.

Report: None anticipated

Time: 10:30 a.m. – 12:00 p.m.

No report made.

ADJOURNMENT

Mayor Schneider adjourned the meeting at 12:00 p.m.

SANTA BARBARA CITY COUNCIL

SANTA BARBARA
CITY CLERK'S OFFICE

HELENE SCHNEIDER
MAYOR

ATTEST:

GWEN PEIRCE, CMC
CITY CLERK SERVICES MANAGER



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: January 27, 2015

TO: Mayor and Councilmembers

FROM: City Clerk's Office, Administrative Services Department

SUBJECT: Revision To Records Management Program To Add Retention Policy For Video Feed From Security Cameras

RECOMMENDATION:

That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Amending the City's Records Management Program to Add a Retention Policy for Video Feed From Security Cameras.

DISCUSSION:

The City's Records Management Program does not include a provision for the retention of video feed from the City's security cameras. In order to ensure that this type of record is retained for a minimum period of time consistent with public agency best practice, as reflected by state statute, Staff recommends adding this records series to the Records Management Program.

The Attorney's Office has recommended a minimum retention period for the routine monitoring by City cameras of public activity within the City's facilities and right-of-ways of one year. "Routine video monitoring" is defined as "video recording by a video or electronic imaging system designed to record the regular and ongoing operations" of the local government. If a *special* video monitoring is made, that video feed is to be retained for two years. Moreover, video recordings related to complaints against police personnel must be retained for at least five years pursuant to provisions of the Penal Code.

Normally, the Records Management Program is updated with changes to records retention schedules on a biennial basis, usually in February of even-numbered years. Staff is requesting that this particular change be approved now in order to ensure that all City departments are following the required retention period for video recordings and to allow the Police Department to move forward with destruction of older recordings produced by security cameras, and thereby avoid the expense for purchasing additional media storage space.

Council Agenda Report
Revision To Records Management Program To Add Retention Policy For Video Feed
From Security Cameras
January 27, 2015
Page 2

PREPARED BY: Susan Tschech, Deputy City Clerk

SUBMITTED BY: Kristine Schmidt, Administrative Services Director

APPROVED BY: City Administrator's Office

RESOLUTION NO.

A RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA BARBARA AMENDING THE CITY'S RECORDS MANAGEMENT PROGRAM TO ADD A RETENTION POLICY FOR VIDEO FEED FROM SECURITY CAMERAS

WHEREAS, the City Council adopted Resolution No. 14-006 on February 11, 2014, approving the City of Santa Barbara's Records Management Program;

WHEREAS, the Records Management Program as currently approved does not include a retention policy for video feed from the City's security cameras; and

WHEREAS, in order to ensure that this type of record is retained for a minimum period of time consistent with public agency best practice, as reflected by state statute, it is necessary to add this records series to the Records Management Program and implement as digital storage capacity becomes available.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SANTA BARBARA THAT the following text, describing a retention policy for video feed from the City's security cameras, is approved for addition to the Records Management Policies and Procedure Manual for Departments to implement as soon as practicable:

Video Feed From Security Cameras

Recordings of the video monitoring of public activity within the City's right-of-ways (e.g. streets, sidewalks, and paseos) and public buildings.

- (a) Routine video monitoring of regular and ongoing operations, including feed produced by mobile in-car video systems and building security recording systems. **Disposition:** *Destroy after one year.* (GC 34090.6)
- (b) Special video recording of a specific event or activity. **Disposition:** *Destroy after two years.* (GC 34090)
- (c) Video recordings related to complaints against police personnel. **Disposition:** *Retain for five years.* (Penal Code 832.5)



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: January 27, 2015

TO: Mayor and Councilmembers

FROM: Treasury Division, Finance Department

SUBJECT: December 31, 2014, Investment Report And December 31, 2014, Fiscal Agent Report

RECOMMENDATION: That Council:

- A. Accept the December 31, 2014, Investment Report; and
- B. Accept the December 31, 2014, Fiscal Agent Report.

DISCUSSION:

On a quarterly basis, staff submits a comprehensive report on the City’s portfolio and related activity pursuant to the City’s Annual Statement of Investment Policy. The current report covers the investment activity for the period of October through December 2014.

While short term Treasury yields were higher at the end of the quarter, longer term yields were significantly lower as shown in the table to the right. The change in Treasury yields ranged from a decrease of 46 basis points on the 30-year Treasury note to an increase of 12 basis points on the 1-year Treasury note. Longer term maturities saw the largest declines in Treasury yield, and the 5 year note decreased by 13 basis points by the end of the quarter.

U.S. Treasury Market					
	9/30/2014	10/31/2014	11/30/2014	12/31/2014	Cumulative Change
3 Month	0.02%	0.01%	0.02%	0.04%	0.02%
6 Month	0.03%	0.05%	0.07%	0.12%	0.09%
1 Year	0.13%	0.11%	1.30%	0.25%	0.12%
2 Year	0.58%	0.50%	0.47%	0.67%	0.09%
3 Year	1.07%	0.95%	0.88%	1.10%	0.03%
4 Year	1.40%	1.29%	1.16%	1.36%	-0.04%
5 Year	1.78%	1.62%	1.49%	1.65%	-0.13%
10 Year	2.52%	2.35%	2.18%	2.17%	-0.35%
30 Year	3.21%	3.07%	2.89%	2.75%	-0.46%
LAIF	0.24%	0.25%	0.25%	0.25%	0.01%

Investment Activity

As shown in the Investment Activity table on the next page, the City invested \$9 million during the quarter. The purchases consisted of \$6 million in “AAA” rated Federal Agency callable securities, \$2 million in “AAA” rated Federal Agency bullets, and \$1

million in Federal Deposit Insurance Corporation (FDIC) insured bank Certificate of Deposits (CD's). The purchases replaced \$12 million in Federal Agency securities that were called, and \$2 million in Federal Agency securities that matured over the quarter. In addition, the portfolio also received \$136,785 in a semi-annual principal payment on the Airport promissory note at the end of December. The outstanding balance on the Airport promissory note is \$5.200 million.

Issuer	Face Amount	Purchase Date	Final Maturity	Call Date	Yield To Call	Yield To Maturity
<i>Purchases:</i>						
GE Capital Bank (GECB)	\$ 250,000	10/17/14	10/17/19	-	-	2.000%
Federal Home Loan Bank (FHLB)	2,000,000	10/22/14	11/18/16	-	-	0.500%
American Express Bank (AMXBK)	250,000	10/23/14	10/23/19	-	-	2.200%
Goldman Sachs Bank USA (GSB)	250,000	10/29/14	10/29/19	-	-	2.150%
Capital One Bank USA NA (COB)	250,000	10/29/14	10/29/19	-	-	1.900%
Federal Home Loan Mortgage Corp (FHLMC)	2,000,000	11/26/14	11/26/19	02/26/15	2.000%	2.000%
Federal Home Loan Bank (FHLB)	2,000,000	11/26/14	11/26/19	05/26/15	1.500%	2.102%
Federal Farm Credit Bank (FFCB)	2,000,000	12/16/14	12/16/19	12/16/15	2.000%	2.000%
	\$ 9,000,000					
<i>Calls:</i>						
Federal Home Loan Mortgage Corp (FHLMC)	\$ 2,000,000	07/24/12	07/24/17	10/24/14	1.125%	1.125%
Federal Home Loan Mortgage Corp (FHLMC)	2,000,000	04/24/14	04/24/19	10/24/14	2.100%	2.100%
Federal Home Loan Mortgage Corp (FHLMC)	2,000,000	07/28/14	04/28/17	10/28/14	1.000%	1.000%
Federal Home Loan Mortgage Corp (FHLMC)	1,000,000	11/26/13	11/26/18	11/26/14	1.000%	1.793%
Federal Home Loan Bank (FHLB)	2,000,000	05/28/14	05/28/19	11/28/14	1.375%	2.288%
Federal Home Loan Bank (FHLB)	2,000,000	09/30/14	09/30/19	12/30/14	2.100%	2.100%
Federal Home Loan Mortgage Corp (FHLMC)	1,000,000	12/31/13	12/31/18	12/31/14	1.825%	1.825%
	\$ 12,000,000					
<i>Maturities:</i>						
Federal National Mortgage Association (FNMA)	\$ 2,000,000	11/17/10	11/17/14	-	-	1.300%
Airport Promissory Note - Partial Redemption	136,785	07/14/09	06/30/29	-	-	4.195%
	\$ 2,136,785					

Summary of Cash and Investments

The book rate of return, or portfolio yield, measures the rate of return of actual earnings generated from the portfolio. As shown in the table to the right, during the quarter, the City's book rate of return decreased by 0.4 basis points from 1.177 percent at September 30, 2014 to 1.173 percent at December 31, 2014.

Mo. Ended	Yield	Days to Maturity
9/30/2014	1.177%	893
10/31/2014	1.182%	876
11/30/2014	1.179%	867
12/31/2014	1.173%	841

The portfolio's average days to maturity, including the long-term Airport promissory note, decreased by 52 days from 893 to 841 days. Excluding the Airport note, the portfolio's average days to maturity is 699 days, reflecting reinvestment of maturities and calls during the quarter in the one-to-five year range in accordance with the City's Annual Statement of Investment Policy. The Annual Statement of Investment Policy requires that the average days to maturity on the portfolio not exceed 2.5 years, excluding any investments with a final maturity longer than 5 years that were separately authorized by Council, such as the Airport promissory note.

The average LAIF rate at which the City earned interest for funds invested was at 0.25 percent for the quarter ended December 31, 2014, which was down from last quarter by

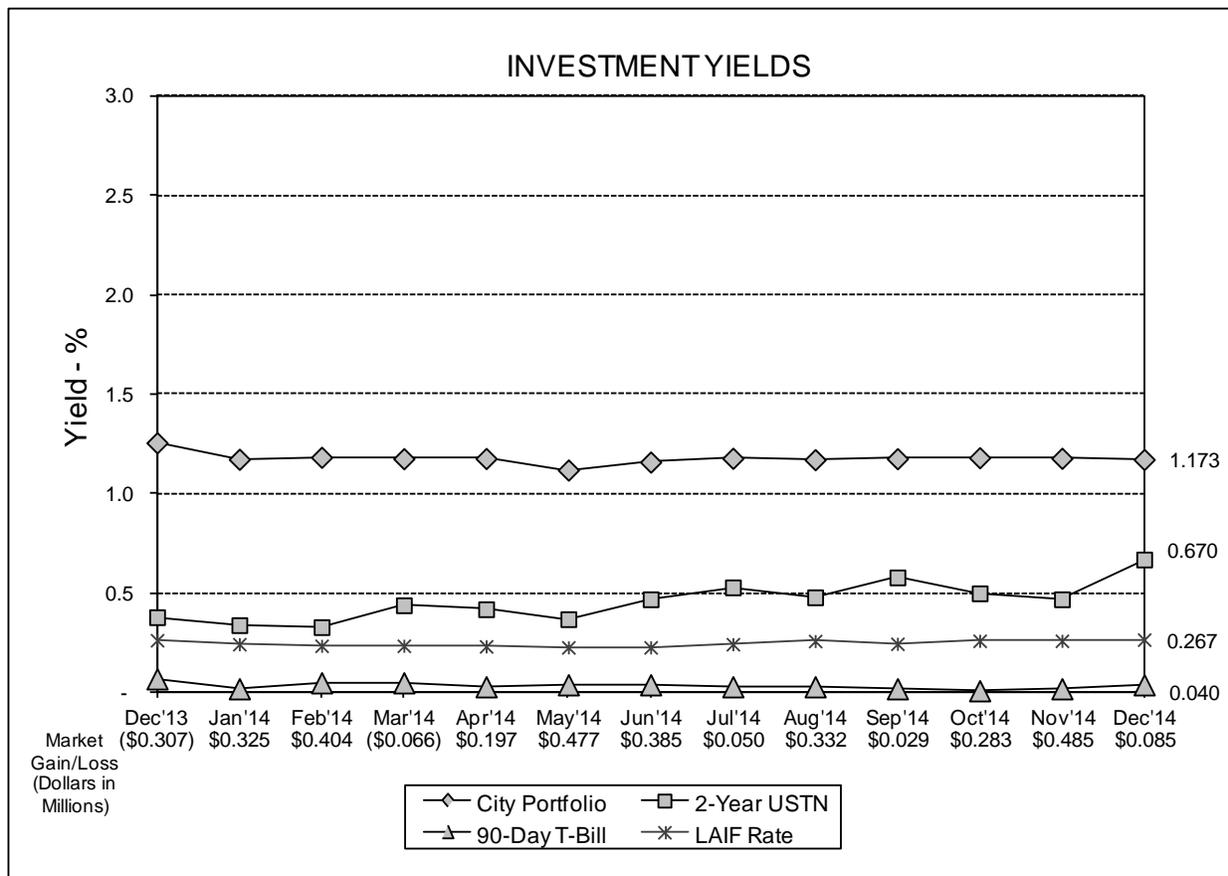
1 basis point. The City's LAIF holdings at the end of the quarter were \$24 million. Staff expects to reinvest a portion of the LAIF balances in fixed-term or callable securities during the next quarter.

Credit Quality on Corporate Notes

There were no credit quality changes to the four corporate issuers of the medium-term notes held in the portfolio (i.e., Berkshire Hathaway Financial, Inc., General Electric Capital Corp, Proctor & Gamble, and Toyota Motor Credit), and the ratings of all corporate notes remain within the City's Investment Policy guidelines of "A" or better.

Portfolio Market Gains/Losses

As shown in the Investment Yields chart below, the City's portfolio continues to significantly outperform the three benchmark measures (the 90-day T-Bill, 2-year T-Note and LAIF). At December 31, 2014, the portfolio had an overall unrealized market gain of \$0.085 million.



On a quarterly basis, staff reports the five securities with the largest percentage of unrealized losses as shown in the table below. However, because securities in the City's portfolio are held to maturity, no market losses would be realized.

Issuer	Face Amount	Maturity	\$ Mkt Change	% Mkt Change
FEDERAL NATL MORTGAGE ASSN	\$2,000,000	02/05/18	-\$22,780	-1.14%
FEDERAL HOME LOAN BANK	\$4,000,000	01/16/18	-\$43,960	-1.10%
FEDERAL NATL MORTGAGE ASSN	\$3,000,000	01/30/18	-\$32,550	-1.09%
FEDERAL NATL MORTGAGE ASSN	\$2,000,000	12/12/17	-\$20,500	-1.03%
CAPITAL ONE BANK USA NA	\$250,000	10/29/19	-\$2,468	-0.99%

On a quarterly basis, staff also reports all securities with monthly market declines of greater than 1 percent compared to the prior month. There were no securities in the portfolio with a market decline of greater than 1 percent compared to the prior month.

Additional Reporting Requirements

The following confirmations are made pursuant to California Code Sections 53600 et seq.: (1) the City's portfolio as of December 31, 2014, is in compliance with the City's Statement of Investment Policy; and (2) there are sufficient funds available to meet the City's expenditure requirements for the next six months.

Fiscal Agent Investments

In addition to reporting requirements for public agency portfolios, a description of any of the agency's investments under the management of contracted parties is also required on a quarterly basis. Attachment 2 includes bond funds and the police and fire service retirement fund as of December 31, 2014.

ATTACHMENTS: 1. December 31, 2014, Investment Report
 2. December 31, 2014, Fiscal Agent Report

PREPARED BY: Julie Nemes, Treasury Manager

SUBMITTED BY: Robert Samario, Acting Assistant City Administrator

APPROVED BY: City Administrator's Office

CITY OF SANTA BARBARA
Activity and Interest Report
December 31, 2014

INVESTMENT ACTIVITY**PURCHASES OR DEPOSITS**

12/8 LAIF Deposit - City	\$ 2,000,000
12/16 Federal Farm Credit Bank (FFCB)	2,000,000
Total	\$ 4,000,000

SALES, MATURITIES, CALLS OR WITHDRAWALS

12/30 Federal Home Loan Bank (FHLB) - Call	\$ (2,000,000)
12/31 Federal Home Loan Mortgage Corp (FHLMC) - Call	(1,000,000)
12/31 Airport Promissory Note - Partial Redemption	(136,785)
Total	\$ (3,136,785)

ACTIVITY TOTAL

\$ 863,215

INVESTMENT INCOME**POOLED INVESTMENTS**

Interest Earned on Investments	\$ 163,847
Amortization	(10,881)
Total	\$ 152,966

INCOME TOTAL

\$ 152,966

CITY OF SANTA BARBARA
Summary of Cash and Investments
December 31, 2014

ENDING BALANCE AS OF NOVEMBER 30, 2014

Description	Book Value	Yield to Maturity (365 days)	Percent of Portfolio	Average Days to Maturity
MUFG Union Bank NA Checking Account	\$ 20,615,892	0.400%	12.12%	1
State of California LAIF	22,000,000	0.261%	12.93%	1
Certificates of Deposit	9,000,000	1.311%	5.29%	784
Treasury Securities	10,179,889	0.458%	5.98%	487
Federal Agency Issues - Coupon	90,994,313	1.371%	53.48%	1,080
Corporate/Medium Term Notes	12,022,448	1.910%	7.07%	732
	<u>164,812,541</u>	<u>1.081%</u>	<u>96.86%</u>	<u>723</u>
SB Airport Promissory Note	5,336,967	4.195%	3.14%	5,325
Totals and Averages	<u>\$ 170,149,508</u>	<u>1.179%</u>	<u>100.00%</u>	<u>867</u>
Total Cash and Investments	<u>\$ 170,149,508</u>			

NET CASH AND INVESTMENT ACTIVITY FOR DECEMBER 2014 **\$ (1,832,946)**

ENDING BALANCE AS OF DECEMBER 31, 2014

Description	Book Value	Yield to Maturity (365 days)	Percent of Portfolio	Average Days to Maturity
MUFG Union Bank NA Checking Account	\$ 17,930,613	0.400%	10.65%	1 (1)
State of California LAIF	24,000,000	0.267%	14.26%	1 (2)
Certificates of Deposit	9,000,000	1.311%	5.35%	753
Treasury Securities	10,169,223	0.458%	6.04%	456
Federal Agency Issues - Coupon	89,995,530	1.363%	53.47%	1,046
Corporate/Medium Term Notes	12,021,015	1.910%	7.14%	702
	<u>163,116,380</u>	<u>1.077%</u>	<u>96.91%</u>	<u>699</u>
SB Airport Promissory Note	5,200,182	4.195%	3.09%	5,294
Totals and Averages	<u>\$ 168,316,562</u>	<u>1.173%</u>	<u>100.00%</u>	<u>841</u>
Total Cash and Investments	<u>\$ 168,316,562</u>			

Note:

- (1) Interest earnings allowance is provided at the rate of 0.400% by MUFG Union Bank, N.A. to help offset banking fees.
- (2) The average life of the LAIF portfolio as of December 31, 2014 is 200 days.

CITY OF SANTA BARBARA

Investment Portfolio

December 31, 2014

DESCRIPTION	PURCHASE DATE	MATURITY DATE	QUALITY RATING MOODY'S	QUALITY RATING S & P	STATED RATE	YIELD AT 365	FACE VALUE	BOOK VALUE	MARKET VALUE	BOOK GAIN/(LOSS)	COMMENTS
LOCAL AGENCY INVESTMENT FUNDS											
LOCAL AGENCY INVESTMENT FUND	-	-	-	-	0.267	0.267	24,000,000.00	24,000,000.00	24,000,000.00	0.00	
Subtotal, LAIF							24,000,000.00	24,000,000.00	24,000,000.00	0.00	
CERTIFICATES OF DEPOSIT											
AMERICAN EXPRESS BANK FSB	10/23/14	10/23/19	-	-	2.200	2.200	250,000.00	250,000.00	247,605.00	(2,395.00)	FDIC Certificate 35328
CAPITAL ONE BANK USA NA	10/29/14	10/29/19	-	-	1.900	1.900	250,000.00	250,000.00	247,532.50	(2,467.50)	FDIC Certificate 33954
GE CAPITAL BANK	10/17/14	10/17/19	-	-	2.000	2.000	250,000.00	250,000.00	247,535.00	(2,465.00)	FDIC Certificate 33778
GOLDMAN SACHS BANK USA	10/29/14	10/29/19	-	-	2.150	2.150	250,000.00	250,000.00	247,547.50	(2,452.50)	FDIC Certificate 33124
MONTECITO BANK & TRUST	11/18/13	11/18/15	-	-	0.600	0.600	2,000,000.00	2,000,000.00	2,000,000.00	0.00	
UNION BANK	08/31/12	08/31/15	-	-	1.230	1.247	2,000,000.00	2,000,000.00	2,000,000.00	0.00	
UNION BANK	08/31/12	08/31/17	-	-	1.490	1.511	4,000,000.00	4,000,000.00	4,000,000.00	0.00	
Subtotal, Certificates of deposit							9,000,000.00	9,000,000.00	8,990,220.00	(9,780.00)	
TREASURY SECURITIES - COUPON											
U S TREASURY NOTE	10/25/12	03/15/15	Aaa	AA+	0.375	0.342	2,000,000.00	2,000,130.96	2,001,260.00	1,129.04	
U S TREASURY NOTE	10/25/12	10/31/15	Aaa	AA+	1.250	0.397	2,000,000.00	2,014,061.22	2,016,100.00	2,038.78	
U S TREASURY NOTE	02/22/13	05/15/16	Aaa	AA+	5.125	0.442	2,000,000.00	2,127,201.83	2,128,120.00	918.17	
U S TREASURY NOTE	02/22/13	08/31/16	Aaa	AA+	1.000	0.502	2,000,000.00	2,016,399.69	2,015,000.00	(1,399.69)	
U S TREASURY NOTE	02/22/13	02/28/17	Aaa	AA+	0.875	0.607	2,000,000.00	2,011,428.94	2,004,840.00	(6,588.94)	
Subtotal, Treasury Securities							10,000,000.00	10,169,222.64	10,165,320.00	(3,902.64)	
FEDERAL AGENCY ISSUES - COUPON											
FED AGRICULTURAL MTG CORP	10/03/13	10/03/18	-	-	1.720	1.720	2,000,000.00	2,000,000.00	2,014,820.00	14,820.00	
FED AGRICULTURAL MTG CORP	12/12/13	12/12/18	-	-	1.705	1.705	2,000,000.00	2,000,000.00	2,030,460.00	30,460.00	
FEDERAL FARM CREDIT BANK	07/09/14	07/09/18	Aaa	AA+	1.470	1.470	2,000,000.00	2,000,000.00	1,993,280.00	(6,720.00)	Callable 07/09/15, then continuous
FEDERAL FARM CREDIT BANK	08/15/12	08/15/17	Aaa	AA+	0.980	0.980	2,000,000.00	2,000,000.00	1,988,140.00	(11,860.00)	Callable, continuous
FEDERAL FARM CREDIT BANK	09/18/13	09/18/17	Aaa	AA+	1.550	1.550	2,000,000.00	2,000,000.00	2,022,180.00	22,180.00	
FEDERAL FARM CREDIT BANK	02/16/11	02/16/16	Aaa	AA+	2.570	2.570	2,000,000.00	2,000,000.00	2,048,940.00	48,940.00	
FEDERAL FARM CREDIT BANK	07/17/13	07/17/17	Aaa	AA+	1.300	1.300	2,000,000.00	2,000,000.00	2,011,620.00	11,620.00	
FEDERAL FARM CREDIT BANK	12/16/14	12/16/19	Aaa	AA+	2.000	2.000	2,000,000.00	2,000,000.00	1,997,000.00	(3,000.00)	Callable 12/16/15, then continuous
FEDERAL HOME LOAN BANK	09/13/13	09/14/18	Aaa	AA+	2.000	1.910	2,000,000.00	2,006,320.83	2,044,540.00	38,219.17	
FEDERAL HOME LOAN BANK	04/17/14	04/17/17	Aaa	AA+	1.000	1.000	2,000,000.00	2,000,000.00	1,995,220.00	(4,780.00)	Callable, 04/17/15 once
FEDERAL HOME LOAN BANK	01/16/13	01/16/18	Aaa	AA+	1.000	1.000	4,000,000.00	4,000,000.00	3,956,040.00	(43,960.00)	Callable 01/16/15, then qtrly
FEDERAL HOME LOAN BANK	01/17/14	04/17/18	Aaa	AA+	1.480	1.480	2,000,000.00	2,000,000.00	2,014,580.00	14,580.00	
FEDERAL HOME LOAN BANK	06/26/14	06/26/19	Aaa	AA+	1.250	2.062	2,000,000.00	2,000,000.00	1,999,260.00	(740.00)	SU 1.25%-6% Call 03/26/15, then qtrly
FEDERAL HOME LOAN BANK	11/26/14	11/26/19	Aaa	AA+	1.500	2.102	2,000,000.00	2,000,000.00	1,997,440.00	(2,560.00)	SU 1.5%-5% Call 05/26/15, then qtrly
FEDERAL HOME LOAN BANK	06/27/13	06/27/18	Aaa	AA+	1.250	1.493	2,000,000.00	2,000,000.00	1,995,400.00	(4,600.00)	SU 1.125%-2.5% Call 03/27/15, then qtrly
FEDERAL HOME LOAN BANK	04/15/14	04/15/19	Aaa	AA+	2.070	2.070	1,000,000.00	1,000,000.00	1,000,150.00	150.00	Callable, continuous
FEDERAL HOME LOAN BANK	05/22/14	05/22/17	Aaa	AA+	1.000	1.000	2,000,000.00	2,000,000.00	1,992,140.00	(7,860.00)	Callable, continuous
FEDERAL HOME LOAN BANK	02/09/11	01/29/15	Aaa	AA+	1.750	1.750	2,000,000.00	2,000,000.00	2,002,400.00	2,400.00	
FEDERAL HOME LOAN BANK	04/15/11	05/27/15	Aaa	AA+	2.000	2.000	2,000,000.00	2,000,000.00	2,014,640.00	14,640.00	
FEDERAL HOME LOAN BANK	12/16/13	12/14/18	Aaa	AA+	1.750	1.650	2,000,000.00	2,007,550.29	2,019,240.00	11,689.71	
FEDERAL HOME LOAN BANK	06/18/14	06/09/17	Aaa	AA+	1.000	1.003	2,000,000.00	1,999,836.04	1,998,160.00	(1,676.04)	
FEDERAL HOME LOAN BANK	10/22/14	11/18/16	Aaa	AA+	0.750	0.500	2,000,000.00	2,009,329.17	1,997,120.00	(12,209.17)	

CITY OF SANTA BARBARA

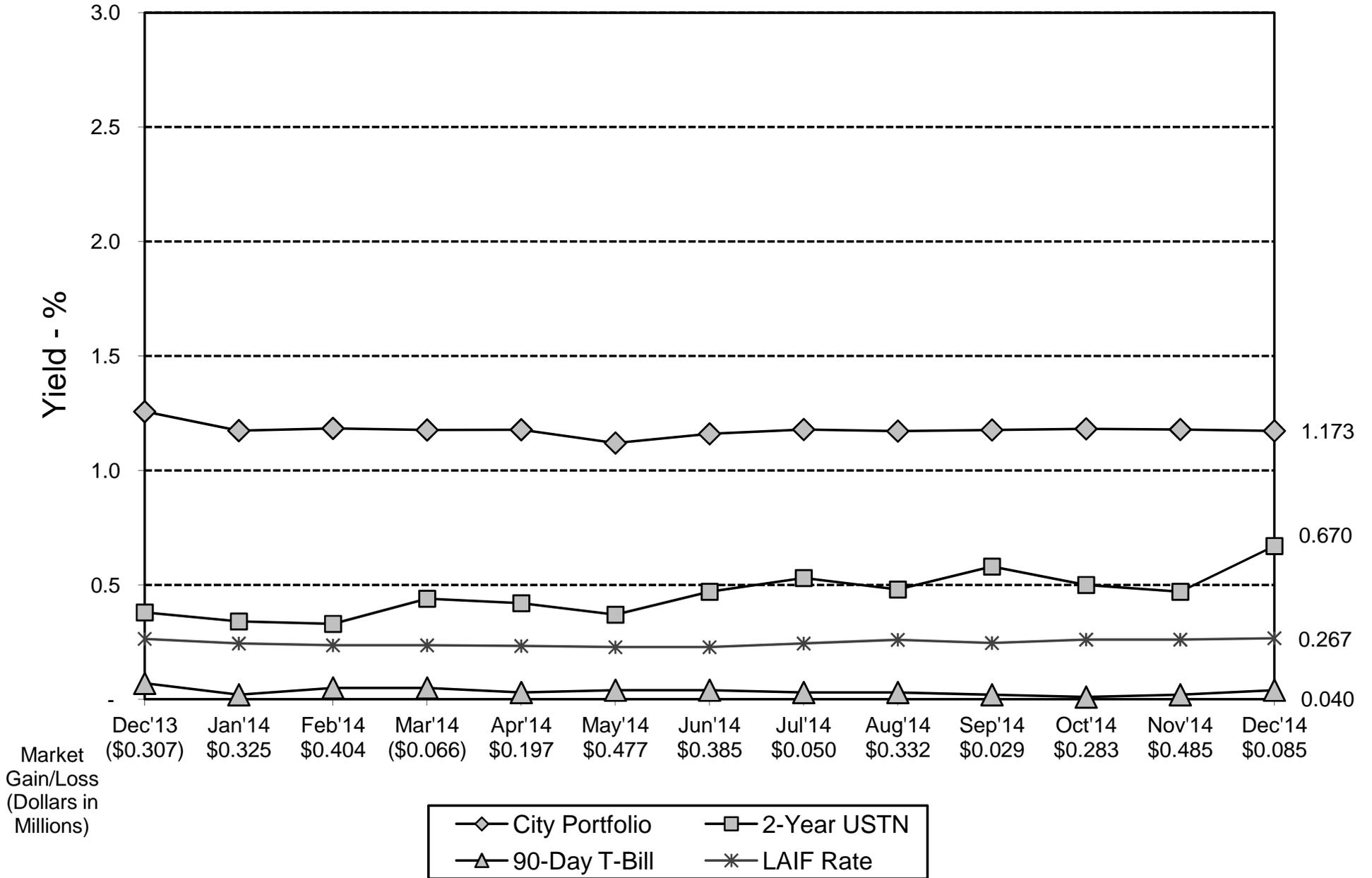
Investment Portfolio

December 31, 2014

DESCRIPTION	PURCHASE DATE	MATURITY DATE	QUALITY RATING		STATED RATE	YIELD AT 365	FACE VALUE	BOOK VALUE	MARKET VALUE	BOOK GAIN/(LOSS)	COMMENTS
			MOODY'S	S & P							
FEDERAL HOME LOAN MTG CORP	06/26/13	06/26/18	Aaa	AA+	1.400	1.400	2,000,000.00	2,000,000.00	1,989,360.00	(10,640.00)	Callable 03/26/15, then qtrly
FEDERAL HOME LOAN MTG CORP	12/18/13	12/18/18	Aaa	AA+	1.500	1.839	1,000,000.00	1,000,000.00	1,001,960.00	1,960.00	SU 1.5%-2.75% Call 03/18/15, then qtrly
FEDERAL HOME LOAN MTG CORP	04/23/12	04/17/15	Aaa	AA+	0.500	0.534	2,000,000.00	1,999,800.63	2,001,900.00	2,099.37	
FEDERAL HOME LOAN MTG CORP	06/30/14	06/30/17	Aaa	AA+	1.000	1.000	2,000,000.00	2,000,000.00	1,999,500.00	(500.00)	Callable 06/30/15, once
FEDERAL HOME LOAN MTG CORP	09/12/12	09/12/17	Aaa	AA+	1.000	1.000	2,000,000.00	2,000,000.00	1,988,000.00	(12,000.00)	Callable 03/12/15, then qtrly
FEDERAL HOME LOAN MTG CORP	01/16/13	01/16/18	Aaa	AA+	1.050	1.050	4,000,000.00	4,000,000.00	3,983,440.00	(16,560.00)	Callable 01/16/15, then qtrly
FEDERAL HOME LOAN MTG CORP	11/26/14	11/26/19	Aaa	AA+	2.000	2.000	2,000,000.00	2,000,000.00	2,000,520.00	520.00	Callable 02/26/15, then qtrly
FEDERAL HOME LOAN MTG CORP	06/26/13	06/26/18	Aaa	AA+	1.500	1.500	2,000,000.00	2,000,000.00	1,992,780.00	(7,220.00)	Callable 03/26/15, then qtrly
FEDERAL HOME LOAN MTG CORP	11/20/13	09/29/17	Aaa	AA+	1.000	1.030	1,000,000.00	999,189.11	997,800.00	(1,389.11)	
FEDERAL NATL MORTGAGE ASSN	01/30/13	01/30/18	Aaa	AA+	1.030	1.030	3,000,000.00	3,000,000.00	2,967,450.00	(32,550.00)	Callable 01/30/15, then qtrly
FEDERAL NATL MORTGAGE ASSN	12/12/12	12/12/17	Aaa	AA+	1.000	1.000	2,000,000.00	2,000,000.00	1,979,500.00	(20,500.00)	Callable 03/12/15, then qtrly
FEDERAL NATL MORTGAGE ASSN	06/19/13	12/19/16	Aaa	AA+	0.750	0.750	2,000,000.00	2,000,000.00	1,994,760.00	(5,240.00)	Callable 03/19/15, then qtrly
FEDERAL NATL MORTGAGE ASSN	11/15/13	10/26/17	Aaa	AA+	0.875	1.062	2,000,000.00	1,989,700.00	1,983,100.00	(6,600.00)	
FEDERAL NATL MORTGAGE ASSN	12/11/13	11/27/18	Aaa	AA+	1.625	1.606	2,000,000.00	2,001,417.02	2,009,620.00	8,202.98	
FEDERAL NATL MORTGAGE ASSN	11/08/12	11/08/17	Aaa	AA+	1.000	1.000	2,000,000.00	2,000,000.00	1,981,960.00	(18,040.00)	Callable 02/08/15, then qtrly
FEDERAL NATL MORTGAGE ASSN	11/08/12	11/08/17	Aaa	AA+	1.000	1.000	2,000,000.00	2,000,000.00	1,981,960.00	(18,040.00)	Callable 02/08/15, then qtrly
FEDERAL NATL MORTGAGE ASSN	12/26/12	12/26/17	Aaa	AA+	1.000	1.000	4,000,000.00	4,000,000.00	3,967,040.00	(32,960.00)	Callable 03/26/15, then qtrly
FEDERAL NATL MORTGAGE ASSN	09/21/10	09/21/15	Aaa	AA+	2.000	2.000	2,000,000.00	2,000,000.00	2,025,060.00	25,060.00	
FEDERAL NATL MORTGAGE ASSN	12/10/10	10/26/15	Aaa	AA+	1.625	2.067	2,000,000.00	1,993,139.07	2,022,760.00	29,620.93	
FEDERAL NATL MORTGAGE ASSN	02/05/13	02/05/18	Aaa	AA+	1.000	1.000	2,000,000.00	2,000,000.00	1,977,220.00	(22,780.00)	Callable 02/05/15, then qtrly
FEDERAL NATL MORTGAGE ASSN	11/20/13	10/26/17	Aaa	AA+	0.875	1.070	<u>2,000,000.00</u>	<u>1,989,247.88</u>	<u>1,983,100.00</u>	<u>(6,147.88)</u>	
Subtotal, Federal Agencies							<u>90,000,000.00</u>	<u>89,995,530.04</u>	<u>89,961,560.00</u>	<u>(33,970.04)</u>	
CORPORATE/MEDIUM TERM NOTES											
BERKSHIRE HATHAWAY FIN	12/15/10	12/15/15	Aa2	AA	2.450	2.530	2,000,000.00	1,998,566.67	2,035,980.00	37,413.33	
BERKSHIRE HATHAWAY INC	11/29/13	02/09/18	Aa2	AA	1.550	1.550	2,000,000.00	2,000,000.00	1,999,020.00	(980.00)	
GENERAL ELECTRIC CAPITAL CORP	11/10/10	11/09/15	A1	AA+	2.250	2.250	2,000,000.00	2,000,000.00	2,027,440.00	27,440.00	
GENERAL ELECTRIC CAPITAL CORP	01/14/14	01/14/19	A1	AA+	2.300	2.250	2,000,000.00	2,003,793.94	2,031,920.00	28,126.06	
PROCTOR & GAMBLE	09/20/11	11/15/15	Aa3	AA-	1.800	1.085	2,000,000.00	2,012,160.94	2,022,800.00	10,639.06	
TOYOTA MOTOR CREDIT	09/26/11	09/15/16	Aa3	AA-	2.000	1.800	<u>2,000,000.00</u>	<u>2,006,493.50</u>	<u>2,036,260.00</u>	<u>29,766.50</u>	
Subtotal, Corporate Securities							<u>12,000,000.00</u>	<u>12,021,015.05</u>	<u>12,153,420.00</u>	<u>132,404.95</u>	
SB AIRPORT PROMISSORY NOTE (LT)											
SANTA BARBARA AIRPORT	07/14/09	06/30/29	-	-	3.500	4.195	<u>5,200,181.75</u>	<u>5,200,181.75</u>	<u>5,200,181.75</u>	<u>0.00</u>	
Subtotal, SBA Note							<u>5,200,181.75</u>	<u>5,200,181.75</u>	<u>5,200,181.75</u>	<u>0.00</u>	
CHECKING ACCOUNT											
MUFG UNION BANK NA CHKNG ACCNT	-	-	-	-	0.400	0.400	<u>17,930,612.61</u>	<u>17,930,612.61</u>	<u>17,930,612.61</u>	<u>0.00</u>	
Subtotal, Checking Account							<u>17,930,612.61</u>	<u>17,930,612.61</u>	<u>17,930,612.61</u>	<u>0.00</u>	
TOTALS							<u>168,130,794.36</u>	<u>168,316,562.09</u>	<u>168,401,314.36</u>	<u>84,752.27</u>	

Market values have been obtained from the City's safekeeping agent, MUFG Union Bank NA - The Private Bank (UBTPB). UBTPB uses Interactive Data Pricing Service, Bloomberg and DTC.

INVESTMENT YIELDS



**CITY OF SANTA BARBARA
Fiscal Agent Investments
December 31, 2014**

	CASH & CASH EQUIVALENTS Book & Market	Guaranteed Investment Contracts (GIC) Book & Market	STOCKS		BONDS		US GOVT & AGENCIES		TOTALS	
			Book	Market	Book	Market	Book	Market	Book	Market
BOND FUNDS										
<i>RESERVE FUNDS</i>										
2004 RDA - Housing Bonds	42,503.15	-	-	-	-	-	-	-	42,503.15	42,503.15
2002 Municipal Improvement - Refunding COPS	26,070.38	547,530.00	-	-	-	-	-	-	573,600.38	573,600.38
2011 Water - Safe Drinking Water State Loan	458,991.13	-	-	-	-	-	-	-	458,991.13	458,991.13
2013 Water - Refunding COPS	22,316.80	428,069.44	-	-	-	-	636,099.18	641,555.20	1,086,485.42	1,091,941.44
2004 Sewer - Revenue Bonds	46,147.97	1,357,140.00	-	-	-	-	-	-	1,403,287.97	1,403,287.97
2009 Airport - Revenue Bonds	1,232,608.55	-	-	-	-	-	3,046,279.36	3,053,522.85	4,278,887.91	4,286,131.40
2014 Waterfront - Refunding Bonds	4,440.01	581,455.74	-	-	-	-	-	-	585,895.75	585,895.75
Subtotal, Reserve Funds	1,833,077.99	2,914,195.18	-	-	-	-	3,682,378.54	3,695,078.05	8,429,651.71	8,442,351.22
<i>PROJECT FUNDS</i>										
2001 RDA Bonds	2,366,742.60	-	-	-	-	-	-	-	2,366,742.60	2,366,742.60
2003 RDA Bonds	8,508,501.74	-	-	-	-	-	-	-	8,508,501.74	8,508,501.74
Subtotal, Project Funds	10,875,244.34	-	-	-	-	-	-	-	10,875,244.34	10,875,244.34
SUBTOTAL BOND FUNDS	12,708,322.33	2,914,195.18	-	-	-	-	3,682,378.54	3,695,078.05	19,304,896.05	19,317,595.56
POLICE/FIRE - SVC RETIREMENT FUND										
Police/Fire Funds	52,047.33	-	137,534.15	246,493.18	219,676.71	230,921.50	-	-	409,258.19	529,462.01
	52,047.33	-	137,534.15	246,493.18	219,676.71	230,921.50	-	-	409,258.19	529,462.01
TOTAL FISCAL AGENT INVESTMENTS	12,760,369.66	2,914,195.18	137,534.15	246,493.18	219,676.71	230,921.50	3,682,378.54	3,695,078.05	19,714,154.24	19,847,057.57

Notes:

- (1) Cash & cash equivalents include money market funds.
(2) Market values have been obtained from the following trustees: US Bank and MUFG Union Bank, N.A. - The Private Bank



Agenda Item No. 5

File Code No. 250.02

CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: January 27, 2014

TO: Mayor and Councilmembers

FROM: Accounting Division, Finance Department

SUBJECT: Fiscal Year 2015 Interim Financial Statements For The Five Months Ended November 30, 2014

RECOMMENDATION:

That Council accept the Fiscal Year 2015 Interim Financial Statements for the Five Months Ended November 30, 2014.

DISCUSSION:

The interim financial statements for the five months ended November 30, 2014 (41.7% of the fiscal year) are attached. The interim financial statements include budgetary activity in comparison to actual activity for the General Fund, Enterprise Funds, Internal Service Funds, and select Special Revenue Funds.

ATTACHMENT: Interim Financial Statements for the Five Months Ended November 30, 2014

PREPARED BY: Julie Nemes, Accounting Manager

SUBMITTED BY: Robert Samario, Acting Assistant City Administrator

APPROVED BY: City Administrator's Office

CITY OF SANTA BARBARA
Interim Statement of Revenues and Expenditures
Summary by Fund
For the Five Months Ended November 30, 2014 (41.7% of Fiscal Year)

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>
GENERAL FUND					
Revenue	116,999,614	40,123,229	-	76,876,384	34.3%
Expenditures	<u>117,716,496</u>	<u>48,668,347</u>	<u>2,542,552</u>	66,505,597	43.5%
<i>Addition to / (use of) reserves</i>	<u>(716,882)</u>	<u>(8,545,117)</u>	<u>(2,542,552)</u>		
SOLID WASTE FUND					
Revenue	20,645,776	8,430,036	-	12,215,740	40.8%
Expenditures	<u>20,613,368</u>	<u>8,020,957</u>	<u>294,288</u>	12,298,123	40.3%
<i>Addition to / (use of) reserves</i>	<u>32,408</u>	<u>409,079</u>	<u>(294,288)</u>		
WATER OPERATING FUND					
Revenue	39,347,669	16,782,689	-	22,564,980	42.7%
Expenditures	<u>47,698,870</u>	<u>18,970,546</u>	<u>2,449,791</u>	26,278,532	44.9%
<i>Addition to / (use of) reserves</i>	<u>(8,351,201)</u>	<u>(2,187,857)</u>	<u>(2,449,791)</u>		
WASTEWATER OPERATING FUND					
Revenue	18,883,613	7,745,543	-	11,138,070	41.0%
Expenditures	<u>20,036,066</u>	<u>7,175,412</u>	<u>2,234,879</u>	10,625,775	47.0%
<i>Addition to / (use of) reserves</i>	<u>(1,152,453)</u>	<u>570,131</u>	<u>(2,234,879)</u>		
DOWNTOWN PARKING					
Revenue	7,922,546	3,509,620	-	4,412,926	44.3%
Expenditures	<u>8,465,044</u>	<u>3,258,882</u>	<u>498,426</u>	4,707,736	44.4%
<i>Addition to / (use of) reserves</i>	<u>(542,498)</u>	<u>250,739</u>	<u>(498,426)</u>		
AIRPORT OPERATING FUND					
Revenue	15,469,349	6,716,357	-	8,752,992	43.4%
Expenditures	<u>15,786,050</u>	<u>5,910,508</u>	<u>774,147</u>	9,101,395	42.3%
<i>Addition to / (use of) reserves</i>	<u>(316,701)</u>	<u>805,849</u>	<u>(774,147)</u>		
GOLF COURSE FUND					
Revenue	2,091,048	804,250	-	1,286,798	38.5%
Expenditures	<u>2,080,245</u>	<u>920,380</u>	<u>19,426</u>	1,140,439	45.2%
<i>Addition to / (use of) reserves</i>	<u>10,803</u>	<u>(116,130)</u>	<u>(19,426)</u>		
INTRA-CITY SERVICE FUND					
Revenue	5,467,927	2,164,086	-	3,303,841	39.6%
Expenditures	<u>5,850,858</u>	<u>2,303,393</u>	<u>317,583</u>	3,229,882	44.8%
<i>Addition to / (use of) reserves</i>	<u>(382,931)</u>	<u>(139,307)</u>	<u>(317,583)</u>		

CITY OF SANTA BARBARA
Interim Statement of Revenues and Expenditures
Summary by Fund
For the Five Months Ended November 30, 2014 (41.7% of Fiscal Year)

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>
FLEET REPLACEMENT FUND					
Revenue	2,731,151	1,147,078	-	1,584,073	42.0%
Expenditures	<u>5,882,656</u>	<u>1,084,551</u>	<u>1,755,634</u>	3,042,471	48.3%
<i>Addition to / (use of) reserves</i>	<u>(3,151,505)</u>	<u>62,527</u>	<u>(1,755,634)</u>		
FLEET MAINTENANCE FUND					
Revenue	2,640,697	1,108,151	-	1,532,546	42.0%
Expenditures	<u>3,328,709</u>	<u>1,003,633</u>	<u>727,295</u>	1,597,781	52.0%
<i>Addition to / (use of) reserves</i>	<u>(688,012)</u>	<u>104,518</u>	<u>(727,295)</u>		
SELF INSURANCE TRUST FUND					
Revenue	6,507,674	2,707,296	-	3,800,378	41.6%
Expenditures	<u>6,178,328</u>	<u>3,073,540</u>	<u>275,901</u>	2,828,888	54.2%
<i>Addition to / (use of) reserves</i>	<u>329,346</u>	<u>(366,244)</u>	<u>(275,901)</u>		
INFORMATION SYSTEMS ICS FUND					
Revenue	3,120,588	1,300,245	-	1,820,343	41.7%
Expenditures	<u>3,352,141</u>	<u>1,198,044</u>	<u>46,617</u>	2,107,480	37.1%
<i>Addition to / (use of) reserves</i>	<u>(231,553)</u>	<u>102,201</u>	<u>(46,617)</u>		
WATERFRONT FUND					
Revenue	12,661,137	6,969,230	-	5,691,907	55.0%
Expenditures	<u>13,695,537</u>	<u>5,840,608</u>	<u>781,033</u>	7,073,896	48.3%
<i>Addition to / (use of) reserves</i>	<u>(1,034,400)</u>	<u>1,128,622</u>	<u>(781,033)</u>		
TOTAL FOR ALL FUNDS					
Revenue	254,488,789	99,507,810	-	154,980,979	39.1%
Expenditures	<u>270,684,367</u>	<u>107,428,800</u>	<u>12,717,573</u>	150,537,994	44.4%
<i>Addition to / (use of) reserves</i>	<u>(16,195,578)</u>	<u>(7,920,990)</u>	<u>(12,717,573)</u>		

*** It is City policy to adopt a balanced budget. In most cases, encumbrance balances exist at year-end. These encumbrance balances are obligations of each fund and must be reported at the beginning of each fiscal year. In addition, a corresponding appropriations entry must be made in order to accommodate the 'carried-over' encumbrance amount. Most differences between budgeted annual revenues and expenses are due to these encumbrance carryovers.*

CITY OF SANTA BARBARA
General Fund
Interim Statement of Budgeted and Actual Revenues
For the Five Months Ended November 30, 2014 (41.7% of Fiscal Year)

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Remaining Balance</u>	<u>Percent Received</u>	<u>Previous YTD</u>
TAXES					
Sales and Use	21,726,115	6,764,204	14,961,911	31.1%	6,506,986
Property Taxes	27,164,000	3,467,345	23,696,655	12.8%	3,474,059
Utility Users Tax	7,257,800	3,027,729	4,230,071	41.7%	2,986,989
Transient Occupancy Tax	17,641,400	9,588,676	8,052,724	54.4%	8,482,306
Business License	2,571,200	809,123	1,762,077	31.5%	766,620
Real Property Transfer Tax	678,000	225,389	452,611	33.2%	290,943
<i>Total</i>	<u>77,038,515</u>	<u>23,882,466</u>	<u>53,156,049</u>	31.0%	<u>22,507,903</u>
LICENSES & PERMITS					
Licenses & Permits	233,500	87,329	146,171	37.4%	81,064
<i>Total</i>	<u>233,500</u>	<u>87,329</u>	<u>146,171</u>	37.4%	<u>81,064</u>
FINES & FORFEITURES					
Parking Violations	2,681,987	1,140,580	1,541,407	42.5%	1,077,655
Library Fines	105,500	43,163	62,337	40.9%	58,258
Municipal Court Fines	120,000	9,674	110,326	8.1%	42,098
Other Fines & Forfeitures	300,000	144,982	155,018	48.3%	144,859
<i>Total</i>	<u>3,207,487</u>	<u>1,338,398</u>	<u>1,869,089</u>	41.7%	<u>1,322,870</u>
USE OF MONEY & PROPERTY					
Investment Income	627,224	230,215	397,009	36.7%	241,651
Rents & Concessions	398,797	157,605	241,192	39.5%	157,134
<i>Total</i>	<u>1,026,021</u>	<u>387,821</u>	<u>638,200</u>	37.8%	<u>398,785</u>
INTERGOVERNMENTAL					
Grants	304,863	72,901	231,962	23.9%	86,599
Vehicle License Fees	-	38,585	(38,585)	100.0%	39,945
Reimbursements	437,654	75,439	362,215	17.2%	656,332
<i>Total</i>	<u>742,517</u>	<u>186,925</u>	<u>555,592</u>	25.2%	<u>782,876</u>
FEEES & SERVICE CHARGES					
Finance	949,905	393,473	556,432	41.4%	379,540
Community Development	4,587,515	1,772,092	2,815,423	38.6%	1,713,755
Recreation	3,049,474	1,174,229	1,875,245	38.5%	1,210,120
Public Safety	653,827	236,951	416,876	36.2%	215,929
Public Works	5,951,301	2,494,838	3,456,463	41.9%	2,462,546
Library	762,398	326,081	436,318	42.8%	362,398
Reimbursements	4,471,212	2,092,456	2,378,756	46.8%	1,800,936
<i>Total</i>	<u>20,425,632</u>	<u>8,490,120</u>	<u>11,935,512</u>	41.6%	<u>8,145,224</u>
OTHER REVENUES					
Miscellaneous	1,660,410	917,471	742,939	55.3%	855,150
Franchise Fees	3,771,000	1,811,465	1,959,535	48.0%	1,735,861
Indirect Allocations	6,411,155	2,671,315	3,739,840	41.7%	2,621,975
Operating Transfers-In	1,283,377	349,921	933,456	27.3%	568,924
Anticipated Year-End Variance	1,200,000	-	1,200,000	0.0%	-
<i>Total</i>	<u>14,325,942</u>	<u>5,750,171</u>	<u>8,575,771</u>	40.1%	<u>5,781,910</u>
TOTAL REVENUES	<u>116,999,614</u>	<u>40,123,229</u>	<u>76,876,384</u>	34.3%	<u>39,020,632</u>

CITY OF SANTA BARBARA
General Fund
Interim Statement of Appropriations, Expenditures and Encumbrances
For the Five Months Ended November 30, 2014 (41.7% of Fiscal Year)

	Annual Budget	YTD Actual	Encum- brances	Remaining Balance	YTD Expended and Encumbered	Previous YTD
GENERAL GOVERNMENT						
<u>Mayor & City Council</u>						
MAYOR & CITY COUNCIL	792,975	306,441	4,066	482,468	39.2%	
ARTS AND COMMUNITY PROMOTIONS	2,615,532	1,555,621	270,215	789,697	69.8%	
<i>Total</i>	<u>3,408,507</u>	<u>1,862,061</u>	<u>274,281</u>	<u>1,272,165</u>	62.7%	<u>1,354,789</u>
<u>City Attorney</u>						
CITY ATTORNEY	2,303,695	974,747	27,265	1,301,683	43.5%	
<i>Total</i>	<u>2,303,695</u>	<u>974,747</u>	<u>27,265</u>	<u>1,301,683</u>	43.5%	<u>880,446</u>
<u>Administration</u>						
CITY ADMINISTRATOR	1,709,162	610,665	38,931	1,059,567	38.0%	
CITY TV	575,011	228,061	41,400	305,550	46.9%	
<i>Total</i>	<u>2,284,173</u>	<u>838,726</u>	<u>80,331</u>	<u>1,365,116</u>	40.2%	<u>913,807</u>
<u>Administrative Services</u>						
CITY CLERK	501,662	214,907	7,789	278,966	44.4%	
HUMAN RESOURCES	1,486,320	534,968	26,797	924,554	37.8%	
EMPLOYEE DEVELOPMENT	49,468	5,321	3,450	40,697	17.7%	
<i>Total</i>	<u>2,037,450</u>	<u>755,196</u>	<u>38,036</u>	<u>1,244,217</u>	38.9%	<u>768,780</u>
<u>Finance</u>						
ADMINISTRATION	260,409	95,890	45,324	119,196	54.2%	
REVENUE & CASH MANAGEMENT	519,455	199,392	17,600	302,463	41.8%	
CASHIERING & COLLECTION	488,983	199,024	-	289,959	40.7%	
LICENSES & PERMITS	499,751	203,574	19,295	276,881	44.6%	
BUDGET MANAGEMENT	475,712	207,910	12,750	255,052	46.4%	
ACCOUNTING	644,696	257,252	42,813	344,631	46.5%	
PAYROLL	317,283	130,478	-	186,805	41.1%	
ACCOUNTS PAYABLE	239,384	97,384	-	142,000	40.7%	
CITY BILLING & CUSTOMER SERVICE	729,975	233,609	167,441	328,925	54.9%	
PURCHASING	643,166	266,039	3,160	373,967	41.9%	
CENTRAL WAREHOUSE	194,491	81,804	85	112,602	42.1%	
MAIL SERVICES	116,186	45,832	6,096	64,258	44.7%	
<i>Total</i>	<u>5,129,491</u>	<u>2,018,187</u>	<u>314,564</u>	<u>2,796,739</u>	45.5%	<u>1,870,193</u>
TOTAL GENERAL GOVERNMENT	<u>15,163,316</u>	<u>6,448,918</u>	<u>734,478</u>	<u>7,979,920</u>	47.4%	<u>5,788,015</u>
PUBLIC SAFETY						
<u>Police</u>						
CHIEF'S STAFF	1,114,970	456,956	2,271	655,743	41.2%	
SUPPORT SERVICES	687,279	285,203	2,887	399,189	41.9%	
RECORDS BUREAU	1,424,883	565,469	10,796	848,619	40.4%	
ADMIN SERVICES	1,103,716	481,876	77,708	544,133	50.7%	

CITY OF SANTA BARBARA
General Fund
Interim Statement of Appropriations, Expenditures and Encumbrances
For the Five Months Ended November 30, 2014 (41.7% of Fiscal Year)

	Annual Budget	YTD Actual	Encum- brances	Remaining Balance	YTD Expended and Encumbered	Previous YTD
PUBLIC SAFETY						
<u>Police</u>						
PROPERTY ROOM	213,855	84,796	190	128,869	39.7%	
TRAINING/RECRUITMENT	541,866	202,150	21,081	318,635	41.2%	
RANGE	1,372,724	538,161	61,402	773,160	43.7%	
COMMUNITY & MEDIA RELATIONS	862,784	334,722	-	528,062	38.8%	
INFORMATION TECHNOLOGY	1,261,880	589,796	16,828	655,257	48.1%	
INVESTIGATIVE DIVISION	4,956,320	2,069,022	3,006	2,884,293	41.8%	
CRIME LAB	159,784	62,599	3,299	93,886	41.2%	
PATROL DIVISION	15,748,702	6,447,238	186,712	9,114,752	42.1%	
TRAFFIC	1,413,132	563,724	1,100	848,308	40.0%	
SPECIAL EVENTS	858,861	672,527	-	186,334	78.3%	
TACTICAL PATROL FORCE	1,640,617	622,569	-	1,018,048	37.9%	
STREET SWEEPING ENFORCEMENT	349,699	142,278	-	207,421	40.7%	
NIGHT LIFE ENFORCEMENT	323,946	98,412	-	225,534	30.4%	
PARKING ENFORCEMENT	996,316	358,139	20,000	618,177	38.0%	
COMBINED COMMAND CENTER	2,495,608	915,673	9,033	1,570,902	37.1%	
ANIMAL CONTROL	695,107	204,016	7,330	483,761	30.4%	
<i>Total</i>	<u>38,222,049</u>	<u>15,695,325</u>	<u>423,643</u>	<u>22,103,081</u>	42.2%	<u>16,049,670</u>
<u>Fire</u>						
ADMINISTRATION	885,869	368,996	4,722	512,152	42.2%	
EMERGENCY SERVICES AND PUBLIC ED PREVENTION	318,743	136,270	-	182,473	42.8%	
WILDLAND FIRE MITIGATION PROGRAM OPERATIONS	1,149,258	475,453	-	673,805	41.4%	
TRAINING AND RECRUITMENT	196,752	79,327	1,800	115,625	41.2%	
ARFF	18,035,119	7,992,830	40,138	10,002,151	44.5%	
	437,757	163,773	1,486	272,499	37.8%	
	1,965,145	816,746	-	1,148,399	41.6%	
<i>Total</i>	<u>22,988,643</u>	<u>10,033,396</u>	<u>48,145</u>	<u>12,907,102</u>	43.9%	<u>9,723,407</u>
TOTAL PUBLIC SAFETY	<u>61,210,692</u>	<u>25,728,721</u>	<u>471,788</u>	<u>35,010,183</u>	42.8%	<u>25,773,077</u>
PUBLIC WORKS						
<u>Public Works</u>						
ADMINISTRATION	1,132,859	385,999	74,868	671,993	40.7%	
ENGINEERING SVCS	5,190,401	2,053,566	36,077	3,100,758	40.3%	
PUBLIC RT OF WAY MGMT	1,097,734	438,815	3,083	655,836	40.3%	
ENVIRONMENTAL PROGRAMS	477,377	90,308	247,196	139,872	70.7%	
<i>Total</i>	<u>7,898,371</u>	<u>2,968,687</u>	<u>361,225</u>	<u>4,568,458</u>	42.2%	<u>2,919,564</u>
TOTAL PUBLIC WORKS	<u>7,898,371</u>	<u>2,968,687</u>	<u>361,225</u>	<u>4,568,458</u>	42.2%	<u>2,919,564</u>
COMMUNITY SERVICES						
<u>Parks & Recreation</u>						
REC PROGRAM MGMT	759,266	298,199	6,328	454,739	40.1%	

CITY OF SANTA BARBARA
General Fund
Interim Statement of Appropriations, Expenditures and Encumbrances
For the Five Months Ended November 30, 2014 (41.7% of Fiscal Year)

	Annual Budget	YTD Actual	Encum- brances	Remaining Balance	YTD Expended and Encumbered	Previous YTD
COMMUNITY SERVICES						
<u>Parks & Recreation</u>						
FACILITIES & SPECIAL EVENTS	776,403	331,819	-	444,584	42.7%	
YOUTH ACTIVITIES	1,070,140	554,376	6,132	509,632	52.4%	
ACTIVE ADULTS	717,758	286,972	1,334	429,452	40.2%	
AQUATICS	1,326,874	626,387	33,325	667,162	49.7%	
SPORTS	568,670	227,857	9,032	331,781	41.7%	
TENNIS	289,547	125,233	-	164,314	43.3%	
NEIGHBORHOOD & OUTREACH SERV	1,205,643	476,775	35,000	693,868	42.4%	
ADMINISTRATION	738,630	314,667	2,068	421,895	42.9%	
PROJECT MANAGEMENT TEAM	425,848	168,473	1,209	256,167	39.8%	
PARK OPERATIONS MANAGEMENT	367,305	133,142	2,650	231,513	37.0%	
GROUND & FACILITIES MAINTENANCE	4,956,440	1,943,776	82,815	2,929,848	40.9%	
FORESTRY	1,205,841	498,119	49,395	658,328	45.4%	
BEACH MAINTENANCE	160,875	57,704	6,695	96,475	40.0%	
MEDIANS PARKWAYS & CONTRACTS	1,211,051	363,263	29,954	817,835	32.5%	
<i>Total</i>	<u>15,780,292</u>	<u>6,406,761</u>	<u>265,938</u>	<u>9,107,593</u>	42.3%	<u>6,040,683</u>
<u>Library</u>						
ADMINISTRATION	478,261	201,138	-	277,123	42.1%	
PUBLIC SERVICES	2,832,343	1,091,976	-	1,740,367	38.6%	
SUPPORT SERVICES	1,717,781	715,716	122,517	879,548	48.8%	
<i>Total</i>	<u>5,028,385</u>	<u>2,008,830</u>	<u>122,517</u>	<u>2,897,038</u>	42.4%	<u>1,902,201</u>
TOTAL COMMUNITY SERVICES	<u>20,808,678</u>	<u>8,415,591</u>	<u>388,455</u>	<u>12,004,631</u>	42.3%	<u>7,942,884</u>
COMMUNITY DEVELOPMENT						
<u>Community Development</u>						
ADMINISTRATION	695,290	328,358	943	365,989	47.4%	
RENTAL HOUSING MEDIATION	207,165	86,277	-	120,888	41.6%	
HUMAN SERVICES	1,001,899	403,358	507,885	90,655	91.0%	
HOUSING PRESERVATION AND DEV	37,784	5,311	32,474	(1)	100.0%	
LONG RANGE PLAN & SPEC STUDY	888,268	346,575	10,803	530,890	40.2%	
DEVEL & ENVIRONMENTAL REVIEW	1,397,024	556,992	5,818	834,213	40.3%	
ZONING INFO & ENFORCEMENT	1,411,287	569,324	3,573	838,390	40.6%	
DESIGN REV & HIST PRESERVATION	1,187,654	441,265	3,035	743,354	37.4%	
BLDG INSP & CODE ENFORCEMENT	1,179,595	450,984	492	728,120	38.3%	
RECORDS ARCHIVES & CLER SVCS	585,566	214,292	8,025	363,248	38.0%	
BLDG COUNTER & PLAN REV SVCS	1,433,031	585,787	12,898	834,346	41.8%	
<i>Total</i>	<u>10,024,563</u>	<u>3,988,523</u>	<u>585,945</u>	<u>5,450,094</u>	45.6%	<u>3,981,063</u>
TOTAL COMMUNITY DEVELOPMENT	<u>10,024,563</u>	<u>3,988,523</u>	<u>585,945</u>	<u>5,450,094</u>	45.6%	<u>3,981,063</u>

CITY OF SANTA BARBARA
General Fund
Interim Statement of Appropriations, Expenditures and Encumbrances
For the Five Months Ended November 30, 2014 (41.7% of Fiscal Year)

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>YTD Expended and Encumbered</u>	<u>Previous YTD</u>
NON-DEPARTMENTAL						
<u>Non-Departmental</u>						
OTHER	-	1,749	660	(2,409)	100.0%	
TRANSFERS OUT	198,500	82,708	-	115,792	41.7%	
DEBT SERVICE TRANSFERS	351,276	314,699	-	36,577	89.6%	
CAPITAL OUTLAY TRANSFER	1,725,000	718,750	-	1,006,250	41.7%	
APPROP.RESERVE	336,101	-	-	336,101	0.0%	
<i>Total</i>	<u>2,610,877</u>	<u>1,117,906</u>	<u>660</u>	<u>1,492,311</u>	42.8%	<u>744,148</u>
TOTAL NON-DEPARTMENTAL	<u>2,610,877</u>	<u>1,117,906</u>	<u>660</u>	<u>1,492,311</u>	42.8%	<u>744,148</u>
 TOTAL EXPENDITURES	 <u>117,716,496</u>	 <u>48,668,347</u>	 <u>2,542,552</u>	 <u>66,505,597</u>	 43.5%	 <u>47,148,751</u>

*** The legal level of budgetary control is at the department level for the General Fund. Therefore, as long as the department as a whole is within budget, budgetary compliance has been achieved. The City actively monitors the budget status of each department and takes measures to address potential over budget situations before they occur.*

For Enterprise and Internal Service Funds, the level of budgetary control is at the fund level. The City also monitors and addresses these fund types for potential over budget situations.

CITY OF SANTA BARBARA
Interim Statement of Revenues and Expenditures
Special Revenue Funds
For the Five Months Ended November 30, 2014 (41.7% of Fiscal Year)

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>
TRAFFIC SAFETY FUND					
Revenue	525,000	65,202	-	459,798	12.4%
Expenditures	<u>525,000</u>	<u>65,202</u>	<u>-</u>	<u>459,798</u>	12.4%
<i>Revenue Less Expenditures</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	
CREEK RESTORATION/WATER QUALITY IMPRVMT					
Revenue	3,625,652	1,968,116	-	1,657,536	54.3%
Expenditures	<u>4,072,687</u>	<u>1,318,722</u>	<u>388,543</u>	<u>2,365,422</u>	41.9%
<i>Revenue Less Expenditures</i>	<u>(447,035)</u>	<u>649,394</u>	<u>(388,543)</u>	<u>(707,886)</u>	
COMMUNITY DEVELOPMENT BLOCK GRANT					
Revenue	1,838,117	177,358	-	1,660,759	9.6%
Expenditures	<u>2,312,314</u>	<u>283,914</u>	<u>182,148</u>	<u>1,846,253</u>	20.2%
<i>Revenue Less Expenditures</i>	<u>(474,197)</u>	<u>(106,555)</u>	<u>(182,148)</u>	<u>(185,494)</u>	
COUNTY LIBRARY					
Revenue	1,927,415	695,643	-	1,231,772	36.1%
Expenditures	<u>2,080,454</u>	<u>842,929</u>	<u>20,598</u>	<u>1,216,927</u>	41.5%
<i>Revenue Less Expenditures</i>	<u>(153,039)</u>	<u>(147,286)</u>	<u>(20,598)</u>	<u>14,845</u>	
STREETS FUND					
Revenue	10,105,799	4,098,101	-	6,007,698	40.6%
Expenditures	<u>10,493,470</u>	<u>4,059,402</u>	<u>504,231</u>	<u>5,929,837</u>	43.5%
<i>Revenue Less Expenditures</i>	<u>(387,671)</u>	<u>38,699</u>	<u>(504,231)</u>	<u>77,861</u>	
MEASURE A					
Revenue	3,376,976	1,162,621	-	2,214,355	34.4%
Expenditures	<u>3,900,696</u>	<u>1,524,953</u>	<u>568,520</u>	<u>1,807,224</u>	53.7%
<i>Revenue Less Expenditures</i>	<u>(523,720)</u>	<u>(362,331)</u>	<u>(568,520)</u>	<u>407,131</u>	

CITY OF SANTA BARBARA
Interim Statement of Revenues and Expenditures
For the Five Months Ended November 30, 2014 (41.7% of Fiscal Year)

SOLID WASTE FUND

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>	<u>Previous YTD</u>
REVENUES						
Service charges	20,092,765	8,424,237	-	11,668,528	41.9%	8,257,926
Other Fees & Charges	297,342	-	-	297,342	0.0%	-
Investment Income	-	3,773	-	(3,773)	100.0%	-
Grants	20,000	-	-	20,000	0.0%	-
Miscellaneous	235,669	2,026	-	233,643	0.9%	224,834
TOTAL REVENUES	<u>20,645,776</u>	<u>8,430,036</u>	<u>-</u>	<u>12,215,740</u>	<u>40.8%</u>	<u>8,482,760</u>
EXPENSES						
Salaries & Benefits	1,021,244	383,737	-	637,507	37.6%	346,015
Materials, Supplies & Services	18,711,809	7,597,091	294,244	10,820,473	42.2%	7,421,053
Special Projects	555,532	8,762	44	546,726	1.6%	9,674
Transfers-Out	50,000	20,833	-	29,167	41.7%	20,833
Capital Outlay Transfers	-	-	-	-	0.0%	7,315
Equipment	149,783	10,533	-	139,250	7.0%	1,042
Other	100,000	-	-	100,000	0.0%	-
Appropriated Reserve	25,000	-	-	25,000	0.0%	-
TOTAL EXPENSES	<u>20,613,368</u>	<u>8,020,957</u>	<u>294,288</u>	<u>12,298,123</u>	<u>40.3%</u>	<u>7,805,932</u>

CITY OF SANTA BARBARA
Interim Statement of Revenues and Expenditures
For the Five Months Ended November 30, 2014 (41.7% of Fiscal Year)

WATER OPERATING FUND

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>	<u>Previous YTD</u>
REVENUES						
Water Sales- Metered	34,869,458	15,546,657	-	19,322,801	44.6%	15,990,887
Service Charges	606,500	323,030	-	283,470	53.3%	310,110
Cater JPA Treatment Charges	2,516,860	378,087	-	2,138,773	15.0%	634,526
Investment Income	529,200	191,539	-	337,661	36.2%	222,085
Rents & Concessions	22,872	9,530	-	13,342	41.7%	9,530
Reimbursements	782,779	308,200	-	474,579	39.4%	125,950
Miscellaneous	20,000	25,646	-	(5,646)	128.2%	42,338
TOTAL REVENUES	<u>39,347,669</u>	<u>16,782,689</u>	<u>-</u>	<u>22,564,980</u>	42.7%	<u>17,335,426</u>
EXPENSES						
Salaries & Benefits	8,649,787	3,401,994	-	5,247,793	39.3%	3,258,881
Materials, Supplies & Services	10,786,686	3,464,684	2,218,223	5,103,779	52.7%	3,027,655
Special Projects	949,366	88,220	89,282	771,864	18.7%	139,335
Water Purchases	8,716,165	3,379,096	57,903	5,279,166	39.4%	3,101,034
Debt Service	5,087,163	1,715,388	-	3,371,775	33.7%	1,763,536
Transfer-Out	986,346	986,346	-	-	100.0%	-
Capital Outlay Transfers	11,969,228	5,862,178	-	6,107,050	49.0%	4,662,180
Equipment	236,953	40,872	47,038	149,043	37.1%	14,170
Capitalized Fixed Assets	132,175	8,011	36,346	87,819	33.6%	7,697
Other	35,000	23,756	1,000	10,244	70.7%	24,407
Appropriated Reserve	150,000	-	-	150,000	0.0%	-
TOTAL EXPENSES	<u>47,698,870</u>	<u>18,970,546</u>	<u>2,449,791</u>	<u>26,278,532</u>	44.9%	<u>15,998,895</u>

NOTE-These figures reflect the operating fund only. Though the capital fund is excluded, the current year contribution from the operating fund is shown in the Capital Transfers.

CITY OF SANTA BARBARA
Interim Statement of Revenues and Expenditures
For the Five Months Ended November 30, 2014 (41.7% of Fiscal Year)

WASTEWATER OPERATING FUND

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>	<u>Previous YTD</u>
REVENUES						
Service Charges	17,928,555	7,277,806	-	10,650,749	40.6%	7,411,364
Fees	775,071	385,938	-	389,133	49.8%	362,803
Investment Income	158,100	66,093	-	92,007	41.8%	66,706
Rents & Concessions	20,887	-	-	20,887	0.0%	8,695
Miscellaneous	1,000	15,706	-	(14,706)	1570.6%	1,331
TOTAL REVENUES	<u>18,883,613</u>	<u>7,745,543</u>	<u>-</u>	<u>11,138,070</u>	41.0%	<u>7,850,899</u>
EXPENSES						
Salaries & Benefits	5,893,242	2,236,322	-	3,656,920	37.9%	2,164,238
Materials, Supplies & Services	7,401,610	2,585,303	1,985,260	2,831,048	61.8%	2,193,831
Special Projects	745,482	77,242	216,201	452,038	39.4%	34,670
Debt Service	1,791,664	632,914	-	1,158,750	35.3%	303,416
Capital Outlay Transfers	3,928,500	1,636,875	-	2,291,625	41.7%	1,731,136
Equipment	96,568	3,790	30,918	61,860	35.9%	2,835
Capitalized Fixed Assets	26,000	216	1,500	24,284	6.6%	3,213
Other	3,000	2,750	1,000	(750)	125.0%	1,000
Appropriated Reserve	150,000	-	-	150,000	0.0%	-
TOTAL EXPENSES	<u>20,036,066</u>	<u>7,175,412</u>	<u>2,234,879</u>	<u>10,625,775</u>	47.0%	<u>6,434,339</u>

NOTE-These figures reflect the operating fund only. Though the capital fund is excluded, the current year contribution from the operating fund is shown in the Capital Transfers.

CITY OF SANTA BARBARA
Interim Statement of Revenues and Expenditures
For the Five Months Ended November 30, 2014 (41.7% of Fiscal Year)

DOWNTOWN PARKING FUND

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>	<u>Previous YTD</u>
REVENUES						
Improvement Tax	980,000	533,016	-	446,984	54.4%	501,666
Parking Fees	6,535,946	2,782,400	-	3,753,546	42.6%	2,707,198
Other Fees & Charges	3,000	1,509	-	1,491	50.3%	1,380
Investment Income	102,100	42,190	-	59,910	41.3%	43,283
Rents & Concessions	104,000	47,330	-	56,670	45.5%	37,052
Miscellaneous	4,000	22,551	-	(18,551)	563.8%	6,730
Operating Transfers-In	193,500	80,625	-	112,875	41.7%	18,125
TOTAL REVENUES	<u>7,922,546</u>	<u>3,509,620</u>	<u>-</u>	<u>4,412,926</u>	44.3%	<u>3,315,434</u>
EXPENSES						
Salaries & Benefits	4,183,765	1,732,721	-	2,451,044	41.4%	1,662,159
Materials, Supplies & Services	2,338,253	802,731	152,659	1,382,863	40.9%	796,295
Special Projects	586,431	184,175	343,298	58,958	89.9%	100,428
Transfer-Out	309,125	128,802	-	180,323	41.7%	126,277
Capital Outlay Transfers	970,000	404,167	-	565,833	41.7%	628,230
Equipment	27,470	6,285	2,470	18,715	31.9%	-
Appropriated Reserve	50,000	-	-	50,000	0.0%	-
TOTAL EXPENSES	<u>8,465,044</u>	<u>3,258,882</u>	<u>498,426</u>	<u>4,707,736</u>	44.4%	<u>3,313,389</u>

NOTE-These figures reflect the operating fund only. Though the capital fund is excluded, the current year contribution from the operating fund is shown in the Capital Transfers.

CITY OF SANTA BARBARA
Interim Statement of Revenues and Expenditures
For the Five Months Ended November 30, 2014 (41.7% of Fiscal Year)

AIRPORT OPERATING FUND

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>	<u>Previous YTD</u>
REVENUES						
Leases-Commercial/Industrial	4,545,175	1,757,210	-	2,787,965	38.7%	1,805,256
Leases-Terminal	4,607,134	2,085,604	-	2,521,530	45.3%	2,084,837
Leases-Non-Commercial Aviation	1,819,730	776,687	-	1,043,043	42.7%	708,348
Leases-Commercial Aviation	4,218,655	1,920,513	-	2,298,142	45.5%	1,768,123
Investment Income	121,300	43,674	-	77,626	36.0%	51,302
Miscellaneous	157,355	132,670	-	24,685	84.3%	47,755
TOTAL REVENUES	<u>15,469,349</u>	<u>6,716,357</u>	<u>-</u>	<u>8,752,992</u>	43.4%	<u>6,465,621</u>
EXPENSES						
Salaries & Benefits	5,723,701	2,200,048	-	3,523,653	38.4%	2,087,173
Materials, Supplies & Services	7,944,701	2,926,373	762,900	4,255,428	46.4%	2,754,194
Special Projects	94,926	136	-	94,790	0.1%	154,127
Transfer-Out	20,354	8,481	-	11,873	41.7%	8,220
Debt Service	1,815,718	756,549	-	1,059,169	41.7%	763,927
Capital Outlay Transfers	-	-	-	-	0.0%	414,771
Equipment	82,794	18,556	11,247	52,991	36.0%	22,066
Other	-	364	-	(364)	100.0%	-
Appropriated Reserve	103,856	-	-	103,856	0.0%	-
TOTAL EXPENSES	<u>15,786,050</u>	<u>5,910,508</u>	<u>774,147</u>	<u>9,101,395</u>	42.3%	<u>6,204,478</u>

NOTE-These figures reflect the operating fund only. Though the capital fund is excluded, the current year contribution from the operating fund is shown in the Capital Transfers.

CITY OF SANTA BARBARA
Interim Statement of Revenues and Expenditures
For the Five Months Ended November 30, 2014 (41.7% of Fiscal Year)

GOLF COURSE FUND

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>	<u>Previous YTD</u>
REVENUES						
Fees & Card Sales	1,766,876	673,139	-	1,093,737	38.1%	722,847
Investment Income	10,100	3,286	-	6,814	32.5%	4,310
Rents & Concessions	313,572	126,778	-	186,794	40.4%	101,193
Miscellaneous	500	1,047	-	(547)	209.4%	5,479
TOTAL REVENUES	<u>2,091,048</u>	<u>804,250</u>	<u>-</u>	<u>1,286,798</u>	<u>38.5%</u>	<u>833,829</u>
EXPENSES						
Salaries & Benefits	1,108,919	465,437	-	643,482	42.0%	421,020
Materials, Supplies & Services	621,441	250,884	19,086	351,471	43.4%	285,383
Special Projects	363	-	-	363	0.0%	-
Debt Service	264,895	169,522	-	95,373	64.0%	165,865
Capital Outlay Transfers	80,727	33,636	-	47,091	41.7%	89,452
Equipment	3,000	-	-	3,000	0.0%	-
Other	900	901	340	(341)	137.9%	864
TOTAL EXPENSES	<u>2,080,245</u>	<u>920,380</u>	<u>19,426</u>	<u>1,140,439</u>	<u>45.2%</u>	<u>962,584</u>

NOTE-These figures reflect the operating fund only. Though the capital fund is excluded, the current year contribution from the operating fund is shown in the Capital Transfers.

CITY OF SANTA BARBARA
Interim Statement of Revenues and Expenditures
For the Five Months Ended November 30, 2014 (41.7% of Fiscal Year)

INTRA-CITY SERVICE FUND

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>	<u>Previous YTD</u>
REVENUES						
Service Charges	2,638,369	1,099,321	-	1,539,048	41.7%	1,054,488
Work Orders - Bldg Maint.	2,604,016	1,033,733	-	1,570,283	39.7%	881,243
Grants	27,527	0	-	27,527	0.0%	-
Miscellaneous	193,015	28,950	-	164,066	15.0%	41,692
Operating Transfers-In	5,000	2,083	-	2,917	41.7%	-
TOTAL REVENUES	<u>5,467,927</u>	<u>2,164,086</u>	<u>-</u>	<u>3,303,841</u>	39.6%	<u>1,977,423</u>
EXPENSES						
Salaries & Benefits	3,618,855	1,455,486	-	2,163,369	40.2%	1,366,733
Materials, Supplies & Services	1,566,678	640,782	147,034	778,862	50.3%	560,174
Special Projects	610,491	199,945	168,170	242,376	60.3%	283,702
Equipment	15,000	4,319	-	10,681	28.8%	-
Capitalized Fixed Assets	13,349	2,861	2,379	8,108	39.3%	4,031
Appropriated Reserve	26,485	-	-	26,485	0.0%	-
TOTAL EXPENSES	<u>5,850,858</u>	<u>2,303,393</u>	<u>317,583</u>	<u>3,229,882</u>	44.8%	<u>2,214,640</u>

CITY OF SANTA BARBARA
Interim Statement of Revenues and Expenditures
For the Five Months Ended November 30, 2014 (41.7% of Fiscal Year)

FLEET REPLACEMENT FUND

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>	<u>Previous YTD</u>
REVENUES						
Vehicle Rental Charges	2,244,137	935,057	-	1,309,080	41.7%	928,669
Investment Income	123,000	48,096	-	74,904	39.1%	52,151
Rents & Concessions	233,966	97,486	-	136,480	41.7%	97,491
Miscellaneous	130,048	66,439	-	63,609	51.1%	51,604
TOTAL REVENUES	<u>2,731,151</u>	<u>1,147,078</u>	<u>-</u>	<u>1,584,073</u>	42.0%	<u>1,129,915</u>
EXPENSES						
Salaries & Benefits	200,432	76,026	-	124,406	37.9%	78,213
Materials, Supplies & Services	2,725	760	-	1,965	27.9%	909
Special Projects	75,000	1,475	-	73,525	2.0%	11,305
Capitalized Fixed Assets	5,604,499	1,006,290	1,755,634	2,842,575	49.3%	630,108
TOTAL EXPENSES	<u>5,882,656</u>	<u>1,084,551</u>	<u>1,755,634</u>	<u>3,042,471</u>	48.3%	<u>720,535</u>

CITY OF SANTA BARBARA
Interim Statement of Revenues and Expenditures
For the Five Months Ended November 30, 2014 (41.7% of Fiscal Year)

FLEET MAINTENANCE FUND

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>	<u>Previous YTD</u>
REVENUES						
Vehicle Maintenance Charges	2,527,627	1,053,178	-	1,474,449	41.7%	1,026,430
Reimbursements	10,000	4,167	-	5,833	41.7%	4,167
Miscellaneous	103,070	50,807	-	52,263	49.3%	64,286
TOTAL REVENUES	<u>2,640,697</u>	<u>1,108,151</u>	<u>-</u>	<u>1,532,546</u>	42.0%	<u>1,094,883</u>
EXPENSES						
Salaries & Benefits	1,331,631	485,304	-	846,328	36.4%	511,787
Materials, Supplies & Services	1,221,460	467,442	201,874	552,144	54.8%	407,464
Special Projects	61,300	7,492	8,914	44,893	26.8%	7,423
Debt Service	43,070	17,946	-	25,124	41.7%	17,945
Equipment	9,000	-	-	9,000	0.0%	9,990
Capitalized Fixed Assets	646,181	25,449	516,507	104,225	83.9%	-
Appropriated Reserve	16,067	-	-	16,067	0.0%	-
TOTAL EXPENSES	<u>3,328,709</u>	<u>1,003,633</u>	<u>727,295</u>	<u>1,597,781</u>	52.0%	<u>954,609</u>

CITY OF SANTA BARBARA
Interim Statement of Revenues and Expenditures
For the Five Months Ended November 30, 2014 (41.7% of Fiscal Year)

SELF INSURANCE TRUST FUND

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>	<u>Previous YTD</u>
REVENUES						
Insurance Premiums	2,785,022	1,160,426	-	1,624,596	41.7%	1,148,380
Workers' Compensation Premiums	3,388,165	1,411,736	-	1,976,429	41.7%	1,229,459
OSH Charges	203,462	84,776	-	118,686	41.7%	80,764
Investment Income	55,200	16,249	-	38,951	29.4%	19,044
Miscellaneous	-	2,515	-	(2,515)	100.0%	3,576
Operating Transfers-In	75,825	31,594	-	44,231	41.7%	-
TOTAL REVENUES	<u>6,507,674</u>	<u>2,707,296</u>	<u>-</u>	<u>3,800,378</u>	41.6%	<u>2,481,223</u>
EXPENSES						
Salaries & Benefits	571,460	194,636	-	376,824	34.1%	209,865
Materials, Supplies & Services	5,606,502	2,878,659	275,901	2,451,942	56.3%	2,366,754
Special Projects	121	-	-	121	0.0%	-
Equipment	245	245	-	-	100.0%	66
TOTAL EXPENSES	<u>6,178,328</u>	<u>3,073,540</u>	<u>275,901</u>	<u>2,828,888</u>	54.2%	<u>2,576,685</u>

The Self Insurance Trust Fund is an internal service fund of the City, which accounts for the cost of providing workers' compensation, property and liability insurance as well as unemployment insurance and certain self-insured employee benefits on a city-wide basis. Internal Service Funds charge other funds for the cost of providing their specific services.

CITY OF SANTA BARBARA
Interim Statement of Revenues and Expenditures
For the Five Months Ended November 30, 2014 (41.7% of Fiscal Year)

INFORMATION SYSTEMS ICS FUND

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>	<u>Previous YTD</u>
REVENUES						
Service charges	3,120,588	1,300,245	-	1,820,343	41.7%	1,047,915
TOTAL REVENUES	<u>3,120,588</u>	<u>1,300,245</u>	<u>-</u>	<u>1,820,343</u>	41.7%	<u>1,047,915</u>
EXPENSES						
Salaries & Benefits	1,950,182	713,655	-	1,236,527	36.6%	660,982
Materials, Supplies & Services	1,017,256	338,310	46,617	632,329	37.8%	270,243
Special Projects	18,400	-	-	18,400	0.0%	-
Capital Outlay Transfers	344,000	143,333	-	200,667	41.7%	88,333
Equipment	8,250	2,731	-	5,519	33.1%	19,404
Capital Fixed Assets	1,000	14	-	986	1.4%	121,345
Appropriated Reserve	13,053	-	-	13,053	0.0%	-
TOTAL EXPENSES	<u>3,352,141</u>	<u>1,198,044</u>	<u>46,617</u>	<u>2,107,480</u>	37.1%	<u>1,160,307</u>

NOTE-These figures reflect the operating fund only. Though the capital fund is excluded, the current year contribution from the operating fund is shown in the Capital Transfers.

CITY OF SANTA BARBARA
Interim Statement of Revenues and Expenditures
For the Five Months Ended November 30, 2014 (41.7% of Fiscal Year)

WATERFRONT FUND

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>	<u>Previous YTD</u>
REVENUES						
Leases - Commercial	1,401,007	824,334	-	576,673	58.8%	725,321
Leases - Food Service	2,694,636	1,639,974	-	1,054,662	60.9%	1,401,265
Slip Rental Fees	4,204,739	1,772,335	-	2,432,404	42.2%	1,725,987
Visitors Fees	455,000	240,601	-	214,399	52.9%	203,841
Slip Transfer Fees	575,000	679,800	-	(104,800)	118.2%	243,150
Parking Revenue	2,069,466	1,131,816	-	937,650	54.7%	1,084,007
Wharf Parking	255,000	120,502	-	134,499	47.3%	116,991
Grants	25,600	-	-	25,600	0.0%	-
Other Fees & Charges	236,723	113,107	-	123,616	47.8%	112,634
Investment Income	117,000	37,991	-	79,010	32.5%	64,902
Rents & Concessions	304,966	129,207	-	175,759	42.4%	145,047
Miscellaneous	322,000	279,563	-	42,437	86.8%	178,035
TOTAL REVENUES	<u>12,661,137</u>	<u>6,969,230</u>	<u>-</u>	<u>5,691,907</u>	55.0%	<u>6,001,180</u>
EXPENSES						
Salaries & Benefits	6,050,691	2,478,998	-	3,571,693	41.0%	2,400,882
Materials, Supplies & Services	4,018,126	1,622,690	762,851	1,632,585	59.4%	1,433,636
Special Projects	261,506	40,529	-	220,977	15.5%	39,430
Debt Service	1,780,351	1,095,838	-	684,513	61.6%	1,300,999
Capital Outlay Transfers	1,385,000	577,083	-	807,917	41.7%	643,398
Equipment	82,759	24,095	78	58,585	29.2%	7,563
Capital Fixed Assets	17,104	-	17,104	-	100.0%	6,973
Other	-	1,375	1,000	(2,375)	100.0%	1,385
Appropriated Reserve	100,000	-	-	100,000	0.0%	-
TOTAL EXPENSES	<u>13,695,537</u>	<u>5,840,608</u>	<u>781,033</u>	<u>7,073,896</u>	48.3%	<u>5,834,266</u>

NOTE - These figures reflect the operating fund only. Though the capital fund is excluded, the current year contribution from the operating fund is shown in the Capital Transfers.

ORDINANCE NO. _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA BARBARA AUTHORIZING THE PUBLIC WORKS DIRECTOR TO EXECUTE AN EXTENSION OF THE 2010-2014 ENERGY PARTNERSHIP AGREEMENT BETWEEN SOUTHERN CALIFORNIA EDISON COMPANY, THE SOUTHERN CALIFORNIA GAS COMPANY, AND THE CITY OF SANTA BARBARA, TO COVER THE 2015 TRANSITION PERIOD

THE CITY COUNCIL OF THE CITY OF SANTA BARBARA DOES ORDAIN AS FOLLOWS:

SECTION 1. The Public Works Director of the City of the City of Santa Barbara is hereby authorized to execute a second amendment to an agreement by and between the Southern California Edison Company, the Southern California Gas Company, and the City of Santa Barbara, for a term not to exceed six (6) years, in order for the City to participate in the South Coast Energy Efficiency Partnership and receive incentive and program funds on a per-project basis.



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: January 27, 2015

TO: Mayor and Councilmembers

FROM: Patrol Division, Police Department

SUBJECT: Donation From The Santa Barbara Police Foundation For The Purchase Of Surveillance Equipment

RECOMMENDATION:

That Council accept a donation of \$5,000 from the Santa Barbara Police Foundation for the purchase of night vision and surveillance equipment for the Criminal Impact Team; and thereby increase appropriations and estimated revenues by \$5,000 in the Police Department Miscellaneous Grants Fund.

DISCUSSION:

The primary mission of the Criminal Impact Team (CIT) is to pro-actively investigate serious crimes committed by career criminals and to respond to crime trends requiring special enforcement or investigative techniques. This highly trained and skilled team of officers has shown to substantially reduce crime in general and specifically crime that is perpetrated by repeat offenders in our community.

The CIT is upgrading and augmenting its equipment in order to better protect our community. The upgrade will include a night vision kit and optic binoculars to be used by CIT members in order to identify and apprehend wanted criminals. This equipment will be an excellent enhancement for CIT and also increases the ability to utilize the K9 Unit during night time apprehensions.

BUDGET/FINANCIAL INFORMATION:

The generous donation of \$5,000 from the Santa Barbara Police Foundation will cover the costs of the equipment purchases and increase the Police Department Miscellaneous Grants Fund revenue by \$5,000.

Council Agenda Report
Donation From The Santa Barbara Police Foundation For The Purchase Of Surveillance
Equipment
January 27, 2015
Page 2

PREPARED BY: Lieutenant Brent Mandrell/LSP

SUBMITTED BY: Camerino Sanchez, Chief of Police

APPROVED BY: City Administrator's Office



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: January 27, 2015

TO: Mayor and Councilmembers

FROM: Patrol Division, Police Department

SUBJECT: Accept Donation To Fund Police Canine Unit Trust Fund

RECOMMENDATION:

That Council accept an anonymous donation of \$500 from a private donor for the Police Canine Unit Trust Fund.

DISCUSSION:

The K-9 Program was established to augment police services to the community. Highly skilled and trained teams of handlers and canines have evolved from the program and are used to supplement police operations to locate individuals, contraband, and to apprehend criminal offenders. The program relies on donations from the community for its existence. Donations from the community allow for the proper care and maintenance of the canines, as well as necessary training for the canine handlers. This donation of \$500 was made anonymously.

PREPARED BY: Lieutenant Brent Mandrell

SUBMITTED BY: Camerino Sanchez, Chief of Police

APPROVED BY: City Administrator's Office



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: January 27, 2015

TO: Mayor and Councilmembers

FROM: City Administrator's Office

SUBJECT: Acceptance of Grant Funds for Gang Reduction, Intervention, and Prevention Activities in 2015

RECOMMENDATION: That Council:

- A. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara accepting a one-year \$246,852 grant from the Board of State and Community Corrections (BSCC) to implement the California Gang Reduction, Intervention, And Prevention (CalGRIP) program to administer the Santa Barbara South Coast Youth Empowerment Internship for 2015;
- B. Increase Fiscal Year 2015 estimated revenues and appropriations in the Miscellaneous Grants Fund by \$246,852; and
- C. Authorize the City Administrator to enter into an agreement with the Board of State and Community Corrections (BSCC) to accept and distribute the CalGRIP calendar year 2015 grant funds.

DISCUSSION:

The City of Santa Barbara, in partnership with the Community Action Commission (CAC) and the Department of Counseling, Clinical and School Psychology, University of California at Santa Barbara, submitted a competitive grant application to the Board of State and Community Corrections (BSCC) for a three-year California Gang Reduction, Intervention, and Prevention (CalGRIP) grant. The proposals are evaluated every year by the BSCC and annual amounts are distributed based on program criteria. The State of California awarded the City of Santa Barbara \$246,852 for calendar year 2015.

The CalGRIP project will serve youth from the cities of Santa Barbara, Goleta, Carpinteria, and the South County unincorporated areas. The CAC staff will direct the program working closely with the South Coast Task Force on Youth Gangs in order to select youth at risk of gang involvement. The goal of the program is to reduce gang activity by providing case management, life and job skills training, and paid internship opportunities for youth at risk of gang involvement. The City of Santa Barbara Youth

Employment Program will provide internship placement for some of the youth in the project.

Other program partners contributing in-kind effort are the Santa Barbara County District Attorney's Office, the California Student Opportunity and Access Program (Cal-SOAP), the California Personal Responsibility and Education Program (Cal-PREP), the Santa Barbara School District, and the Santa Barbara School County Education Office. Program outcome evaluation will be provided by the UCSB Gevirtz Graduate School of Education.

With Council's approval, the City Administrator will enter into an agreement with the BSCC that will authorize and distribute funds to CAC to implement the program.

BUDGET/FINANCIAL INFORMATION:

Revenue and expense of \$246,852 will be appropriated to the City Administrator's Office Miscellaneous Grant Fund to manage the program.

Copies of the agreements are available for public review in the City Clerk's Office.

PREPARED BY: Kate Whan, Administrative Analyst

SUBMITTED BY: Paul Casey, Acting City Administrator

APPROVED BY: City Administrator's Office

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA BARBARA ACCEPTING THE ONE-YEAR \$246,852 GRANT FROM THE BOARD OF STATE AND COMMUNITY CORRECTIONS (BSCC) TO IMPLEMENT THE CALIFORNIA GANG REDUCTION, INTERVENTION, AND PREVENTION (CALGRIP) PROGRAM TO ADMINISTER THE SANTA BARBARA SOUTH COAST YOUTH EMPOWERMENT INTERNSHIP FOR 2015.

WHEREAS, the City of Santa Barbara (CITY) submitted a grant proposal to the Board of State and Community Corrections (BSCC) for the 2015 – 2017 CalGRIP Program; and

WHEREAS, The Community Action Commission of Santa Barbara County (CAC), University of California at Santa Barbara (UCSB), and the CITY jointly applied for the CalGRIP Grant, entitled, “CalGRIP Youth Empowerment Internship”; and

WHEREAS, the BSCC awarded the CITY \$246,852 to implement the first year of the proposed Youth Empowerment Internship; and

WHEREAS, The CalGRIP grant application stipulates the amount and use of funds, including matching funds, for each agency involved from January 1, 2015, through December 31, 2015; and

WHEREAS, The CITY is principally serving as a pass-through mechanism for agency funds; and

WHEREAS, each agency agrees to comply with all CITY requirements, and terms and conditions applicable to the Board of State and Community Corrections CalGRIP Grant.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SANTA BARBARA, AS FOLLOWS:

SECTION 1. The City of Santa Barbara hereby accepts a grant from BSCC in the amount of \$246,852 for the CalGRIP program.

SECTION 2. That the City Administrator or his designee is hereby authorized and directed to execute and all documents required by the BSCC including any extensions or amendments thereof in order to implement this agreement.



CITY OF SANTA BARBARA COUNCIL AGENDA REPORT

AGENDA DATE: January 27, 2015
TO: Mayor and Councilmembers
FROM: Recreation Division, Parks and Recreation Department
SUBJECT: Parks And Recreation Community Foundation Contributions

RECOMMENDATION: That Council:

- A. Accept a contribution from the Parks and Recreation Community (PARC) Foundation in the amount of \$32,266.83 for Parks and Recreation Department programs; and
- B. Increase appropriations and estimated revenues in the Fiscal Year 2015 Parks and Recreation Department Miscellaneous Grants Fund in the amount of \$32,266.83.

DISCUSSION:

The Parks and Recreation Department is the recipient of \$32,266.83 in grants, donations, and disbursements received through the PARC Foundation. These funds will support the following programs:

\$10,000 – Youth Culinary Arts Program

The Youth Culinary Arts program is a free program that serves approximately 24 teens annually, grades 11 and 12, with a 17-week program at the Franklin and Westside Neighborhood Centers. The program gives youth job training experience and teaches them about nutrition and healthy cooking, helping them develop skills that will last a lifetime. Youth work with local chefs who serve as mentors for the program. This funding is from the Wood-Claeyssens Foundation.

\$15,300 – Santa Barbara Arts Alliance Program

The Santa Barbara Arts Alliance program is a free art-based afterschool mentoring program that provides leadership and life skills development opportunities through hands-on community service projects. Based at the Franklin Neighborhood Center, approximately 40 low income and under-served youth are served annually. Curricula include art workshops, field trips, neighborhood clean-ups, and the creation and installation of public murals in areas plagued by graffiti vandalism. This funding includes

grant monies from the County Arts Commission and the Orfaea Fund and donations to the program. Funds will be utilized to purchase supplies and pay the artist mentors who lead the program.

\$3,000 – Lower Westside Children’s Garden

A donation was received last December from community member Russell Trenholme designated for improvements to the amenities at the Lower Westside Children’s Garden located at Coronel Place and Rancheria Street along the Southern Pacific railroad tracks. These funds will be used to replace storage equipment, garden tools, and kick start new activities at the garden, specifically a neighborhood-based project for children and their parents.

\$2,000 – Teen Programming

These funds will be used to fund the Youth Council’s series on bullying prevention, Annual Youth Speak Outs, Youth Leadership Conference, and portions of the Youth Leadership Banquet. Funds are from donations received from a number of individuals.

\$1,966.83 – Youth Council Attendance at National League of Cities

These funds will reimburse the Miscellaneous Grants Fund for airline tickets and per diem for Youth Council members and staff to attend the National League of Cities conference in Austin, Texas, last November. Monies are from the Harriet Miller Endowment Fund, which is held and managed by the PARC Foundation. According to Ms. Miller’s wishes, interest generated by the endowment fund is earmarked for youth leadership programs of the Parks and Recreation Department. Former Mayor Miller encouraged Youth Council members to participate in and attend the NLC Conferences.

BUDGET/FINANCIAL INFORMATION:

Appropriations and estimated revenues in the Fiscal Year 2015 Parks and Recreation Department Miscellaneous Grants Fund will be increased by \$32,266.83 as a result of these PARC Foundation contributions.

PREPARED BY: Judith McCaffrey, Recreation Programs Manager

SUBMITTED BY: Nancy L. Rapp, Parks and Recreation Director

APPROVED BY: City Administrator's Office



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: January 27, 2015

TO: Mayor and Councilmembers

FROM: Engineering Division, Public Works Department

SUBJECT: Appropriate Reserves For The El Estero Wastewater Treatment Plant Digester Lining Project

RECOMMENDATION: That Council:

- A. Appropriate \$502,941 from Wastewater Fund Reserves to the El Estero Wastewater Treatment Plant Digester Lining Project to address the need for unplanned maintenance and repair; and
- B. Authorize the Public Works Director to increase the contract with MNS Engineering, Inc., in the amount of \$36,070 for construction support service for a total contract amount of \$96,130.

DISCUSSION:

Background

On June 10, 2014, Council approved a contract for construction for the El Estero Wastewater Treatment Plant to clean the plant's two digesters and replace associated isolation valves and gas piping.

Work on the first of the two digesters started in September 2014, with the replacement of valves and piping. An inspection of the digester, once it was emptied in November 2014, revealed that the lining of the digester was compromised and would need replacement. This was not part of the original scope of the project, since the lining was projected to last until the next cleaning cycle (another 10 years) before needing replacement. Due to the lengthy process and expense of taking a digester out of service and preparing it for work, staff recommends that the relining work be done now while the digester is empty.

The current contractor does not do relining work, so the work is being quoted through the maintenance and repair process and does not require Council action for approval. However, Council approval for funding of the relining is needed since this work was unplanned and is recommended to be funded through the use of reserves.

The project will extend the contract time of the original project by about four months and will require more funds for construction management and design support during construction. Staff recommends that Council authorize the Public Works Director to increase the contract for construction management being completed by MNS Engineering, Inc., by \$36,070, for a total contract amount of \$96,130.

BUDGET/FINANCIAL INFORMATION:

There are sufficient funds to complete this work and maintains reserves above policy levels by \$46,000.

ESTIMATED TOTAL PROJECT COST

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

Construction Contract with Change Order (Digester Lining- new contract)	\$452,100
Subtotal	\$452,100
Construction Management/Inspection (by Contract)	\$36,070
Construction Management/Inspection (by City Staff)	\$14,771
Subtotal	\$50,841
TOTAL PROJECT COST	\$502,941

PREPARED BY: Linda Sumansky, Principal Civil Engineer/AF/mj

SUBMITTED BY: Rebecca J. Bjork, Public Works Director

APPROVED BY: City Administrator's Office



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: January 27, 2015

TO: Mayor and Councilmembers

FROM: Water Resources Division, Public Works Department

SUBJECT: Introduction Of Ordinance Approving An Amendment To The Agreement To Use Recycled Water For Pilgrim Terrace Homes

RECOMMENDATION:

That Council introduce and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Approving an Amendment to the Agreement Between the City of Santa Barbara and Pilgrim Terrace Homes for Purchase, Use and Delivery of the City's Recycled Water.

DISCUSSION:

Pursuant to the City's Waste Discharge Permit, the Central Coast Regional Water Quality Control Board requires that the City of Santa Barbara have a Recycled Water User Agreement (Agreement) with each site that uses the City's recycled water. Pilgrim Terrace Homes renewed its Agreement with the City on May 24, 2012.

Pilgrim Terrace Homes is an existing 84-unit apartment property for low-income seniors that was originally developed using the Housing and Urban Development (HUD) 202 Loan Program For Non-Profits. The property is nearing the end of its original regulatory term, at which time the property will be eligible to convert to market rates. The property is currently the recipient of a project-based Section 8 HAP (Housing Assistance Payments contract) that covers all units at the property.

Pilgrim Terrace is applying for a HUD-insured Federal Housing Administration (FHA) loan as part of a restructuring to:

- Preserve affordability of Pilgrim Terrace for an additional 55 years, ensuring the property can continue to provide affordable housing for Santa Barbara's low income seniors.
- Extend the existing HAP rent subsidy contract for an additional 20 years to ensure that resident pay no more than 30 percent of their income.

Council Agenda Report

Introduction Of Ordinance Approving An Amendment To The Agreement To Use Recycled Water For Pilgrim Terrace Homes

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- Perform an extensive renovation, estimated at \$35,000 per unit, enhancing the property interiors, exteriors, and common areas.
- Enhance the social service offerings at the property.
- All of this will be achieved without any permanent resident displacement or any increase in the tenant's rent.

The proposed FHA financing on the Pilgrim Terrace Homes property is insured by HUD. HUD requires that certain provisions be included in the Agreement in order to comply with HUD's rules and regulations. HUD will not approve the FHA financing unless the proposed Amendment is executed, exempting HUD from the indemnity language in the event that HUD becomes the property owner through foreclosure or a deed-in-lieu of foreclosure.

Staff has reviewed the Agreement and the Amendment and recommends that Council adopt the Ordinance to approve the Amendment to the Agreement.

PREPARED BY: Joshua Haggmark, Water Resources Manager/ MW/mh

SUBMITTED BY: Rebecca Bjork, Public Works Director

APPROVED BY: City Administrator's Office

ORDINANCE NO. _____

ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA BARBARA APPROVING AN AMENDMENT TO THE AGREEMENT BETWEEN THE CITY OF SANTA BARBARA AND PILGRIM TERRACE HOMES FOR PURCHASE, USE, AND DELIVERY OF THE CITY'S RECYCLED WATER

WHEREAS, the amount of potable water supply of the City of Santa Barbara (City) is limited, and therefore, water conservation is a major concern of the City; and

WHEREAS, the City operates additional wastewater treatment facilities at its El Estero Wastewater Treatment Plant, which produces recycled water of satisfactory quality for safe use in irrigating landscape areas within the City; and

WHEREAS, Pilgrim Terrace Homes owns, operates, and maintains landscaped areas to be irrigated, using recycled water, at its site located at 649 Pilgrim Drive, Santa Barbara, California; and

WHEREAS, Pilgrim Terrace Homes has agreed to accept recycled water for irrigation of its landscaped area, and the City has agreed to deliver recycled water to Pilgrim Terrace Homes under the terms and conditions set forth in a User Agreement between them.

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

SECTION 1. That the Amendment to the Agreement between the City of Santa Barbara and Pilgrim Terrace Homes for the purchase, use, and delivery of the City's recycled water to 649 Pilgrim Drive, Santa Barbara, California, is approved in accordance with the City Charter for a twenty-year term.

SECTION 2. That the Public Works Director is authorized to execute, subject to approval as to form by the City Attorney, the Amendment to the Agreement.

SECTION 3. Following the effective date of this ordinance, the City Clerk is hereby authorized to cause the recordation of said Amendment in the Official Records, in the Office of the County Recorder, County of Santa Barbara, State of California.



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: January 27, 2015

TO: Mayor and Councilmembers

FROM: Facilities Division, Public Work Department

SUBJECT: Approve HVAC Controls Standardization And Professional Services Agreement

RECOMMENDATION: That Council:

- A. Find it in the City's best interest to standardize to the Carrier I-Vu Building Automation System for all new buildings and major heating, ventilation and air conditioning systems; and
- B. Authorize the Public Works Director to negotiate with and execute a professional services agreement with West Coast Power Solutions for the design, supply and integration of the Carrier I-Vu Building Automation Systems for one year in an amount not to exceed \$75,000, with four one-year renewal options.

DISCUSSION:

Building Automation Systems (BAS) are used to control, measure and troubleshoot the operation of heating, ventilation and air conditioning (HVAC) systems, and they provide valuable data on how efficiently a building is operating. The Facilities Division (Facilities) has been installing the Carrier I-Vu BAS controls on most new HVAC systems and in the City's largest buildings in an effort to maximize each building efficiency.

Staff evaluated several BAS, including the Johnson Metasys system, the Honeywell Tridium system and the Carrier I-Vu system. It was determined through this thorough evaluation that the I-Vu is the most cost effective way to reliably control City buildings and to meet all of the unique building needs that the City faces.

There are currently 11 buildings using the I-Vu, including City Hall, the Central Library, the Franklin Center, the Teen Center, Parks Administration, Recreation Administration, 630 Garden St, Granada Garage, Water Distribution, the Westside Center and the Eastside Library. Since the I-Vu has been installed at each of these sites, Facilities staff has been able to easily identify and troubleshoot system issues and failures, make adjustments to temperature setpoints, schedules and user access easily and remotely, and easily train building staff on using the controls for their own unique building needs.

Ultimately, Facilities would like to implement the I-Vu controls at all medium- to large-sized City buildings.

Standardizing on the I-Vu will allow the City to stock system components for quick repair and maintenance, and to train all staff on a single, easy-to-use system. Furthermore, the I-Vu has the capability of controlling most, if not all, of our incorporated buildings from a single I-Vu Web Server, meaning that Facilities staff can access most of our buildings' HVAC systems from a single web interface. This not only reduces the cost of incorporating new buildings into the system, but it makes it very easy for Facilities staff to assess, compare and troubleshoot each HVAC system that is on the I-Vu.

By comparing the I-Vu to other similar control systems, it has been identified as the most "user-friendly" system by Facilities staff, primarily because it allows building "owners" the ability to easily and intuitively control their own occupant comfort, see how their system is working in real time, and look at historical trends with minimal training. The I-Vu is also easily adjusted and updated by City Staff to adapt to each building's changing needs, unlike the other systems previously tested. This greatly reduces the cost and length of time to fix a problem, as opposed to needing a controls installer to come out and make adjustments to the system. Because of the complex and idiosyncratic nature of controls design and implementation, it is critical to work with an experienced and tested controls designer and programmer.

Facilities staff has found West Coast Power Solutions (WCPS) to be the most reliable implementer of the I-Vu system, based on several years of BAS implementation experience and working with various contractors for controls projects. WCPS has consistently outperformed the other controls installers in terms of product, professionalism and long-term follow through, which is a key component of keeping the controls running optimally. Additionally, WCPS has installed all but one of the City's I-Vu systems and is familiar with all of the City's buildings and mechanical equipment.

Though there are several installers in Southern California capable of installing this system, WCPS is the closest geographically to Santa Barbara, and the most responsive to City needs.

SUSTAINABILITY IMPACT:

Building Automation Systems are proven to reduce energy use by ensuring that HVAC systems are only used when needed, based on building occupancy and at an appropriate temperature for occupant comfort. The City anticipates saving approximately 10-15% in energy usage and costs for each building brought on to the control system.

PREPARED BY: Jim Dewey, Facilities & Energy Manager/AP/mh

SUBMITTED BY: Rebecca J. Bjork, Public Works Director

APPROVED BY: City Administrator's Office



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: January 27, 2015

TO: Mayor and Councilmembers

FROM: Water Resources Division, Public Works Department

SUBJECT: Authorization Pledging Wastewater Fund Net Revenue To Payment Of A Clean Water State Revolving Fund Financing Agreement

RECOMMENDATION:

That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Pledging the Wastewater Fund Net Revenue to Payment of a Clean Water State Revolving Fund Financing Agreement.

DISCUSSION:

The El Estero Wastewater Treatment Plant (El Estero) has been in service for over 33 years. Recent consultant engineering assessment work has demonstrated that significant improvements must be made to upgrade the solids treatment processes provided at El Estero in order to produce treated biosolids that can be efficiently transported from the facility for final end uses.

Staff has contracted with CDM Smith to provide a comprehensive assessment of the El Estero solids processing structures and equipment to identify processes that are in need of rehabilitation or replacement. The assessment work has identified several projects to be designed and constructed over a multi-year time frame. The scope of work for the projects involves the sludge thickening, digestion, dewatering, and solids cake handling unit processes.

Final planning phase work will be completed in February 2015. Engineering design work will be undertaken in 2015-2016, with construction beginning in 2016. Construction is estimated to be completed by 2020. A preliminary cost estimate for these biosolids-related improvement projects approximates \$22 million.

The City is applying for a financing agreement from the State Water Resources Control Board's State Revolving Fund loan program. This Agreement will provide for a 20-year loan in the amount of \$22 million at an interest rate of approximately 2 percent. Staff estimates that the Agreement application process will take approximately nine months. The State Revolving Fund (SRF) loan program provides loans at an interest rate lower

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than the State General Obligation Bond rate. This low interest rate offers significant savings for wastewater rate payers. The State Water Resources Control Board has indicated that, based on the project descriptions, the biosolids improvement projects qualify for SRF funding. If Water Resources staff is not able to secure SRF funding in 2015, the City will need to pursue the issuance of municipal debt in the form of Certificates of Participation.

In order to fulfill the application process, Council is being asked to approve a resolution which pledges the Wastewater Fund net system revenue to payment of a Clean Water SRF financing agreement for the El Estero Wastewater Treatment Plant Biosolids Improvement Project. The resolution also commits the City to collecting such revenues and maintaining such fund(s) throughout the term of the financing until the City has satisfied its repayment obligation. In addition, the Resolution creates a lien in favor of the State Water Resources Control Board on the Wastewater Fund. The multi-year Wastewater Rate Study that was completed in 2014 included the rate increases necessary to support future loan funding for the biosolids projects.

At its meeting on January 12, 2015, the Board of Water Commissioners supported staff's recommendations as stated above.

PREPARED BY: Chris Toth, Wastewater System Manager/CJT/mh

SUBMITTED BY: Rebecca J. Bjork, Public Works Director

APPROVED BY: City Administrator's Office

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA BARBARA PLEDGING THE WASTEWATER FUND NET REVENUE TO PAYMENT OF A CLEAN WATER STATE REVOLVING FUND FINANCING AGREEMENT

WHEREAS, an outside funding source has been identified by staff as an essential instrument to fund the planning, design, and construction costs of the El Estero Wastewater Treatment Plant Biosolids Improvement Project (“Project”);

WHEREAS, the Acting City Administrator, or his designee, was authorized by the City Council on December 9, 2014, to apply for State Revolving Funds to pay for a substantial portion of the cost of the Project;

WHEREAS, the State Water Resources Control Board has notified the Acting City Administrator that the loan application require the City Council action dedicating a funding source for repayment of the CWSRF financing agreement;

WHEREAS, upon acceptance of this resolution, City staff will finalize the request for proposal for the planning study, design work, and final project construction of said Project; and

WHEREAS, Council will take separate action to accept the financing agreement and award the contract for the planning study, design work, and final project construction of said Project.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SANTA BARBARA AS FOLLOWS:

SECTION 1. The City of Santa Barbara hereby dedicates and pledges the Wastewater Fund and the Wastewater Fund net system revenue to payment of any and all Clean Water State Revolving Fund for the El Estero Wastewater Treatment Plant Biosolids Improvement Project.

SECTION 2. Subject to the limitations provided in Article XVI of the California Constitution, the City of Santa Barbara commits to collect such revenue and maintain such funds throughout the term of such financing and until the City of Santa Barbara has satisfied its repayment obligation thereunder unless modification or change is approved in writing by the State Water Resources Control Board.

SECTION 3. So long as the financing agreement is outstanding, the City of Santa Barbara’s pledge hereunder shall constitute a lien in favor of the State Water Resources Control Board on the Wastewater Fund and Wastewater Fund new system revenue without any further action necessary.

SECTION 4. So long as the financing agreement is outstanding, the City of Santa Barbara commits to maintaining the Wastewater Fund and Wastewater Fund net system revenue at levels sufficient to meet its obligations under the financing agreement(s).



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: January 27, 2015

TO: Mayor and Councilmembers

FROM: Engineering Division, Public Works Department

SUBJECT: Appropriation Of Funds And Authorization For Deposit Of Funds For Condemnation Action For The Cabrillo Boulevard Bridge Replacement

RECOMMENDATION: That Council:

- A. Increase appropriations and estimated revenues related to the Federal Highway Administration Grant by \$3,673,995 in the Fiscal Year 2015 Streets Capital Fund for the Cabrillo Boulevard Bridge Replacement Project;
- B. Authorize an increase in estimated revenues and appropriations of \$200,000 in the Streets Capital Fund to cover the cost of legal services to the City on matters related to the Cabrillo Boulevard Bridge Replacement Project funded from anticipated future sale of surplus properties acquired for current bridge replacement projects; and
- C. Authorize the Public Works Director to make a deposit of the probable condemnation compensation amount of Three Million Five Hundred Forty Seven Thousand Dollars (\$3,547,000) to the State of California Treasury, or directly to the property owner of the properties at 13 (AKA 15) East Cabrillo Boulevard (APN: 033-111-012), 21 Helena Avenue (APN: 033-111-004), and 6 State Street (APN: 033-111-011), as determined by the Stipulation for Possession.

DISCUSSION:

As part of the Cabrillo Bridge Replacement Project, the City requires the acquisition of certain temporary and permanent easements over 13 (otherwise known as 15) East Cabrillo Boulevard (APN: 033-111-012), 21 Helena Avenue (APN: 033-111-004), and 6 State Street (APN: 033-111-011). On November 18, 2014, Council authorized the Resolution of Necessity, via City Resolution No. 14-082, and in doing so authorized the City to proceed with the eminent domain process to acquire the necessary rights over the above-stated properties.

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Appropriation Of Funds And Authorization For Deposit Of Funds For Condemnation Action For The Cabrillo Boulevard Bridge Replacement

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The City began the condemnation process to acquire the property identified in the Resolution of Necessity by filing a Complaint in Eminent Domain with the Superior Court of the State of California, County of Santa Barbara, on November 26, 2014. The City is scheduled to file a Stipulation for Possession in January of 2015, which requires the City to transfer the amount of Three Million Five Hundred Forty-Seven Thousand Dollars (\$3,547,000) with the State of California Treasury or directly to the property owner.

Based on a certified appraisal, the Public Works Director fixed the probable amount of just compensation on May 12, 2014, to be the amount of \$3,547,000. The final compensation will be determined through the court action. If it is determined that the property owner is due an amount above the \$3,547,000, the City will be required to pay the difference to the property owner. If it is determined that the property owner is due less than the \$3,547,000 paid to them, the property owner is required to reimburse the City. Should this be the case, the reimbursement to the City will be directed by the court.

The Resolution of Necessity authorized the City to deposit the the probable amount of just compensation into the State Condemnation Fund (State of California Treasury). Once the money is deposited with the State of California Treasury, the property owner is allowed to withdraw the money. During the early stages of the eminent domain process, staff determined that the most expeditious method of handling the payment would be to make the payment directly to the property owner, as allowed under the eminent domain law. Therefore, staff is recommending that, if requested by the property owner, payment be made directly to them rather than to the State of California Treasury, which is consistent with the terms of the Stipulation for Possession.

Further, pursuant to the Stipulation for Possession, the City is to reimburse the property owner in an amount not to exceed \$5,000 for an appraisal report. Payment to the property owner will not be made until proof of billing or an order for an appraisal report is provided to the City.

BUDGET/FINANCIAL INFORMATION:

Caltrans has authorized reimbursable expenses related to the Right of Way phase of the Project. The total amount of federal grant funds authorized for this phase is \$4,158,254. Of that amount, \$3,673,995 remains to be appropriated by the City.

Caltrans will approve reimbursement to the City for participating costs, including the final condemnation price, at reimbursement rate of 88.53 percent. The remaining 11.47 percent is the City's responsibility.

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Appropriation Of Funds And Authorization For Deposit Of Funds For Condemnation
Action For The Cabrillo Boulevard Bridge Replacement
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PREPARED BY: Pat Kelly, Assistant Public Works Director/City Engineer/MAW/sk

SUBMITTED BY: Rebecca Bjork, Public Works Director

APPROVED BY: City Administrator's Office



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: January 27, 2015

TO: Mayor and Councilmembers

FROM: Transportation Division, Public Works Department

SUBJECT: Approval Of Professional Services Agreement For Citywide Wayfind Directional Signage Program

RECOMMENDATION:

That Council authorize the Public Works Director to execute a Professional Services Agreement with Hunt Design in the amount of \$91,300 to review the City's existing directional signage, offer suggestions for elimination and/or retention of the current inventory, and design a comprehensive, attractive, and cohesive Citywide Wayfind Directional Signage Program to improve multi-modal access, identification and connectivity within and about Santa Barbara, and authorize the Public Works Director to approve expenditures of up to \$14,895 for extra services of Hunt Design that may result from necessary changes in the scope of work.

DISCUSSION:

On January 27, 2014, Council held a work session to review potential capital projects to be funded by approximately \$4.3 million in one-time monies from the General Fund. Among the many projects for consideration was the Wayfinding Design Signage Upgrade Project (Project). As presented to Council, this involved hiring a consultant with expertise in branding, signage and municipal wayfinding to prepare a unified signage design within, and leading into, the downtown area, as well as gateway signage at major City inroads. The purpose of the Project was to serve as a framework to implement an attractive signage system throughout the City that establishes universal design standards for citywide wayfinding signage that is reflective of the City's identity. The signage would also serve to facilitate a visitor-friendly experience when walking, cycling, and driving throughout the city.

Council appropriated \$250,000 to hire a consultant to study the City's existing inventory of directional signs, survey their current designs and conditions, and prepare a comprehensive Citywide Wayfind Directional Signage program that would address branding and design guidelines, not only within the City's Central Business District (CBD) or downtown core, but also to the gateways of the community and City landmarks. The selected consultant would be expected to work closely with City staff,

boards and commissions, and a diverse group of community stakeholders for public input. The final design is expected to not only meet the City's strict design guidelines but also be representative of the consensus from the community.

Following Council action to award the one-time funds, staff established and met with a group of community stakeholders, including members from the local business community, design review boards, various City agencies, the Downtown Organization, and Visit Santa Barbara. As a result of the stakeholders' meeting, a Request for Proposals was drafted, circulated, and ultimately finalized and released in November 2014. After reviewing all of the proposals submitted, four firms were selected to be interviewed by a panel consisting of Community Development and Public Works staff, as well as Santa Barbara's business community members. The panelists received presentations from the four firms and were asked to independently score the proposals and presentations based upon a professional understanding of the project, qualifications, objectiveness, creativity of their public outreach strategy, and their ability to respond to eight project goals.

Hunt Design is the firm that the interview committee is recommending based on their interview and the firm's experience. Subsequent reference checks confirmed Hunt Design's professionalism and their expertise in developing a wayfinding signage program that included engaging members of the community in its development.

BUDGET/FINANCIAL INFORMATION:

Public Works was awarded \$250,000 to inventory its existing directional signs, analyze their conditions, and design a comprehensive directional sign program for future installation. Upon fulfillment of the scope of work, there will be \$145,000 remaining that can be used for the first phase of implementation of the new Project.

PROJECT BENEFIT:

The end product from these one-time monies awarded will afford the City an attractive and unified wayfind directional signage system throughout Santa Barbara that will positively reflect the City's identity and facilitate a visitor-friendly experience when driving, walking, or biking throughout the City.

PREPARED BY: Browning Allen, Transportation Manager/TG/kts

SUBMITTED BY: Rebecca J. Bjork, Public Works Director

APPROVED BY: City Administrator's Office

ORDINANCE NO. _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA BARBARA APPROVING AND AUTHORIZING THE AIRPORT DIRECTOR TO EXECUTE A TEN-YEAR LEASE AGREEMENT WITH THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION, FOR 2,500 SQUARE FEET OF UNIMPROVED LAND AT 1605 CECIL COOK PLACE, AT THE SANTA BARBARA AIRPORT, EFFECTIVE UPON THE ADOPTION OF THE ENABLING ORDINANCE, FOR A MONTHLY RENTAL OF \$312.50, EXCLUSIVE OF UTILITIES.

THE COUNCIL OF THE CITY OF SANTA BARBARA DOES ORDAIN AS FOLLOWS:

SECTION 1. In accordance with the provisions of Section 521 of the Charter of the City of Santa Barbara a 10-year lease agreement with the U.S. Department of Commerce, National Oceanic and Atmospheric Administration, for construction and operation of a meteorological monitoring facility at 1605 Cecil Cook Place, at the Santa Barbara Airport, for a monthly rental of \$312.50, is hereby approved.

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CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: January 27, 2015

TO: Mayor and Councilmembers

FROM: City Attorney's Office

SUBJECT: Authorization for Agreement for Legal Services with Nielsen Merksamer Parrinello Gross & Leoni, LLP

RECOMMENDATION:

- A. That Council authorize the City Attorney to execute a legal services agreement with Nielsen Merksamer Parrinello Gross & Leoni, LLP, in an amount not to exceed \$400,000 for special counsel services to the City on matters related to the pending California Voting Rights Act litigation, *Banales, et al. v. City of Santa Barbara*.
- B. Increase appropriations in the General Fund, City Attorney's Office, by \$400,000 from unappropriated reserves to cover the cost of the contract for legal services.

DISCUSSION:

In July 2014, the City was sued in the above-referenced matter. In December 2014, the Superior Court set a trial date of April 6, 2015. The California Voting Rights Act presents novel and complex legal issues. This office requires specialized assistance in order to defend the City competently. Moreover, the City Attorney's Office litigation team is fully engaged on numerous significant lawsuits.

BUDGET/FINANCIAL INFORMATION:

The cost of these specialized legal services was not anticipated and therefore not budgeted. Funding for this one-time cost will come from General Fund reserves.

SUBMITTED BY: Ariel Pierre Calonne, City Attorney

APPROVED BY: Finance Department

APPROVED BY: City Administrator's Office



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: January 27, 2015

TO: Mayor and Councilmembers

FROM: City Clerk's Office, Administrative Services Department

SUBJECT: Options For Filling Unscheduled Vacancy On The Single Family Design Board

RECOMMENDATION:

That Council provide direction to staff on filling an unscheduled vacancy on the Single Family Design Board.

BACKGROUND:

On December 9, 2014, Council made appointments to City advisory groups concluding the annual recruitment process. On December 8, 2014, notice was given of an unscheduled vacancy that had occurred on the City's Single Family Design Board (SFDB) due to the passing of James Zimmerman. The vacancy could not have been included in the annual recruitment due to the timing. The SFDB is required to have a licensed architect attend each meeting and vote on each item. With Mr. Zimmerman's passing, there is currently only one SFDB member who is a licensed architect, and that member is sometimes unable to vote on items due to absence or potential conflicts of interest. Due to the special circumstances of this vacancy, staff recommended that a special recruitment take place in order to fill the position. At the January 13, 2015 Council meeting, Council initiated a special recruitment and asked staff to return with options in which to expedite filling this vacancy and/or appoint an interim member.

Pursuant to Government Code Section 54974 (Maddy Act), whenever an unscheduled vacancy occurs on a board, commission, or committee, a special vacancy notice shall be posted for at least 10 working days prior to the Council making an appointment to fill that vacancy. On January 13, 2015, notice was given to Council of an unscheduled vacancy on the Single Family Design Board and a special vacancy notice was posted as per guidelines of the Maddy Act.

DISCUSSION:

Following are options that are available to Council regarding the special recruitment:

Option 1: Keep the Current Special Recruitment Schedule as Proposed.

Under the existing special recruitment schedule, the application process is open for four and a half weeks. Applications are currently due on February 17, 2015 by 5:30 p.m.; the interviews are scheduled on March 3, 2015; and the appointment by Council is scheduled on March 17, 2015.

Option 2: Expedite the Special Recruitment Schedule.

The Maddy Act allows for final appointment to the Board to be made by Council at least ten (10) working days after the posting of the notice. Since the special notice was posted on January 13, 2015, Council could make an appointment as early as January 29, 2015. However, since notice of the recruitment schedule has been posted online and in the media, if Council wishes to deviate from the noticed schedule, staff would need to notify the public of the change to the recruitment schedule.

Under an expedited recruitment schedule, Council has the option of holding interviews and making an appointment at the same meeting or conducting interviews and making an appointment in successive weeks. In addition, Council could consider holding a special meeting of the City Council in order to speed the appointment process.

Option 3: Make an Interim Appointment until the final appointment is made on March 17.

The Council could make an interim appointment immediately pursuant to Government Code Section 54974 (b):

54974. (b) Notwithstanding subdivision (a), the legislative body may, if it finds that an emergency exists, fill the unscheduled vacancy immediately. A person appointed to fill the vacancy shall serve only on an acting basis until the final appointment is made pursuant to this section.

Currently, there are no HLC or ABR members who are able to serve on SFDB due to their workload. However, Community Development Staff contacted prior design board members who are licensed architects and had served on the Architectural Board of Review (ABR), Historic Landmarks Commission (HLC) or Single Family Design Board (SFDB) to determine their ability to serve as an interim appointee. Staff recommends that the Council do an emergency appointment of Paul Zink, who recently served on the SFDB and the ABR, but is not currently a member of either.

At this time there is one applicant, Joseph H. Moticha, who is qualified to act in this position and is willing to serve out the remainder of the open term. However, Mr. Moticha has not been interviewed for appointment on a City design review board. If Council elects to make an emergency appointment of Mr. Zink, Staff recommends that Council complete the interview process as scheduled in order to consider the appointment of Mr. Moticha and other potential applicants with the final appointment to be made on March 17, 2015.

A copy of the abovementioned application is available for review in the City Clerk's Office. A copy will also be provided to the Mayor and Councilmembers.

PREPARED BY: Deborah L. Applegate, Deputy City Clerk
Bettie Weiss, City Planner

SUBMITTED BY: Kristine Schmidt, Administrative Services Director
George Buell, Community Development Director

APPROVED BY: City Administrator's Office



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: January 27, 2015
TO: Mayor and Councilmembers
FROM: City Administrator's Office
SUBJECT: Report From Infrastructure Committee On Public Outreach Findings

RECOMMENDATION: That Council:

- A. Receive a report from the Council Infrastructure Committee on findings from the public outreach effort on the City's street, park and facility needs; and
- B. Direct staff to return to Council with a proposal to hire a consultant to conduct a formal poll to get more community input on infrastructure funding options.

DISCUSSION:

A key challenge for the community is addressing how to maintain safe and functioning streets and historic facilities to prevent them from falling into serious disrepair or closure. Many City facilities, such as the airport, parking structures, and water treatment infrastructure, are primarily funded through user fees and generally have sufficient resources to fund repairs and improvements. Meanwhile, the City's basic governmental facilities rely on general tax dollars and lack sufficient funding for regular maintenance, future upgrades or replacement. These facilities include streets, sidewalks, the police station, fire stations, parks, recreation facilities, libraries, and community centers. The elimination of the Redevelopment Agency, a decline in federal funding, and less buying power with gas tax revenue have created a gap in funding for streets, parks, and aging community facilities.

In spring of 2014, the City Council appointed a Council Infrastructure Committee (Mayor Schneider, Councilmember White, and Councilmember Rowse) to get community input on infrastructure needs, building on the efforts of the Infrastructure Task Force. The Task Force, a private group of community members, reviewed the City's infrastructure needs in 2008 and found that the City faced a significant funding shortfall to maintain and upgrade essential infrastructure, such as streets, parks, and facilities.

The Council Infrastructure Committee conducted public outreach activities to inform the public about the City's aging facilities, to review why less funding is available for infrastructure needs, and to learn about the community's interests and priorities to repair and upgrade various facilities. A total of 17 community meetings were held in different

locations, including 8 meetings for the general public and 11 meetings for service organizations, neighborhood associations, and business groups. The outreach effort was publicized widely through newsletters, social media, website, email announcements, and media coverage.

An informal survey tool was used to gather ideas and suggestions on how to prioritize funding and plan for the future of the City's infrastructure. The survey was made available in English and Spanish at community meetings and on the City's website to reach the widest audience and encourage participation. A total of 493 surveys were received.

When survey respondents were asked how they would rank facilities in order of priority for upgrades, modernization, or replacement, the highest ranked priorities were:

- 1) Streets and pavement maintenance;
- 2) Police station; and
- 3) Sidewalks.

Based on the survey results and numerous suggestions from the community meetings, the Committee recommended the following next steps:

- 1) Expand public/private partnerships to fund improvements for libraries, park and recreation facilities, and community centers;
- 2) Review municipal code and insurance requirements to allow more flexibility for philanthropy; and
- 3) Continue public outreach to gather more information about specific funding options related to top infrastructure priorities, including a possible ballot measure, by conducting a formal polling effort and convening a community meeting.

Since the public outreach effort was focused on starting the conversation with the public about infrastructure needs and priorities, the Committee determined that the next step would be surveying the public to gauge their interest in pursuing specific options to fund basic infrastructure improvements. To gather this input with a scientifically valid survey tool, Council should consider directing staff to hire a consulting firm to conduct a formal community poll.

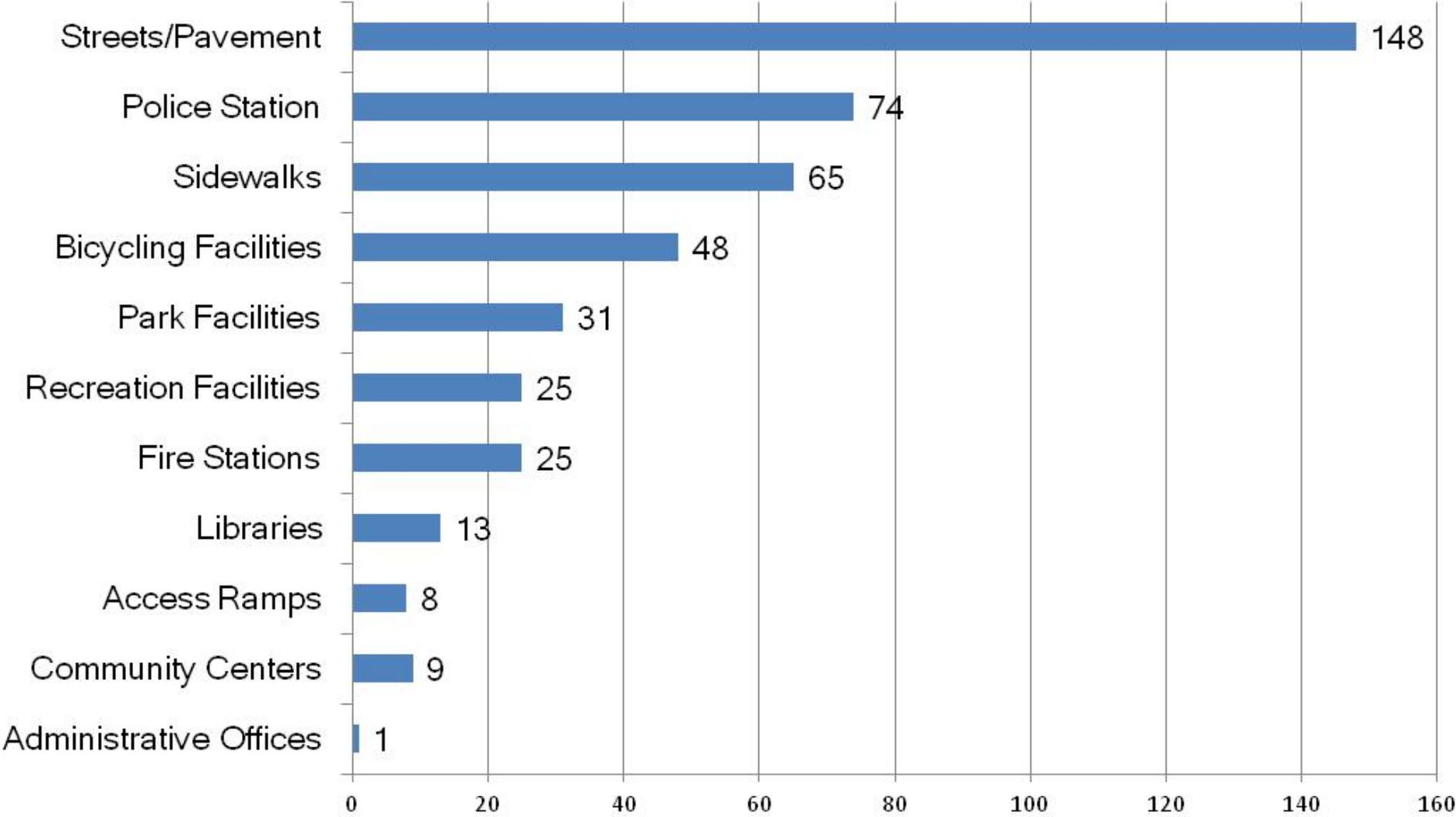
ATTACHMENT: 1. Highest Ranked Infrastructure Funding Priorities
2. Letters Received on Infrastructure Needs

PREPARED BY: Nina Johnson, Assistant to the City Administrator

SUBMITTED BY: Paul Casey, Acting City Administrator

APPROVED BY: City Administrator's Office

Ranked Most Important of Infrastructure Funding Priorities (#1)



Community Neighborhood Alliance, Inc.

October 25, 2014

City of Santa Barbara
City Staff-Infrastructure Meeting
Santa Barbara, CA

Re: Infrastructure meeting- Chase Palm Park Center

Please find the following requests and suggestions that have been brought to the attention of our new nonprofit 501c3, *Community Neighborhood Alliance, Inc.* We are advocating for our neighbors who are unable to attend City meetings, requesting changes improvements for a safer and improved neighborhood.

I was unable to attend the October 4, 2014 Infrastructure meeting at Guadalupe Church Conference Rm. as I was ½ block away, I tripped on a lifted sidewalk, due to roots. Went to Cottage in an ambulance, etc. With that, I make the first following request:

Create a: Lifted Sidewalk abatement team to walk commercial streets, around churches, and make it into the residential neighborhoods. and fix, grind down, fill with concrete to make the pedestrian route safer. Perhaps, bring to the neighborhood attention, by way of
or schools, publications to provide addresses to a phone number or website to enter addresses where lifted sidewalks are located.

Change: 1. Eastside on Maps & Publications to: Santa Barbara East
2. Westside on Maps & Publications to: Santa Barbara West

Note: The reason for the suggested change, is to be rid of the stigma, and in the Real Estate Career references, the category is: Santa Barbara East or Santa Barbara West

One Way Streets: (Many more cars on the road-call for change)

- One Way lane and bike lane up Cota Street, from Milpas St. to APS
- One Way lane and bike lane down Gutierrez Street from APS to Milpas St.

Better Lighting:

- **Pedestrian Lighting** on So. Alisos St. at Cacique St. to Canon Perdido St. at N. Alisos St. **a evening ride and inspection is needed for review.**
- Cacique St to Quinientos St. , Mason St. to Montecito St. and Cota St. to De La Guerra St. as they are highly walked to and from Grocery Shopping .
- 900 Block off Milpas Street to Alisos Street from Carpentaria St. to Canon Perdido St
- Some Street blocks have mid block lighting and many do not, new intersection lighting is not enough.
- **Pedestrian Lighting** throughout Santa Barbara East and SB West and Lower West. Where there are more dark streets causes more crime. Let's Light up!

Community Neighborhood Alliance, Inc.

Replace: Milpas Street Beacons at Ortega St & Yanonali St with regular are signal & left hand indicators.

Left hand turn signal lights on Milpas St. both ways at intersections, the only Left hand turn indicator is Quinientos Street.

Requesting 4-Way Stop signs and or Flashing Beacons at all Alisos Street corners from Cacique to De la Guerra St. Cars need to stop and be reminded they a entering a residential neighborhood. More and more accidents are happening, children getting hurt. Please install these requests.

Cacique Street Bridge to be Constructed, for Automobiles, bikes and pedestrians, to have a very much needed Emergency Access Route. If the bridge can be connected to Soledad Street it would be much better.

Underground Utilities, the Electrical Poles are getting very high, strong and noisy, high voltage sounds especially on Yanonali St. from Milpas St. to Voluntario St. at Franklin Elementary School, and other areas which call for an inspection with community and City Staff - Council members.

City Trash Cans: on every other block along SBLWESTSan Pascual St. & SBEASTAlisos St.

On behalf of neighborhood residents and Community Neighborhood, Inc. Board Members.

Sincerely,



Rose M. Aldana
President

Community Neighborhood Alliance, Inc.
805.708.7719

Community Neighborhood Alliance, Inc.

October 4, 2014

City of Santa Barbara
City Staff-Infrastructure Meeting
Santa Barbara, CA

*2pm 10/9/14
accident - lifted sidewalk
unable to attend.*

Re: Infrastructure meeting- ~~Guadalupe Church~~

Please find the following requests and suggestions that have been brought to the attention of our new nonprofit 501c3, *Community Neighborhood Alliance, Inc.* We are advocating for our neighbors who are unable to attend City meetings, requesting changes improvements for a safer and improved neighborhood.

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Community Neighborhood Alliance, Inc.

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Sincerely,



Rose M. Aldana
President

Community Neighborhood Alliance, Inc.
805.708.7719

This might work for a small project, like adding pullup bars at a beach location, if coordinated with Parks & Rec, maybe other fitness people in town.

<http://www.citizeninvestor.com> Raising a few thousand shouldn't be too hard, as long as you get off to a fast start. There are people in town who have experience with crowdfunding who would be happy to mentor.

San Clemente added these bars to their beach last October. It cost \$1,072, officials said, plus installation.



<http://www.ocregister.com/articles/city-533365-apparatus-small.html>

COMMUNITY CONVERSATION ON STREETS, PARKS, AND FACILITIES

My wife, Kathy Lee Bush, and I live at 320 East Victoria Street, between Laguna and Garden Streets, in a 4 unit complex called "Victoria Garden Mews." It has LEED Awards, and is a very sustainable project in downtown Santa Barbara. We are hopeful that the City of Santa Barbara will use its Staff and resources to upgrade Victoria and Carmelita Streets like we have, at great personal expense, so that the entire neighborhood is cleaner, upgraded, pleasant to see, and a credit to the community. Please review our requests below and include them in your plans for our Laguna District.

1. Please put ADA approved curb cuts on both corners of Victoria and Carmelita, and at Laguna and Victoria and at Garden and Victoria. Victoria Garden Mews deeded an entire parking place back to the City as part of our project. We hope you believe it is the City's responsibility to do the rest of our block.
2. Please construct proper lighting (pointed down to the sidewalks) all along Victoria between Laguna and Garden, exactly like the City did it on Anapamu between Chapala to the Freeway. The City required our project to install a light on Victoria across from our house. We hope you believe it is the City's responsibility to do the rest of our block. I'll walk it some night with you. It is dangerous; easy to trip and fall; and an area with many non-law abiding people who increase the dangerous to life and limb.
3. To take 4 cars off of street parking our project installed two tier elevators and we have 8 cars in a garage behind the project, which use the un-named alley between Laguna and the Methodist Church. For over 40 years the City's garbage and other maintenance vehicles have destroyed the pavement. Owners who are contiguous to the alley have met with City Staff and attempted for more than 5 years to have the City upgrade the pavement. We will partner in this project and contribute to the cost; we will try to get all contiguous owners to do the same, especially the Methodist Church. It should be paved like the parking lot at the Westside Center on Anapamu and the Freeway. We hope you believe it is the City's responsibility to put this improvement project very high on your "to do" list since it has been neglected for a very long time.
4. City Sweepers clean Victoria Street between Laguna and Garden every Monday and Tuesday. Carmelita Street deadends into Victoria in front of our house. The City Sweepers never touch it. It is perennially filthy; ugly; full of garbage; the tenants nearby have no sense of pride, probably because the City doesn't seem to, either. It won't take a City Sweeper 2 minutes to do each side of this 100 yard long street, and once the street is kept clean the entire neighborhood will have a sense of pride and keep it clean. We hope you believe it is the City responsibility to clean Carmelita Street, since the time and cost are so very small contracted to the benefit to the entire neighborhood.

Thank you for taking the time to consider our ideas.

October 23, 2014


W. Joe Bush and Kathy Lee Bush

ANDREWSEYBOLD

Andrew Seybold, Inc., 315 Meigs Road, A-267, Santa Barbara, CA 93109
805-898-2460 voice, 805-898-2466 fax, www.andrewseybold.com

11/09/2014

Nina Johnson
Assistant to the City Administrator
City of Santa Barbara

City of Santa Barbara: Infrastructure Issues

While I fully realize that your meetings regarding infrastructure being conducted around the City, are designed to discuss the types of infrastructure which are visible to the residents and businesses of the City of Santa Barbara, my concerns as a telecommunications professional who provides services to both industry and communities, has more to do with the current state of the back-end or telecommunications infrastructure and the implications it has and will continue to have on almost every aspect of what the city is trying to accomplish.

The future of telecommunications is broadband services. This will require lots of bandwidth, for industry, for business and for the City and County of Santa Barbara. I have worked in this field over 40 years and taken part in most of the developments which have brought us to this point. A point where bandwidth and capacity is going to require new ways of looking at providing services, and in many cases, it will require, in my estimation, public/private partnerships.

Before I delve into the overall telecommunications requirements let me comment on several aspects of the City's communications infrastructure that is old, out of date and no longer able to provide the needed services for Fire, EMS, and Law services. The radio communications systems in use by the City are over 30 years old, there have been some upgrades and more are being made but there is, not that I can see, any long range planning taking place to upgrade these systems, modernizing them and getting ready to augment them with the new nationwide Public Safety broadband network for data and video services nor to meet the requirements of the mandated Next Generation 9-1-1 services which will include text reception in 9-1-1 centers as well as the ability to receive still and video images from the general public. All of these will require system upgrade and all of them need to be plan for carefully and money set aside now.

There are several issues which could be fixed quickly and yet have not been addressed. One example is that the Police Swat team operates over a voice radio system which can and is listened to by anyone with an inexpensive radio scanner or with a free application on their Apple or Android device. During several incidents every word spoken on the radio by the swat team was tweeted in near real time. This is NOT a huge problem to solve but it has not been approved after over 3 years of requests by the Swat team.

ANDREWSEYBOLD

Next is the issue of the City Dispatch Center, today, there are 6 different Public Safety Answering Points (PSAPS) in the County of Santa Barbara. The national trend is to consolidate down to just a few which provides better staffing and saves cities and counties lots of money each year. The County should, in my view, only have two PSAPS in operation. One in North County and one in South County, with full redundancy and back-up capacities. The savings to the city could be substantial.

Now, onto the bigger picture:

Utility Poles

The utility or power poles are regulated by the FCC, the City and controlled by joint use agreements. In many cases this means that the city has virtually no say in what can be attached to the poles in the way of wires or fiber but does have rights when it comes to cellular microcells. The current poles in Santa Barbara, today, hold at least 4 levels of wires—the top is reserved for the power company, next is the telephone company, followed by the cable provider and then other members of the pole owners association. In Santa Barbara this means that many poles have fiber on them placed there by Crown Castle or the company they recently acquired, NextG.

The telephone company, Verizon in this case, has already been given approval by the FCC and the FCC may make it a requirement, to replace existing wired telephone services with voice over IP or VoIP services in this case the wires could and should be replaced with Fiber. Verizon already has a large fiber presence in the City. Cox Cable, has been replacing their coax on the poles with fiber for some time, leaving the coax to the home in order to be able to provide higher data services, telephone services and more TV channels over their cable network. Crown Castle has pulled fiber specially to power microcell radios to expand commercial wireless network coverage. The first system was deployed by Crown Castle for Metro PCS which is now owned by T-Mobile, but there will be other vendors coming to the city requesting access to the poles. Verizon has already received approval for a fiber based system with pole mounted radios in Montecito.

The City of Santa Barbara has its own fiber, usually buried in the streets and not hung on the power poles, however, future requirements for the City will require fiber to every city facility including all two-way radio communications sites (unless they are served with very high speed microwave systems). The City of Seattle recently experimented with a private/public partnership to lease some of their unused fiber capacity to commercial companies. Unfortunately the company that won the bid was not able to remain in business but Seattle still believes that this is a viable business model.

Moving forward the city should consider broadband public/private partnerships, sharing fiber resources where possible, leasing capacity back and forth and providing an open dialogue regarding fiber and upcoming fiber to the home as has been deployed by Verizon as their FIOS offering in other areas. Google also owns a lot of dark fiber and has undertaken projects in 11 cities to run fiber to the home. Their first city is Kanas City—it is important to note that in all of the cities which Google is entering, the

ANDREWSEYBOLD

cities have changed their requirements to insure that Google (or anyone else) can build out as they receive demand. The old model was to require a cable company to build out an entire city and then try and sell services. This is very costly and most companies, today, are not willing to follow this model. The Google model is to go into an area, pre-sell services and where they have enough demand they then deploy the fiber. This has worked out well in Kansas City and the other cities Google is working with, yet it is a model which is very different from the typical "cover my entire city contract."

Several Years ago I submitted a plan for enhanced cellular systems in the City to Councilman Francisco. The report was done gratis for the City, and detailed how a five year development plan could be put together, permitting times could be shortened and network operators would receive preference if they chose to locate a multi-user site on City property. Further, the plan outlined that the network operator could gain additional consideration by, for example, upsizing a generator at a city site to provide emergency power for the city at no additional charge (as if being done today by AT&T at the Vic Trace City communication site). The city decided not to follow through on my proposal so it is still handling cellular permitting one communications site at a time.

There are other examples of private/public partnerships which have worked in other areas. In Wellington, New Zealand the city government decided to dig trenches within the city limits. They did 1/3 of the city at a time and offered the trenches to any company that wanted to run fiber. All the companies had to do was to lay their own pipe and fiber. Once the allotted time expired the city filled in the trenches and dug up the next section of the city, this was repeated until all of the city was covered. It turned out that 4 companies responded to the offer and today the City of Wellington has 4 vendors all competing for their residential and business customers for fiber based services.

Conclusions

The telecommunications world is moving to an all IP, broadband world and the Federal Communications Commission (FCC) and the U.S. Congress are pushing public safety, utilities, educational facilities, state and local governments and others to move in that direction. The cost of deploying broadband can be high but since it is needed by cities, counties, states, utilities, cellular operators, public safety, business entities and residential customers it should be viewed as a priority and it should be viewed as an expense to deploy which can be shared by many different public and private parties.

Once case in point here. Recently, AT&T needed to add high-speed back-haul to their cell site at the city owned Vic Trace reservoir site. The city would not approve new microwave dishes since the neighbors would probably object. AT&T asked me to get involved and we first tried to interest Cox cable which already had fiber at the site and they refused to lease fiber capacity to AT&T. Verizon agreed to run new fiber to the Vic Trace site and was going to run fiber just to the AT&T site. I asked if they could increase the number of fiber strands and run the fiber into the City owned communications building first and then into the AT&T building. It was agreed by the City, AT&T and Verizon and at no cost to the city the city site now has fiber capability installed and ready for when it is needed. This type of private/public

ANDREWSEYBOLD

partnership is important moving forward and is a win for the city, the commercial vendors, the businesses and the residents of this city.

There are many more opportunities and as a resident I am more than willing to work with the city as a volunteer or under contract to assist in any way that I can.

Andrew Seybold
Andrew Seybold, Inc
315 Meigs Road, A-267
Santa Barbara, CA 93109
805-898-2460
Aseybold@andrewseybold.com

Too long for the card, so I wrote in here:

#1 (3) The infrastructure available to visitors is far superior to that for residents. Look at State St and around the beach/Sterns Wharf area, vs the lower east side. The city is driving out the middle class by allowing older, traditionally working/middle class neighborhood to decay into overcrowded slums filled with low wage workers.

Most people I know who live in S.B. avoid the State St / Sterns Wharf area during the summer as it is crowded with traffic, buses and too many people. This avoidance time has now been extended because of the cruise ships - increased traffic, closed lanes. The local business people I have talked to say it is actually bad for their businesses because local people avoid the area and the tourists buy at least as much from corporate stores on State as from local business.

#2 (9) The city continues to cater to the tourist industry instead of supporting its older neighborhoods. I have lived in SB over 40 years and this has always been the case - 40 years of neglect! The fact is SB will never have enough housing for all the people who want to live here. The city

has been going in the wrong direction for decades by supporting industries that provide jobs with wages too low for most small cities, especially S.B. - The result has been older neighborhoods crowded, overparked, RVs both on the street and in driveways (with people living in them) Garages with people living in them Graffiti, trash, front yards full of junk etc. Meanwhile, the infrastructure under the ground (H₂O, sewer etc) is very old. Some streets, for example Gutierrez between Milpas and State are horribly cracked and dangerous for bicyclists.

The answer is not "low cost" housing with even less (!) off street parking. Especially not in a drought!!

By allowing these low wage industries to take over our city we are driving out working people because they don't want to live in ruined, crowded neighborhood that are neglected.

Money should be directed at saving our older neighborhoods and bringing back the way of life that people used to enjoy here.

Attend to the aging underground infrastructure. Put utilities underground. Ban parking of RVs/boats at all times on all streets. Enforce laws

already on the books

#4 Lowest priority to the "improvement" of State St and The Steeds Wharf area. Let private sector deal with that - they are the primary beneficiaries.

#5, 6, 7, 8 on card

kgstebake@yahoo.com

An Accident Makes Strong Case for Undergrounding Utilities in Santa Barbara

An accident on the evening of Saturday, January 17, 2015, makes a compelling and very strong case for undergrounding utility power poles and live wires. A motorist struck and knocked down a power pole on Alameda Padre Serra at Cleveland Elementary School that completely blocked the heavily trafficked thoroughfare all Saturday evening and into Sunday morning. Aside from knocking power out to over 1,000 residents for several hours, the bigger and more compelling issues are the live power lines and the large utility pole that completely blocked APS, including access to Cleveland Elementary School. What would have happened if live wires and the power pole were in the street in front of Cleveland Elementary on a school day?

What would happen in a large earthquake if several power poles and their live wires were to fall making access routes all over Santa Barbara impassable?

We cant wait for a devastating event to take place that risks the lives of Santa Barbara residents. Its time for action on a large scale toward undergrounding utility poles & lines in Santa Barbara now!

Santa Barbara needs to work with Edison to implement a plan to underground the whole community over time. Santa Barbara imposes a requirement on homeowners doing construction to their homes to pay to underground from their homes to the power pole. Santa Barbara also needs to impose a requirement on Edison to eliminate the poles over time.

Santa Barbara should not ignore this very critical safety issue!

Wendy Gragg
Santa Barbara

RECEIVED

JAN 20 2015

**CITY ADMINISTRATORS OFFICE
SANTA BARBARA**



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: January 27, 2015

TO: Mayor and Councilmembers

FROM: Planning Division, Community Development Department

SUBJECT: Appeal Of Planning Commission And Single Family Design Board Approvals Of 511 Brosian Way

RECOMMENDATION:

That Council deny the appeal of Patricia Foley of the application of Brian Cearnal, architect for John and Grace Park, and uphold the Planning Commission's approval of a Coastal Development Permit and the Single Family Design Board's Project Design Approval for the proposed single-family residence; and direct staff to return to Council with Decision and Findings reflecting the outcome of the appeal.

EXECUTIVE SUMMARY:

On November 6, 2014, the Planning Commission granted approval of a Coastal Development Permit (CDP) to construct a new single-family residence on a vacant lot. On November 14, 2014, Ms. Foley filed an appeal of the Planning Commission's approval, which primarily raised design issues largely within the purview of the Single Family Design Board (SFDB) (Attachment 1). Staff directed the applicant to continue in the review process to the SFDB prior to processing the appeal so that the appeal issues might be resolved or, if a second appeal was filed of the resulting SFDB decision, the Council hearing of the two appeals could be consolidated. On December 15, 2014, a slightly smaller and revised project received Project Design Approval from the SFDB, and on January 5, 2015, Ms. Foley filed an appeal of that decision (Attachment 2).

The Planning Commission and the SFDB gave appropriate consideration to the project, applicable ordinances and guidelines, and concerns of members of the public, and found that the project's size, finished floor elevation, grading, and architectural style are acceptable and compatible with the site and the neighborhood. Staff supports the project and recommends that Council deny the appeal and uphold the Planning Commission and the SFDB approvals.

DISCUSSION:

Project Description

The revised project as approved by the SFDB involves construction of a 4,656 square foot one-story single-family residence, with an attached 533 square foot two-car garage, a 198 square foot one-car carport, and two uncovered parking spaces. The proposal also includes an outdoor pool and spa, landscaping, and approximately 600 cubic yards of cut grading and 3,560 cubic yards of fill grading on a 2.2 acre lot in the Hillside Design District. The proposed total of 5,387 square feet of development is 95% of the guideline maximum Floor-to-lot Area Ratio (FAR).

The proposal was reduced after the appeal of the Planning Commission's approval of the CDP was filed and prior to returning to the SFDB for a design approval. The changes are summarized in the table below.

Planning Commission CDP approval	SFDB approval & current proposal
5,886 total net square feet	5,387 total net square feet
0.06 = 104% of maximum guideline FAR	0.056 = 95% of maximum guideline FAR
Building height = 24.5 feet; two stories	Building Height = 23.5 feet; one story
3 car garage; 750 square feet	2 car garage/1 car carport; 731 square feet
Fill grading = 3,870 cubic yards	Fill grading = 3,560 cubic yards
Cut grading = 510 cubic yards	Cut grading = 600 cubic yards
Import fill material = 3,360 cubic yards	Import fill material = 2,960 cubic yards
	Building footprint shifted north
	Reduced, and eliminated clerestory windows

Planning Commission Review

This application requires Planning Commission review of a CDP because the project is located partially within the Appealable Jurisdiction of the Coastal Zone next to a small, localized drainage channel. The project site is located approximately 2,000 feet inland from the coast, so the typical coastal issues of seacliff retreat, shoreline access, and scenic public views are not relevant. The primary coastal issues considered by staff and the Planning Commission were neighborhood compatibility and the creek environment. The landscape plan includes native riparian plantings along the drainage channel as recommended by the Creeks Division.

The Planning Commission approved the CDP on November 6, 2014 after careful consideration of neighborhood compatibility and grading. Public testimony at the hearing included similar concerns as raised in the appeal. The Planning Commission forwarded comments to the SFDB to consider some design-related items in their subsequent review: reduce the lantern effect of interior lighting; soften the appearance of the project with landscaping, and; include in the record an explanation of why exceeding the maximum guideline FAR is acceptable. The Planning Commission did not require nor suggest a reduction of the size of the house or amount of grading (Attachments 3 and 4 – PC Minutes and Resolution).

SFDB Review

This application requires design review by the SFDB because the building height is greater than 17 feet and proposes grading in excess of 50 cubic yards outside the footprint of the main building.

At the initial conceptual design review meeting on April 7, 2014, the applicant explained the primary goals of the project to provide ocean views from the house and have the floor plan all on one accessible level so that the extended family can age in place. This same basic concept has proceeded through the review process since then. The SFDB reviewed the project three times prior to the Planning Commission approval, and once afterward when they approved the revised project as submitted (Attachment 5 – SFDB Minutes).

Appeal Issues

The appellant listed fourteen points in her appeal of the Planning Commission's approval, filed on November 14, 2014, and included fourteen points for the appeal of the SFDB's approval in her letter filed on January 5, 2015. Several concerns are expressed in both letters. These points can be summarized as follows:

- the quantity of grading and imported fill are excessive
- elevating the building pad on an artificial grade is inappropriate
- the project does not comply with Hillside Design District guidelines
- the size of the house and FAR are too large
- the architectural style is incompatible with the neighborhood
- the large expanse of glass doors and windows will cause light pollution
- the project will change the character of the existing neighborhood

Other concerns mentioned in the letters are the lack of hand-delivered notices to neighbors, posting a notice at the site, and the calculation of the FAR (Attachments 1 and 2). Below are staff's responses to the issues raised in the appeal.

Excessive grading:

The Single Family Residence Design Guidelines include specific provisions for projects within the Hillside Design District. Guidelines regarding grading state generally that grading should be limited in order to avoid erosion, visual, and other impacts. This proposal is not in compliance with some of the specific grading guidelines such as minimizing grading, and balancing cut and fill on site; however, it does comply with guidelines such as mimicking natural contours, minimizing the visual impact of grading, and avoiding visual scarring. The building is situated at the rear of the site, which slopes up from Brosian Way. The 2,960 cubic yards of imported fill material will be placed under the southern part of the building and patio, and around the front of the building footprint to create a gradual slope around the building and patio. The slope will be contoured to give a natural appearance without requiring retaining walls and be fully landscaped with drought-tolerant plantings. The large front yard will be screened with a fence, landscaping, and trees. The approved project would have an apparent building height of approximately 16 to 21 feet, with the height of the garage at 10 feet. Although the quantity of overall grading is large, a comprehensive evaluation of the project as a whole shows that the grading scheme does avoid erosion, visual impacts, and does not significantly modify the topography, or create other impacts. In this case, the Planning Commission and the SFDB found the quantity of grading to be acceptable in proportion to the 2.2 acre lot, and that it is used to accomplish the goals of the project while maintaining a low apparent building height and a natural landscaped appearance. The grading poses no negative impacts as indicated in the grading findings made by the SFDB.

Elevating the building pad:

The neighborhood, and the project site, basically slopes gently downward from north to south toward the ocean. The placement of the house on the lot and the finished floor elevation were established by determining the height that would allow the occupants to have a view of the ocean over the roof of the adjacent house to the south at 507 Brosian Way, while not impinging the ocean view from the adjacent house to the north at 523 Brosian Way. The existing elevation of the proposed building site ranges from approximately 217 to 228 feet above sea level. The proposed finished floor of the single-level house would be at 227 feet. At this elevation, the northwest corner of the house is at, or slightly below, existing grade. To maintain a level and accessible floor plan, the proposal uses fill soil to raise the grade approximately 10 feet at the lower (south) end of the building footprint. The proposed fill grading will extend the existing grade at the upper end of the building footprint laterally toward the east and south to achieve the level floor plan. Relative to the two adjacent westerly lots, this is a few feet lower than 3260 Braemar Drive, and a few feet higher than 3250 Braemar Drive, and well below the houses to the north. Story poles outlining the building and the upper roof forms were erected on October 17, 2014, prior to the October 20, 2014 SFDB hearing. The lower parts of the poles were painted green to indicate the fill grading under the

floor, and ribbons were installed stretching outward to indicate the height and extent of the fill grading outside the building footprint.

The vertical height of the fill grading at the southern end of the building footprint is accounted for within the building height measurement. Just as the Zoning Ordinance imposes lateral site constraints in the form of required setbacks from property lines, it has a vertical constraint of the building height limit of 30 feet above either existing or finished grade, whichever is lower. The proposed project has a maximum building height of approximately 23.5 feet measured from existing grade, which includes the height of the fill grading under the building footprint. Alternative design concepts that would not require as much fill grading were shown to the Planning Commission and the SFDB. One alternative could be a full two-story building within the height limit of 30 feet with an ocean view from the upper floor; however, this would have a much greater apparent height, and would not be responsive to the City's Good Neighbor Guidelines and Tips for considering neighbors' views. Alternatively, the one-story floor level could be lowered, with the upper end of the house, parking area, and driveway cut more deeply into the existing grade. This alternative is not acceptable to the applicant because it would compromise their view of the ocean, and the adjacent neighbors who could potentially have private view impacts support the project as approved.

Noncompliance with Hillside Design District guidelines:

The Hillside Housing Design Guidelines describe techniques for building on hillsides where development tends to be more visible to the public. Because this lot has a moderate slope of 12% and the proposed design easily fits within the 30 foot height limit without stepping the building down with the slope, special techniques for building on hillsides are not needed for this project. It would not be possible to achieve a level floor plan with the proposed height of 23.5 feet above existing grade, including the height of fill grading under the building footprint, if the site were steeply sloped. The proposal is consistent with most of the houses in the area, which were developed with graded building pads, and do not step down the slope.

Size, bulk, and scale, and FAR are too large:

Neighborhood compatibility is an important issue for the proposed infill development on a vacant lot. Applications before the SFDB that involve relatively large proposals typically include submittal of a study of the 20 closest lots with respect to house size, lot size, and FAR. Given that the project site exceeds 15,000 square feet, the FAR is calculated for guideline purposes only and not for the purpose of establishing a maximum allowance. The study for the area around this project shows a wide range of lot sizes from one-quarter acre to over five acres. Houses in the survey area range from 1,577 to 6,236 square feet and FARs range from 0.01 to 0.29. As shown in the table above, the proposal was reduced in size prior to SFDB approval, and resulted in an FAR of 0.056. Among the 20 closest lots, the subject project would be fifth largest in total square footage, and 14th largest in FAR. Although the floor area of the proposed house is large, both SFDB and the Planning Commission have found that it is

scaled appropriately for the large site. The overall bulk and scale is further concealed by the moderately sloped, landscaped site and the building's low height and muted colors.

Architectural style is incompatible:

The contemporary architectural style was supported from the first SFDB concept review and throughout the process. Along with the variety in house sizes and lot sizes, this area is developed with various architectural styles, including a mix of ranch style and Spanish style. Farther north on Brosian Way are examples of contemporary houses. The proposed contemporary design shares some general characteristics commonly found among these styles in the neighborhood with its low massing, low-pitched roofs, wide overhanging eaves, and simplified detailing. These characteristics of the massing somewhat emulate the 1960's ranch style seen elsewhere in the area. Its design and materials are of high quality in keeping with the neighborhood.

Large expanses of glass will result in nighttime light pollution:

The potential for night pollution from the clerestory windows was mentioned by the SFDB and the Planning Commission; however, neither the City's Outdoor Lighting Guidelines nor the Single Family Residence Design Guidelines address interior lighting; they only consider the potential impacts of exterior lighting. Although interior lighting is not unique to this project and not in conflict with ordinances or guidelines, the project was revised prior to the SFDB approval to reduce the clerestory windows in response to the comments received.

The project is not compatible with the character of the Braemar Ranch area:

The existing character of the neighborhood and how it might be affected by this proposal was evaluated carefully by the decision-makers. Both the Planning Commission and SFDB approvals included findings of compatibility, consistent with the Local Coastal Plan, and the Neighborhood Preservation Ordinance. While this house will add one more contemporary reference point for compatibility of future development in the neighborhood, the neighborhood overall still retains a variety of house sizes and styles. The area is zoned A-1, low density residential, and the lot sizes provide generous space between houses, allowing for a more eclectic mix of styles.

The project site is not in a location highly visible to the public. Story poles outlining the building and the upper roof forms were not visible from any surrounding streets; they could only be seen after entering Brosian Way.

The applicant failed to hand-deliver notices to neighbors and post a sign at the site as required:

In addition to the required mailed notice sent to owners of property within 300 feet of the project site (and to residents within 100 feet of the site for CDPs), the City may also require that applicants post a notice on the project site and, for SFDB projects, hand-deliver notices to the ten closest neighbors. This additional requirement for single-

family residential projects is intended to put project applicants in contact with their neighbors and provide the opportunity to discuss projects prior to public hearings. The Municipal Code expressly states that failure to provide the additional forms of notice “shall not constitute grounds for any court to invalidate the actions of the City for which the notice was given.” The failure to properly provide these additional forms of notice was unintentional, and staff should have directed the applicant to do this. The owner did meet early on with the neighbors to explain the project and discuss any concerns or requests.

The FAR calculation should not include the area of the creek and its setback.

Floor-to-lot-Area Ratios are calculated based on net lot size, which excludes only area within a public right-of-way. Although many lots may be further constrained by natural or man-made features, these areas are not removed from the FAR calculation, and are instead considered in terms of a project’s consistency with applicable policies and guidelines. In this case, although the lot area occupied by the small drainage channel at the northern edge of the property is likely unbuildable, it factors into the overall FAR calculation, and provides open space and buffering on the project site, consistent with the Local Coastal Plan.

The appellant concluded the appeal letters by requesting that the project be reduced in size and height, lower the height of the building pad, respect the slope of the site, and be more sympathetic to the character of the neighborhood.

Conclusion

Both the Planning Commission and the SFDB gave appropriate consideration to the project, including concerns of neighborhood compatibility and grading. This project was reviewed with consideration of the particular site characteristics and how it fits into its neighborhood setting. The proposed finished floor height and fill grading were determined to be acceptable to attain the desired finished floor elevation and level floor plan because it results in a low apparent building height, is sensitive to the immediate neighbors, the architecture and materials are of high quality, and the large lot size is able to accommodate the proposal.

Staff recommends that Council deny the appeal and uphold the Planning Commission’s approval of the CDP with their conditions of approval, and the SFDB’s Project Design Approval. In that case, the revised project as approved by the SFDB on December 15, 2014 can be found in substantial conformance with the Planning Commission’s approval and would proceed to obtain a final design review approval and a building permit.

ATTACHMENTS:

1. Planning Commission Appeal Letter dated November 14, 2014
2. SFDB Appeal Letter dated January 5, 2015
3. Planning Commission Minutes of November 6, 2014
4. Planning Commission Resolution No. 027-14
5. Single Family Design Board Minutes of April 7, June 16, October 20, and December 15, 2014
6. Reduced copies of plans including building elevations

NOTE: Public comment letters received for this project are available for public viewing at the City Clerk's office and Planning Division. The SFDB-approved plans and photographs of story poles have been placed in the Mayor and Council's Office and are available for public review in the City Clerk's Office.

PREPARED BY: Tony Boughman, Assistant Planner

SUBMITTED BY: George Buell, Community Development Director

APPROVED BY: City Administrator's Office

City of Santa Barbara
City Clerk's Office
City Council

RECEIVED

2014 NOV 14 PM 4:30

November 14, 2014

CITY OF SANTA BARBARA
CITY CLERK'S OFFICE

Appeal of Decision by the Planning Commission

Date of Meeting: November 6, 2014

We are appealing the Planning Commission's approval of the Coastal Development Permit (CDP) for 511 Brosian Way, Santa Barbara, CA

Application of Brian Cearnel, Architect for John Park, 511 Brosian Way, APN 047-030-011, A-1 Zone, Local Coastal Plan Designation: Low Density Residential (MST2014-00149)(CDP2014-00011)

We appeal all Planning Commission approvals on the following grounds:

1. This project at 511 Brosian Way, located in a Hillside Design District, calls for excessive grading of 3870 cubic yards of fill in an area where the Single Family Residence Design Guidelines states more than 500 cubic yards of fill is to be avoided. 3870 cubic yards of fill will require 380 truckloads of dirt within the Coastal area adjacent to a dry creek.
2. The applicant failed to meet the requirement of the Single Family Design Board and hand deliver notices of

the project to the neighbors. This is a requirement should not be waived.

3. The north and east boundary of the property at 511 Brosian Way has a dry creek that comes to life in the rainy season. The creek and its setback are not buildable and therefore should not be counted in the lot size to calculate the FAR. The creek and setback were not removed from the buildable area when the FAR was calculated. The plans show a section 50 by 250 feet as being non-buildable. This is 12,500 square feet.
4. Neighborhood Compatibility- The project is not compatible with the Braemar Ranch neighborhood in terms of its size, mass, bulk, and scale. The average house in the entire Braemar Ranch area is actually smaller than the applicant's 20 house average. The applicant selected 20 of the largest houses and found the average size is 4000 square feet. This house is 5886 square feet, almost 2000 square feet over the average and 104% over FAR (floor to area ratio). We ask that the size of the house be reduced. Mrs. Pujo of the Planning Commission stated she was concerned by this 104% of FAR as the constant "creep" of houses that keep getting larger. 85% of FAR is the suggested size. City commissions allow these houses to get larger and larger when they know the public is against this practice. 85% of FAR is the guideline. Let's stay closer to that figure.

5. Raising the building pad ten or more feet above the existing grade with excessive fill of 3870 cubic yards and placing a two-story structure on top of it is not compatible with our neighborhood. Our homes on slopes are nestled in the hills so as not to be seen by their neighbors. This massive man made hill and house will loom over the neighbors and impact the surrounding neighbors' ambiance and neighborhood view of their surroundings.
6. The project lacks merit as it shows no respect for the Hillside Design District in which it is located.
7. This is an aggressive project in its amount of fill and for its huge house size. This is a flatland house being placed on an artificially created building pad of 3870 cubic yards of fill. This project is not compatible with a sloped lot in the Hillside Design District of Braemar Ranch in the Campanil neighborhood. Further, the house is actually placed in the back of the lot where the slope is close to 20%.
8. Neighborhood Compatibility- The design of the house is too modern and looks utilitarian, like a giant commercial factory from the street on the east and from the neighbors on the west. This prominent severe modern massing is not compatible with Braemar Ranch, a rural bucolic neighborhood zoned for agriculture where residents have raised horses, goats, chickens, ducks, geese, and even pot bellied pigs. Residents have truck farms and orchards and have sold their produce at our local Farmer's Market. This

house is completely out of character with our rural neighborhood. Looking at the elevations one can see what an enormous commercial looking structure this house is.

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-
-
9. Neighborhood Compatibility- Wanting a better ocean view is not reason enough to raise the building pad 10 feet above the original lot elevation. It allows this extremely long house to loom over the street and the neighbors below.

 10. Nighttime Pollution- The large walls of glass will be another in a series of lights lighting up the night sky. This in an area that has two street lights. This glass house will look like a beacon on a hill and obscure the stars. It will be very prominent from all the surrounding houses.

 11. The Planning Commission told us our area is in transition. We ask WHY? It is because our City boards and commissions allow out of area applicants to design houses that are not compatible with our neighborhoods like the Braemar Ranch Hillside neighborhood where houses are nestled into the hillside so as not to be seen by the house above. It seems if our area is in transition it is in part because of the Planning Commission and the SFDB. We reject the notion that these commissions and boards will determine our neighborhood character. In three years time will they be allowing applicants to create building

pads with 6000 cubic yards of fill and allow 10,000 square foot houses?

12. The newly contoured lot with the applicant's fill will create a 20% slope or more on the property. Therefore, by their own actions they now must follow the Hillside Housing Design Guidelines and step the house into the hill by terracing it, varying the roof line, and honor the sloping landscape and the building guidelines set up by the City of Santa Barbara after many years of planning and public input.
13. This house sets a precedent in the City of Santa Barbara and certainly in our area by raising the building pad 10 feet into the air to get a better ocean view. If you allow this house to be built as designed you will open the flood gates for every designer to flaunt our City Guidelines, including Neighborhood Compatibility, and build enormous houses with excessive grading in many of our neighborhoods. Send this house back to the drawing board, reduce the height and size of the building pad, design a house that fits in our rural area, require the applicant to follow our rules and respect our slopes by terracing the house into the hill and break up its unending line on its own created ridgeline.
14. Two people spoke in favor of this house at the Planning Commission meeting November 6, 2014. Their brief testimony should be discounted. One is an active builder named, David Young. He built the three largest houses in our neighborhood. The ABR at the time

down played the sizes of the houses by saying they are up a private driveway and will not really be seen or impact the area. Now they are used in calculating the average house size. The other speaking was the neighbor above this project. The driveway to his house is on an easement on this applicant's property.

We ask that the applicant reduce the scope of the project, reduce the size of the house, design a house that is sympathetic to the character of the neighborhood, lower the height of the building pad, and respect the City's Hillside Design designation of this neighborhood by respecting the existing slope as illustrated in the Single Family Residence Design Guidelines.

Signed, Patricia Foley
Patricia Foley, ^{APPELLANT} applicant and *PF*

Former President of the Braemar Ranch Homeowners Association

515 Braemar Ranch Lane
Santa Barbara, CA
93109
805-452-1108

RECEIVED

City of Santa Barbara
City Clerk's Office
City Council

2015 JAN -5 PM 3: 01

January 3, 2015
CITY OF SANTA BARBARA
CITY CLERK'S OFFICE

Appeal of Decision by the Single Family Design Board

Date of Meeting: December 15, 2014

We are appealing the Single Family Design Board's approval of the project located at 511 Brosian Way, Santa Barbara, CA

Application of Brian Cearnal, Architect for John Park, 511 Brosian Way, APN 047-030-011, A-1 Zone, Local Coastal Plan Designation: Low Density Residential (MST2014-00149)(CDP2014-00011)

We appeal the Single Family Design Board approvals on the following grounds:

1. This project at 511 Brosian Way, located in a Hillside Design District, calls for excessive grading of approximately 3000 cubic yards of fill in an area where the Single Family Residence Design Guidelines states more than 500 cubic yards of fill is to be avoided and the cut should equal the fill. 3000 cubic yards of fill will require 300 truckloads of dirt within the Coastal area adjacent to a dry creek.
2. Both the applicant and the architect failed to meet the requirement of the Single Family Design Board and hand deliver notices of the project to the adjacent neighbors. This is a requirement and should not be waived. Many neighbors were not aware of this project

as of October 2014. By not approaching the neighbors, the applicant and architect did not meet the neighbors and get to know the neighborhood as they should have. Had they done so we may not be here today. Even Mr. Sweeney of the SFDB remarked that the neighbors had not been contacted and had not seen the plans.

3. To this day there has never been a yellow development sign placed on this lot. Again many neighbors were not aware of this project.
4. The architect, Brian Cearnal, says the property is not located in a Hillside Design District and he does not have to follow the city's Hillside Design Guidelines. The City map shows clearly that it is located in a Hillside Design District.
5. The Single Family Design Board staff omitted two letters from the SFBD packet for the December 15, 2014 meeting. These letters opposed this project. One of the letters was from the Allied Neighborhood Association, an umbrella group for all neighborhood associations in the City of Santa Barbara. This letter shows other community organizations have deep concerns about this practice of placing houses on tall man made hills. The Board members never saw it.
6. Based on the discussion of the Single Family Design Board in their review process some board members did not seem to think it important to follow their own Hillside Design District Guidelines and were basing their decision on the particular needs of this applicant.
7. The project lacks merit as it shows no respect for the Hillside Design District in which it is located. This is a

flatland house being placed on an artificially created building pad of 3000 cubic yards of fill ten feet or more above the street. This project is not compatible with a sloped lot in the Hillside Design District of Braemar Ranch in the Campanil neighborhood. Further, the house is actually placed in the back of the lot where the slope is closer to 20%.

8. Raising the building pad ten or more feet above the existing grade with excessive fill of 3000 cubic yards and placing a structure on top of it is not compatible with our neighborhood or any neighborhood in the City. Our homes on slopes are nestled into the hills so as not to be seen by their neighbors. This massive man made hill and house will loom over the neighbors and impact the surrounding neighbors' ambiance and view of their surroundings. It is not the kind of building we want to see in our city.
9. The newly contoured lot with the applicant's fill **will create a 20% slope or more on the property.** Therefore, by their own actions they must follow the Hillside Housing Design Guidelines and step the house into the hill by terracing it, varying the roof line, and honor the sloping landscape and the building guidelines set up by the City of Santa Barbara after many years of planning and public input.
10. This project as designed has less to do with the house not being next door and more to do with setting a precedent in our entire city. Building a house on a ten foot high artificial dirt mound will start a trend in the City of Santa Barbara and is of concern to many areas of the City. Therefore the SFDB should

be listening to ALL our citizens and not discounting letters because they are not from adjacent neighbors. They also should not be approving this project because a couple neighbors are in favor. This is a City wide issue. This is a Malibu/LA style of building and we in the entire city must be vigilant that this type of project does not take root here.

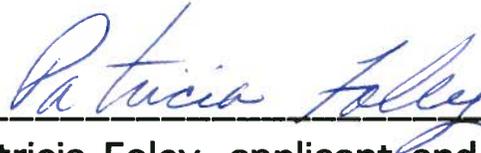
11. If you allow this house to be built as designed you will open the flood gates for every designer to flaunt our City Guidelines, including Neighborhood Compatibility, and build large houses with excessive grading in many of our neighborhoods. This is a City issue and not just a Campanil issue. Send this house back to the drawing board to reduce the height and size of the building pad and require the applicant to follow our rules and respect our slopes by terracing the house into the hill and break up its unending line on its own created ridgeline.
12. Neighborhood Compatibility- Wanting a better ocean view is not reason enough to raise the building pad 10 feet above the original lot elevation. It allows this extremely long house to loom over the street and the neighbors below.
13. Neighborhood Compatibility- The design of the house is too modern and looks utilitarian, like a giant commercial factory from the street on the east and from the neighbors on the west. This prominent severe modern massing is not compatible with Braemar Ranch, a rural bucolic neighborhood zoned for agriculture. This house is completely out of character with our neighborhood. Looking at the elevations one

can see what an large commercial looking structure this house is.

14. Nighttime Light Pollution- The large walls of glass with smaller windows above will be another in a series of lights lighting up the night sky. This in an area that has two street lights. This glass house will look like a beacon on a hill and obscure the stars. It will be very prominent above all the surrounding houses below.

We ask the applicant to be a good neighbor and reduce the scope of the project, LOWER the height of the building pad, design a house that is sympathetic to the rural character of the neighborhood, and respect the City's Hillside Design designation of this neighborhood by respecting the existing slope as illustrated in the Single Family Residence Design Guidelines.

Signed, _____



Patricia Foley, applicant and

Former President of the Braemar Ranch Homeowners Association



City of Santa Barbara

Planning Division

PLANNING COMMISSION MINUTES

November 6, 2014

CALL TO ORDER:

Chair Schwartz called the meeting to order at 1:06 P.M.

I. ROLL CALL

Chair Deborah L. Schwartz, Vice Chair Addison Thompson, Commissioners John P. Campanella, Mike Jordan, Sheila Lodge, and June Pujo.

Absent: Commissioner Bruce Bartlett

STAFF PRESENT:

Renee Brooke, Senior Planner
 N. Scott Vincent, Assistant City Attorney
 Allison De Busk, Project Planner
 Tony Boughman, Assistant Planner
 Julie Rodriguez, Planning Commission Secretary

II. PRELIMINARY MATTERS:

A. Action on the review of the following Draft Minutes and Resolutions:

1. Draft Minutes of October 16, 2014

MOTION: Thompson/Lodge

Approve the minutes.

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Bartlett)

2. Resolution No. 025-14
 120 E. Pedregosa Street

MOTION: Thompson/Jordon

Approve the resolution.

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Bartlett)

3. Draft Minutes of October 23, 2014

III. NEW ITEM:

ACTUAL TIME: 1:12 P.M.

APPLICATION OF BRIAN CEARNAL, ARCHITECT FOR JOHN PARK, 511 BROSIAN WAY, APN 047-030-011, A-1 ZONE, LOCAL COASTAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2014-00149)(CDP2014-00011)

The project consists of the construction of a 5,886 square foot, two-story, single-family residence including an attached three-car garage on a vacant 2.2 acre lot in the Hillside Design District. The project includes a pool and spa, landscaping, 3,870 cubic yards of fill grading, and 510 yards of cut grading.

The discretionary application required for this project is a Coastal Development Permit to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC § 28.44.060).

The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183 (Projects Consistent with the General Plan).

Case Planner: Tony Boughman, Assistant Planner

Email: TBoughman@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4539

Tony Boughman, Assistant Planner, gave the Staff presentation.

Brian Cearnal, Cearnal Andralaitis Architects, gave the Applicant presentation, joined by John Park, Owner.

Chair Schwartz opened the public hearing at 1:36 P.M.

The following people spoke in support of the project:

1. David Young, adjacent neighbor
2. Taka Nomura, adjacent neighbor

The following people spoke in opposition to the project or with concerns:

1. Margaret Niehaus, neighbor, expressed concern over the fill grading and high placement of the house and wants to be sure that it fits in with the contour of the neighborhood.
2. Patricia Foley, neighbor, submitted written comments, and expressed concerns with elevating the grade of the site, gentrification of the neighborhood, this lot no longer contributing to the rural atmosphere, and the size of the proposed house and quantity of grading not being compatible with the neighborhood.

With no one else wishing to speak, the public hearing was closed at 1:46 P.M.

Fred Sweeney, Single Family Design Board (SFDB) Chair, stated that the SFDB supported the project with a 3/2 vote. Asked that the Planning Commission look at the context and fabric in which the home sits in terms of three-dimensional forms. It is a neighborhood in transition and the Applicant has taken a reasonable design approach. The proposed house is at the level of the house to the immediate west. The landscaping treatment in the foreground of the project was supported by SFDB.

MOTION: Jordan/Thompson

Assigned Resolution No. 027-14

Approved the project, making the findings for the Environmental Review and Coastal Development Permit as outlined in the Staff Report, dated October 30, 2014, subject to the Conditions of Approval in Exhibit A of the Staff Report with the following revisions to the Conditions of Approval:

1. Restrict grading, excavation, and transport of fill material to weekdays, Monday-Friday. No Weekends or Holidays.
2. Include standard exterior lighting condition.
3. Change B.4. to begin with, "The Owner shall maintain the required native riparian landscaping..." and pluralize "oak tree" in the second sentence.

The Commission made advisory comments to forward to the SFDB:

1. Minimize the lantern effect of interior lighting.
2. Encourage use of landscaping to soften the perimeter of the site.
3. Review the Southern elevation to better fit in with the topography and soften the appearance of the structure atop the retaining wall.
4. Ensure landscaping meets water-wise requirements for drought tolerance.
5. Include in the record an explanation of why exceeding the maximum guideline FAR is acceptable.

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Bartlett)

Chair Schwartz announced the ten calendar day appeal period.

Chair Schwartz called for a recess at 3:16 P.M. and reconvened the meeting at 3:31 P.M.



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 027-14 511 BROSIAN WAY COASTAL DEVELOPMENT PERMIT NOVEMBER 6, 2014

APPLICATION OF BRIAN CEARNAL, ARCHITECT FOR JOHN PARK, 511 BROSIAN WAY, APN 047-030-011, A-1 ZONE, LOCAL COASTAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2014-00149)(CDP2014-00011)

The project consists of the construction of a 5,886 square foot, two-story, single-family residence including an attached three-car garage on a vacant 2.2 acre lot in the Hillside Design District. The project includes a pool and spa, landscaping, 3,870 cubic yards of fill grading, and 510 yards of cut grading.

The discretionary application required for this project is a Coastal Development Permit to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC § 28.44.060).

The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183 (Projects Consistent with the General Plan).

WHEREAS, the Planning Commission has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, two people appeared to speak in favor of the application, and two people appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, October 30, 2014.
2. Site Plans
3. Correspondence received in support of the project:
 - a. Robert Forouzandeh, via email
 - b. Jennifer Conrow, via email
 - c. Thomas E. & Cynthia L. Evans, via email
 - d. Rosa Choi & Richard Chung, via email
4. Correspondence received in opposition to the project or with concerns:
 - a. Bob & Margaret Niehaus, via email
 - b. Jeff & Janna Young, via email
 - c. Walter Knapp, via email
 - d. Lori Rafferty, via email
 - e. Patricia Foley, via email
 - f. Shelley Bookspan, via email
 - g. Bob Bowski, via email

- h. Andrew Gottlieb, via email
- i. Dr. & Mrs. Ron Green, via email
- j. Patricia Marquart, via email

NOW, THEREFORE BE IT RESOLVED that the City Planning Commission:

I. Approved the subject application making the following findings and determinations:

A. **ENVIRONMENTAL REVIEW**

The project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City staff analysis and the CEQA Certificate of Determination on file for this project.

B. **COASTAL DEVELOPMENT PERMIT (SBMC §28.44.150)**

- 1. The project is consistent with the policies of the California Coastal Act because it does not result in any adverse effects related to coastal resources, including hazards, views and public access, as described in Section VI.B of the Staff Report.
- 2. The project is consistent with all applicable policies of the City's Local Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the Code because the project will not increase hazards related to sea cliff retreat or fire services, will not affect lateral access across the beach, will not impact public views, and is compatible with the neighborhood as described in Sections VI.B. and VIII of the Staff Report.

II. Said approval is subject to the following conditions:

A. **Order of Development.** In order to accomplish the proposed development, the following steps shall occur in the order identified:

- 1. Obtain all required design review approvals.
- 2. Pay Land Development Team Recovery Fee (30% of all planning fees, as calculated by staff) at time of building permit application.
- 3. Record any required documents (see Recorded Conditions Agreement section).
- 4. Permits.
 - a. Submit an application for and obtain a Building Permit (BLD) for construction of approved development and complete said development.
 - b. Submit an application for and obtain a Public Works Permit (PBW) for all required public improvements and complete said improvements.

Details on implementation of these steps are provided throughout the conditions of approval.

B. **Recorded Conditions Agreement.** The Owner shall execute a *written instrument*, which shall be prepared by Planning staff, reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, recorded in the Office of the County Recorder, and shall include the following:

- 1. **Approved Development.** The development of the Real Property approved by the Planning Commission on November 6, 2014 is limited to the construction of a new

single-family residence totaling approximately 5,886 square feet of building area including the 750 square foot attached garage and the associated improvements shown on the plans signed by the chairperson of the Planning Commission on said date and on file at the City of Santa Barbara.

2. **Uninterrupted Water Flow.** The Owner shall allow for the continuation of any historic flow of water onto the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.
 3. **Recreational Vehicle Storage Limitation.** No recreational vehicles, boats, or trailers shall be stored on the Real Property unless enclosed or concealed from view as approved by the Single Family Design Board (SFDB).
 4. **Landscape Plan Compliance.** The Owner shall maintain the required native riparian landscaping in the area between the existing asphalt road and the northern property line, along the drainage channel (the area is approximately 15'x 250'), as approved by the Creeks Division and the SFDB. The Owner shall also preserve, protect and maintain the existing oak trees to remain, as shown on the approved Landscape Plan. These specific landscaping elements on the Real Property shall be provided and maintained in accordance with said landscape plan, including any tree protection measures. If said landscaping elements are removed for any reason without approval by the SFDB, the owner is responsible for their immediate replacement.
 5. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system and storm water pollution control devices in a functioning state and in accordance with the Storm Water BMP Guidance Manual and Operations and Maintenance Procedure Plan approved by the Creeks Division. Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat water, or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the Owner shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building Permit and Coastal Development Permit are required to authorize such work. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health, or damage to the Real Property or any adjoining property.
- C. **Design Review.** The project, including public improvements, is subject to the review and approval of the Single Family Design Board (SFDB). The SFDB shall not grant project design approval until the following Planning Commission land use conditions have been satisfied.
1. **Native Riparian Landscape Plan.** Native riparian planting shall be installed and maintained in the area between the existing asphalt road and the property line along the drainage channel (the area is approximately 15'x 250') as approved by the Creeks Division and SFDB.
 2. **Tree Protection Measures.** The landscape plan (and grading plan) shall include the following tree protection measures:

- a. **Landscaping Under Trees.** Landscaping under the tree(s) shall be compatible with the preservation of the tree(s), as determined by the SFDB.
 - b. **Oak Trees.** The following additional provisions shall apply to existing oak trees proposed to remain on site:
 - (1) No irrigation system shall be installed within three feet of the dripline of any oak tree.
 - (2) The use of herbicides or fertilizer shall be prohibited within the drip line of any oak tree.
 - (3) No storage of heavy equipment or materials, or parking shall take place within five (5) feet of the dripline of any oak tree.
 3. **Exterior Lighting.** All exterior lighting shall conform to the City's Outdoor Lighting & Streetlight Design Guidelines. Exterior lighting shall be designed to control glare, minimize light trespass onto adjacent properties, and minimize direct upward light transmission.
 4. **Screened Backflow Device.** The backflow devices for fire hydrant private line, fire sprinklers, pools, spas and/or irrigation systems shall be provided in a location screened from public view or included in the exterior wall of the building, as approved by the SFDB.
 5. **Location of Dry Utilities.** Dry utilities (e.g. above-ground cabinets) shall be placed on private property unless deemed infeasible for engineering reasons. If dry utilities must be placed in the public right-of-way, they shall be painted "Malaga Green," and if feasible, they shall be screened as approved by SFDB.
 6. **Green Building Techniques Required.** Owner shall design the project to meet Santa Barbara Built Green Three-Star level requirement or equivalent.
- D. **Requirements Prior to Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following, for review and approval by the Department listed below prior to the issuance of any permit for the project. Some of these conditions may be waived for demolition or rough grading permits, at the discretion of the department listed. Please note that these conditions are in addition to the standard submittal requirements for each department.
1. **Public Works Department.**
 - a. **Public Improvements.** The Owner shall submit public improvement plans for construction of a new residential fire hydrant located within 500 feet of all exterior walls of the residence. Any work in the public right-of-way requires a Public Works Permit.
 - b. **Water Rights Assignment Agreement.** The Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property in an *Agreement Assigning Water Extraction Rights*. Engineering Division Staff prepares said agreement for the Owner's signature.

2. **Community Development Department.**

- a. **Recordation of Agreements.** The Owner shall provide evidence of recordation of the written instrument that includes all of the Recorded Conditions identified in condition A “Recorded Conditions Agreement” to the Community Development Department prior to issuance of any building permits.
- b. **Drainage and Water Quality.** The project is required to comply with Tier 3 of the Storm Water BMP Guidance Manual, pursuant to Santa Barbara Municipal Code Chapter 22.87 (treatment, rate and volume). The Owner shall submit a hydrology report prepared by a registered civil engineer or licensed architect demonstrating that the new development will comply with the City’s Storm Water BMP Guidance Manual. Project plans for grading, drainage, stormwater facilities and treatment methods, and project development, shall be subject to review and approval by the City Building Division and Public Works Department. Sufficient engineered design and adequate measures shall be employed to ensure that no unpermitted construction-related or long-term effects from increased runoff, erosion and sedimentation, urban water pollutants (including, but not limited to trash, hydrocarbons, fertilizers, bacteria, etc.), or groundwater pollutants would
- c. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the appropriate design review board and as outlined in Section C “Design Review,” and all elements/specifications shall be implemented on-site.
- d. **Conditions on Plans/Signatures.** The final Resolution shall be provided on a full size drawing sheet as part of the drawing sets. A statement shall also be placed on the sheet as follows: The undersigned have read and understand the required conditions, and agree to abide by any and all conditions which are their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

Property Owner	Date
Contractor	Date
	License No.
Architect	Date
	License No.
Engineer	Date
	License No.

- E. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field by the Owner and/or Contractor for the duration of the project construction, including demolition and grading.
 - 1. **Construction Contact Sign.** Immediately after Building permit issuance, signage shall be posted at the point of entry to the site that list the contractor(s) name and telephone

number(s) to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval. The font size shall be a minimum of 0.5 inches in height. Said sign shall not exceed six feet in height from the ground if it is free-standing or placed on a fence. It shall not exceed six square feet in a single family zone.

2. **Construction-Related Truck Trips.** Construction-related truck trips for trucks with a gross vehicle weight rating of three tons or more shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.) in order to help reduce truck traffic on adjacent streets and roadways.
3. **Construction Days.** Construction activities involving excavating, grading, importing and exporting of soil materials shall only be permitted Monday through Friday, and shall be prohibited on Saturdays, Sundays, and the following holidays:

New Year's Day	January 1st*
Martin Luther King, Jr. Day	3rd Monday in January
Presidents' Day	3rd Monday in February
Memorial Day	Last Monday in May
Independence Day	July 4th*
Labor Day	1st Monday in September
Thanksgiving Day	4th Thursday in November
Following Thanksgiving Day	Friday following Thanksgiving Day
Christmas Day	December 25th*

*When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday, respectively, shall be observed as a legal holiday.

When, based on required construction type or other appropriate reasons, it is necessary to do work outside the allowed construction hours, contractor shall contact the City to request a waiver from the above construction hours, using the procedure outlined in Santa Barbara Municipal Code §9.16.015 Construction Work at Night. Contractor shall notify all residents within 300 feet of the parcel of intent to carry out said construction a minimum of 48 hours prior to said construction. Said notification shall include what the work includes, the reason for the work, the duration of the proposed work and a contact number.

4. **Air Quality and Dust Control.** The following measures shall be shown on grading and building plans and shall be adhered to throughout grading, hauling, and construction activities:
 - a. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.
 - b. Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.

- c. If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
 - d. Gravel pads or other means to prevent tracking of mud from the project site shall be installed at all access points.
 - e. After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.
 - f. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance for map recordation and land use clearance for finish grading of the structure.
 - g. All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
 - h. Fleet owners of mobile construction equipment are subject to the California Air Resource Board (CARB) Regulation for In-use Off-road Diesel Vehicles (Title 13 California Code of Regulations, Chapter 9, § 2449), the purpose of which is to reduce diesel particulate matter (PM) and criteria pollutant emissions from in-use (existing) off-road diesel-fueled vehicles. For more information, please refer to the CARB website at www.arb.ca.gov/msprog/ordiesel/ordiesel.htm.
 - i. All commercial diesel vehicles are subject to Title 13, § 2485 of the California Code of Regulations, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.
5. **Unanticipated Archaeological Resources Contractor Notification.** Standard discovery measures shall be implemented per the City master Environmental Assessment throughout grading and construction: Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the Owner shall retain an archaeologist from the most current City Qualified Archaeologists List. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

A final report on the results of the archaeological monitoring shall be submitted by the City-approved archaeologist to the Environmental Analyst within 180 days of completion of the monitoring and prior to any certificate of occupancy for the project.

F. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:

1. **Repair Damaged Public Improvements.** Repair any public improvements (curbs, gutters, sidewalks, roadways, etc.) or property damaged by construction subject to the review and approval of the Public Works Department per SBMC §22.60. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.
2. **Complete Public Improvements.** Public improvements as shown in the public improvement plans (Section II.D.1) shall be completed.
3. **New Construction Photographs.** Photographs of the new construction, taken from the same locations as those taken of the story poles prior to project approval, shall be taken, attached to 8 ½ x 11” board and submitted to the Planning Division.

G. **General Conditions.**

1. **Compliance with Requirements.** All requirements of the city of Santa Barbara and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met. This includes, but is not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.), the 1979 Air Quality Attainment Plan, and the California Code of Regulations.
2. **Approval Limitations.**
 - a. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.
 - b. All buildings, roadways, parking areas and other features shall be located substantially as shown on the plans approved by the Planning Commission.
 - c. Any deviations from the project description, approved plans or conditions must be reviewed and approved by the City, in accordance with the Planning Commission

Guidelines. Deviations may require changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

3. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors (“City’s Agents”) from any third party legal challenge to the City Council’s denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively “Claims”). Applicant/Owner further agrees to indemnify and hold harmless the City and the City’s Agents from any award of attorney fees or court costs made in connection with any Claim.

Applicant/Owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of being notified of a lawsuit regarding the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Owner fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City’s sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City’s Agents from independently defending any Claim. If the City or the City’s Agents decide to independently defend a Claim, the City and the City’s Agents shall bear their own attorney fees, expenses, and costs of that independent defense.

III. NOTICE OF COASTAL DEVELOPMENT PERMIT TIME LIMITS:

The Planning Commission action approving the Coastal Development Permit shall expire two (2) years from the date of final action upon the application, per Santa Barbara Municipal Code §28.44.230, unless:

1. Otherwise explicitly modified by conditions of approval for the coastal development permit.
2. A Building permit for the work authorized by the coastal development permit is issued prior to the expiration date of the approval.
3. The Community Development Director grants an extension of the coastal development permit approval. The Community Development Director may grant up to three (3) one-year extensions of the coastal development permit approval. Each extension may be granted upon the Director finding that: (i) the development continues to conform to the Local Coastal Program, (ii) the applicant has demonstrated due diligence in completing the development, and (iii) there are no changed circumstances that affect the consistency of the development with the General Plan or any other applicable ordinances, resolutions, or other laws.

IV. NOTICE OF TIME LIMITS FOR PROJECTS WITH MULTIPLE APPROVALS (S.B.M.C. § 28.87.370):

If multiple discretionary applications are approved for the same project, the expiration date of all discretionary approvals shall correspond with the longest expiration date specified by any of the land use discretionary applications, unless such extension would conflict with state or federal law. The expiration date of all approvals shall be measured from date of the final action of the City on the longest discretionary land use approval related to the application, unless otherwise specified by state or federal law.

This motion was passed and adopted on the 6th day of November, 2014 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 6 NOES: 0 ABSTAIN: 0 ABSENT: 1 (Bartlett)

I hereby certify that this Resolution correctly reflects the action taken by the city of Santa Barbara Planning Commission at its meeting of the above date.

Julie Rodriguez, Planning Commission Secretary

Date

PLEASE BE ADVISED:

THIS ACTION OF THE PLANNING COMMISSION CAN BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) CALENDAR DAYS AFTER THE DATE THE ACTION WAS TAKEN BY THE PLANNING COMMISSION.

CONCEPT REVIEW - NEW ITEM**10. 511 BROSIAN WAY****A-1/SD-3 Zone****(7:30)**

Assessor's Parcel Number: 047-030-011
Application Number: MST2014-00149
Owner: John Park
Architect: Cearnal Andrulaitis

(Proposal for a 4,600 square foot, two-story, single-family home with an attached three-car garage on a vacant 2.2 acre lot in the Hillside Design District. A squash court and pool are also proposed.)

(Comments only.)

Actual time: 8:11 p.m.

Present: Brian Cearnal, Architect; and John Park, Architect.

Public comment opened at 8:17 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Full Board with comments:

- 1) The Board supports the style and quality of materials, and compatibility of the architecture.
- 2) Study the effects of interior lighting of the tower element on neighboring properties.
- 3) Provide a landscape plan.
- 4) Ensure good neighbor guidelines are applied.

Action: Miller/Pierce, 6/0/0. Motion carried. (James absent).

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 511 BROSIAN WAY****A-1/SD-3 Zone**

(6:55) Assessor's Parcel Number: 047-030-011
Application Number: MST2014-00149
Owner: John Park
Architect: Cearnal Andrulaitis

(Proposal for a 6,689 square foot, two-story, single-family home with an attached three-car garage on a vacant 2.2 acre lot in the Hillside Design District. The project includes a pool and spa, indoor squash court, site work, landscaping, and 6,250 cubic yards of grading. The proposed development is 103% of the maximum guideline floor-to-lot area ratio (FAR).)

(Project Design Approval requested. Project was last reviewed for a one-time concept review on April 7, 2014.)

Actual time: 6:54 p.m.

Present: Brian Cearnal, and Joe Andrulaitis, Architects; and Jack Kiesel, Landscape Architect.

Public comment opened at 7:04 p.m.

- 1) Tom Evans, a neighbor west of the project, expressed concerns regarding the impact of the landscape plan to the east property line, proper drainage due to elevation changes, the lighting in relation to neighboring homes, and the excess in easement size. He suggested having story poles erected on the site.
- 2) Robert Forouzandeh, who represented his family's home in close proximity of the project, spoke in support of the project.
- 3) Taka Nomura, a neighbor north of the project, expressed concerns regarding the obstruction of his ocean views, the actual height of the proposed project, and the issues with grading and fill. He suggested having story poles erected on the site.
- 4) Carl and Marilyn Kocher, neighbors in close proximity of the proposed project, submitted a letter with expressed concerns regarding the compatibility of the home to the existing neighborhood and the excessive amount of grading. They suggested having story poles erected on the site.
- 5) Lori Rafferty, a neighbor in close proximity of the proposed project, submitted a letter with expressed concerns regarding the disproportionate size, bulk and scale of the proposed project, and the issues dealing with drainage and runoff from the amount of grading.
- 6) Cy and Laura Lyon, neighbors in close proximity of the proposed project, submitted a letter with expressed concerns regarding the conformity of the home to the existing neighborhood in addition to the excessive grading. They suggested having story poles erected on the site.
- 7) Jana Young, a neighbor in close proximity, submitted a letter with expressed concerns regarding the compatibility of the home to the existing neighborhood in addition to issues with the raising the elevation.

Public comment closed at 7:26 p.m.

Motion: Continued two weeks to return to Full Board with comments:

- 1) Provide Level B story poles showing finished and existing grade in addition to the roof line of the loft, the two tallest roof elements, and the perimeter of the building.

Action: Zimmerman/Pierce, 6/0/0. Motion carried. (Sweeney absent).



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, October 20, 2014 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**

BOARD MEMBERS: FRED SWEENEY, *Chair*
 BRIAN MILLER, *Vice-Chair*
 BERNI BERNSTEIN
 LISA JAMES
 JAIME PIERCE
 DENISE WOOLERY
 JIM ZIMMERMAN

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: ADDISON THOMPSON
PLANNING COMMISSION LIAISON (ALTERNATE): BRUCE BARTLETT

STAFF: JAIME LIMÓN, Design Review Supervisor
 DAVID ENG, Planning Technician
 AMBER FLEMMINGS, Commission Secretary

Website: www.SantaBarbaraCA.gov

An archived video copy of this regular meeting of the Single Family Design Board is viewable on computers with high speed internet access on the City website at www.SantaBarbaraCA.gov/SFDBVideos.

CALL TO ORDER.

The Full Board meeting was called to order at 3:05 p.m. by Chair Sweeney.

ATTENDANCE:

Members present: Sweeney, Miller, Bernstein, James, and Pierce.
Members absent: Woolery and Zimmerman.
Staff present: Eng, Limón, and Flemmings.

GENERAL BUSINESS:

A. Public Comment:

No public comment.

B. Approval of the minutes:

Motion: Approval of the minutes of the Single Family Design Board meeting of **October 6, 2014**, as submitted.

Action: James/Bernstein, 5/0/0. Motion carried. (Woolery/Zimmerman absent).

SFDB-CONCEPT REVIEW (CONT.)**1. 511 BROSIAN WAY****A-1/SD-3 Zone**

(3:15) Assessor's Parcel Number: 047-030-011
 Application Number: MST2014-00149
 Owner: John Park
 Architect: Cearnal Andrulaitis, LLP

(Proposal to construct a 5,888 square foot, single-story residence with lofted bedroom space, an attached three-car garage, and two-car uncovered parking on a vacant 2.2 acre lot. The proposal includes an outdoor pool and spa, landscaping, and 510 cubic yards of cut grading and, 3,870 cubic yards of fill grading. The proposed total of 5,888 square feet of development in the Hillside Design District and both the appealable and non-appealable jurisdictions of the Coastal Zone is 104% of the guideline maximum floor-to-lot area ratio. This project includes Planning Commission Review for a Coastal Development Permit.)

(Third Concept Review. Comments only; project requires Planning Commission review for a Coastal Development Permit. Project was last reviewed on June 16, 2014.)

Actual time: 3:10 p.m.

Present: Brian Cearnal and Jeff Hornbuckle, Architects; John Park, Owner; and Tony Boughman, Case Planner.

Public comment opened at 3:18 p.m.

- 1) Robert Forouzandeh, immediate neighbor to the south, spoke in support of the size, height, and style of the project as being appropriate for the neighborhood.
- 2) Dawn Woods, immediate neighbor to the northwest, spoke in support of the height, and the project.
- 3) David Young, immediate neighbor to the west, spoke in support of the project.
- 4) Tom Evans, immediate neighbor to the west, expressed support for the project and appreciated that the applicant responded to his concerns about the height, the setback, and the lighting issues.

A letter in support of the project from Rosa Choi and Richard Chung was acknowledged. Letters of expressed concerns from Lori Rafferty, The Foleys, and Bob Bowski were acknowledged.

Public comment closed at 3:34 p.m.

Motion: Continued indefinitely to Planning Commission for return to Full Board with comments:

- 1) In general, the Board finds the project to be compatible regarding size, bulk and scale as it relates to the site and the neighborhood.
- 2) Study "smart" glazing for the clerestory windows.
- 3) Study an undulating design for the fence along Brosian Way, giving consideration to landscaping in the foreground and background this area.
- 4) Study the roof color, considering its visibility from the neighbors.
- 5) Specify the variety of Ceanothus on the landscape plan.

Action: James/Pierce, 3/2/0. Motion carried. (Miller/Bernstein opposed, Woolery/Zimmerman absent).

PROJECT DESIGN REVIEW**4. 511 BROSIAN WAY****A-1/SD-3 Zone**

(4:40) Assessor's Parcel Number: 047-030-011
Application Number: MST2014-00149
Owner: John Park
Architect: Cearnal Andrulaitis, LLP

(Proposal to construct a 4,656 square foot one-story single-family residence, with an attached 533 square foot two-car garage, a 198 square foot one-car carport, and two uncovered parking spaces on a vacant 2.2 acre lot. The proposal includes an outdoor pool and spa, landscaping, and 600 cubic yards of cut grading and, 3,560 cubic yards of fill grading. The proposed total of 5,387 square feet of development in the Hillside Design District and both the appealable and non-appealable jurisdictions of the Coastal Zone is 95% of the guideline maximum floor-to-lot area ratio. The project received approval of a Coastal Development Permit from the Planning Commission.)

(Project Design Approval is requested. Project requires conformance with Planning Commission Resolution 027-14, and grading findings. Project was last reviewed on October 20, 2014.)

Actual time: 4:48 p.m.

Present: Brian Cearnal and Jeff Hornbuckle, Architects; and Jack Kiesel, Landscape Architect.

***** THE BOARD RECESSED AT 5:00 P.M. AND RECOVERED AT 5:11 P.M. *****

Public comment opened at 5:11 p.m.

- 1) Robert Forouzandeh, whose family owns 507 Brosian Way, spoke in support of the project.
- 2) Ronald Green reserved his time for Lori Rafferty.
- 3) Susan Green spoke in opposition to the project.
- 4) Lori Rafferty spoke in opposition to the project, expressing concern for the large amount of grading and negative visual impact to the neighborhood.

Letters from David and Kristy Young, Kitch Wilson, Rosa Choi and Richard Chung, Lori Rafferty, Laura Carlos Pomerantz, Nancy Marr and Jean-Michel Cousteau, Patricia Foley, Carl and Marilyn Kocher, Walter and Ingeborg Knapp, Susan Green, Bob Bowski, Patricia Marquart, Andrew and Penelope Gottlieb, Curry Sawyer, and Carolyn Vogt were acknowledged.

Public comment closed at 5:23 p.m.

Chair Sweeney read to the Board the November 6, 2014 Planning Commission draft comments.

Motion: Project Design Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code and continued indefinitely to the Full Board with comments:

- 1) The Board finds the FAR appropriate for the neighborhood given that the project is on a 2.2 acre lot.
- 2) The NPO findings can be made as follows: the project provides consistency and appearance, it is in an eclectic neighborhood and there are other modern homes in the neighborhood; it is compatible in its size, bulk, and scale since there are many other homes above 4,000 square feet; the quality of architecture and materials is exemplary.

- 3) The Board made the grading findings that the proposed grading will not significantly increase siltation in or decrease the water quality of streams, drainages or water storage facilities to which the property drains; and the proposed grading will not cause a substantial loss of southern oak woodland habitat.

Action: Woolery/James, 5/0/1. Motion carried. (Bernstein abstained).

The ten-day appeal period was announced.

SFDB-CONCEPT REVIEW (CONT.)**1. 511 BROSIAN WAY****A-1/SD-3 Zone**

(3:15) Assessor's Parcel Number: 047-030-011
 Application Number: MST2014-00149
 Owner: John Park
 Architect: Cearnal Andrulaitis, LLP

(Proposal to construct a 5,888 square foot, single-story residence with lofted bedroom space, an attached three-car garage, and two-car uncovered parking on a vacant 2.2 acre lot. The proposal includes an outdoor pool and spa, landscaping, and 510 cubic yards of cut grading and, 3,870 cubic yards of fill grading. The proposed total of 5,888 square feet of development in the Hillside Design District and both the appealable and non-appealable jurisdictions of the Coastal Zone is 104% of the guideline maximum floor-to-lot area ratio. This project includes Planning Commission Review for a Coastal Development Permit.)

(Third Concept Review. Comments only; project requires Planning Commission review for a Coastal Development Permit. Project was last reviewed on June 16, 2014.)

Actual time: 3:10 p.m.

Present: Brian Cearnal and Jeff Hornbuckle, Architects; John Park, Owner; and Tony Boughman, Case Planner.

Public comment opened at 3:18 p.m.

- 1) Robert Forouzandeh, immediate neighbor to the south, spoke in support of the size, height, and style of the project as being appropriate for the neighborhood.
- 2) Dawn Woods, immediate neighbor to the northwest, spoke in support of the height, and the project.
- 3) David Young, immediate neighbor to the west, spoke in support of the project.
- 4) Tom Evans, immediate neighbor to the west, expressed support for the project and appreciated that the applicant responded to his concerns about the height, the setback, and the lighting issues.

A letter in support of the project from Rosa Choi and Richard Chung was acknowledged. Letters of expressed concerns from Lori Rafferty, The Foleys, and Bob Bowski were acknowledged.

Public comment closed at 3:34 p.m.

Motion: Continued indefinitely to Planning Commission for return to Full Board with comments:

- 1) In general, the Board finds the project to be compatible regarding size, bulk and scale as it relates to the site and the neighborhood.
- 2) Study "smart" glazing for the clerestory windows.
- 3) Study an undulating design for the fence along Brosian Way, giving consideration to landscaping in the foreground and background this area.
- 4) Study the roof color, considering its visibility from the neighbors.
- 5) Specify the variety of Ceanothus on the landscape plan.

Action: James/Pierce, 3/2/0. Motion carried. (Miller/Bernstein opposed, Woolery/Zimmerman absent).

PARK RESIDENCE

511 BROSIAN WAY



ABBREVIATIONS	GENERAL NOTES	CODE ANALYSIS	TABULATIONS	PROFESSIONALS	DRAWING INDEX
<p>B BR</p> <p>C CORR</p> <p>D DR</p> <p>E EN</p> <p>F FIN</p> <p>G GR</p> <p>H HD</p> <p>I IN</p> <p>J JO</p> <p>K KE</p> <p>L LA</p> <p>M MA</p> <p>N NA</p> <p>O OR</p> <p>P PA</p> <p>Q QU</p> <p>R RE</p> <p>S SA</p> <p>T TA</p> <p>U UN</p> <p>V VA</p> <p>W WA</p> <p>X EX</p> <p>Y YA</p> <p>Z ZA</p> <p>AA AA</p> <p>AB AB</p> <p>AC AC</p> <p>AD AD</p> <p>AE AE</p> <p>AF AF</p> <p>AG AG</p> <p>AH AH</p> <p>AI AI</p> <p>AJ AJ</p> <p>AK AK</p> <p>AL AL</p> <p>AM AM</p> <p>AN AN</p> <p>AO AO</p> <p>AP AP</p> <p>AQ AQ</p> <p>AR AR</p> <p>AS AS</p> <p>AT AT</p> <p>AV AV</p> <p>AW AW</p> <p>AX AX</p> <p>AY AY</p> <p>AZ AZ</p> <p>BA BA</p> <p>BB BB</p> <p>BC BC</p> <p>BD BD</p> <p>BE BE</p> <p>BF BF</p> <p>BG BG</p> <p>BH BH</p> <p>BI BI</p> <p>BJ BJ</p> <p>BK BK</p> <p>BL BL</p> <p>BM BM</p> <p>BN BN</p> <p>BO BO</p> <p>BP BP</p> <p>BQ BQ</p> <p>BR BR</p> <p>BS BS</p> <p>BT BT</p> <p>BV BV</p> <p>BW BW</p> <p>BX BX</p> <p>BY BY</p> <p>BZ BZ</p> <p>CA CA</p> <p>CB CB</p> <p>CC CC</p> <p>CD CD</p> <p>CE CE</p> <p>CF CF</p> <p>CG CG</p> <p>CH CH</p> <p>CI CI</p> <p>CJ CJ</p> <p>CK CK</p> <p>CL CL</p> <p>CM CM</p> <p>CO CO</p> <p>CP CP</p> <p>CQ CQ</p> <p>CR CR</p> <p>CS CS</p> <p>CT CT</p> <p>CU CU</p> <p>CV CV</p> <p>CW CW</p> <p>CX CX</p> <p>CY CY</p> <p>CZ CZ</p> <p>DA DA</p> <p>DB DB</p> <p>DC DC</p> <p>DD DD</p> <p>DE DE</p> <p>DF DF</p> <p>DG DG</p> <p>DH DH</p> <p>DI DI</p> <p>DJ DJ</p> <p>DK DK</p> <p>DL DL</p> <p>DM DM</p> <p>DN DN</p> <p>DO DO</p> <p>DP DP</p> <p>DQ DQ</p> <p>DR DR</p> <p>DS DS</p> <p>DT DT</p> <p>DU DU</p> <p>DV DV</p> <p>DW DW</p> <p>DX DX</p> <p>DY DY</p> <p>DZ DZ</p> <p>EA EA</p> <p>EB EB</p> <p>EC EC</p> <p>ED ED</p> <p>EE EE</p> <p>EF EF</p> <p>EG EG</p> <p>EH EH</p> <p>EI EI</p> <p>EJ EJ</p> <p>EK EK</p> <p>EL EL</p> <p>EM EM</p> <p>EN EN</p> <p>EO EO</p> <p>EP EP</p> <p>EQ EQ</p> <p>ER ER</p> <p>ES ES</p> <p>ET ET</p> <p>EU EU</p> <p>EV EV</p> <p>EW EW</p> <p>EX EX</p> <p>EY EY</p> <p>EZ EZ</p> <p>FA FA</p> <p>FB FB</p> <p>FC FC</p> <p>FD FD</p> <p>FE FE</p> <p>FF FF</p> <p>FG FG</p> <p>FH FH</p> <p>FI FI</p> <p>FJ FJ</p> <p>FK FK</p> <p>FL FL</p> <p>FM FM</p> <p>FN FN</p> <p>FO FO</p> <p>FP FP</p> <p>FQ FQ</p> <p>FR FR</p> <p>FS FS</p> <p>FT FT</p> <p>FV FV</p> <p>FW FW</p> <p>FX FX</p> <p>FY FY</p> <p>FZ FZ</p> <p>GA GA</p> <p>GB GB</p> <p>GC GC</p> <p>GD GD</p> <p>GE GE</p> <p>GF GF</p> <p>GG GG</p> <p>GH GH</p> <p>GI GI</p> <p>GJ GJ</p> <p>GK GK</p> <p>GL GL</p> <p>GM GM</p> <p>GN GN</p> <p>GO GO</p> <p>GP GP</p> <p>GQ GQ</p> <p>GR GR</p> <p>GS GS</p> <p>GT GT</p> <p>GU GU</p> <p>GV GV</p> <p>GW GW</p> <p>GX GX</p> <p>GY GY</p> <p>GZ GZ</p> <p>HA HA</p> <p>HB HB</p> <p>HC HC</p> <p>HD HD</p> <p>HE HE</p> <p>HF HF</p> <p>HG HG</p> <p>HH HH</p> <p>HI HI</p> <p>HJ HJ</p> <p>HK HK</p> <p>HL HL</p> <p>HM HM</p> <p>HN HN</p> <p>HO HO</p> <p>HP HP</p> <p>HQ HQ</p> <p>HR HR</p> <p>HS HS</p> <p>HT HT</p> <p>HU HU</p> <p>HV HV</p> <p>HW HW</p> <p>HX HX</p> <p>HY HY</p> <p>HZ HZ</p> <p>IA IA</p> <p>IB IB</p> <p>IC IC</p> <p>ID ID</p> <p>IE IE</p> <p>IF IF</p> <p>IG IG</p> <p>IH IH</p> <p>II II</p> <p>IJ IJ</p> <p>IK IK</p> <p>IL IL</p> <p>IM IM</p> <p>IN IN</p> <p>IO IO</p> <p>IP IP</p> <p>IQ IQ</p> <p>IR IR</p> <p>IS IS</p> <p>IT IT</p> <p>IU IU</p> <p>IV IV</p> <p>IW IW</p> <p>IX IX</p> <p>IY IY</p> <p>IZ IZ</p> <p>JA JA</p> <p>JB JB</p> <p>JC JC</p> <p>JD JD</p> <p>JE JE</p> <p>JF JF</p> <p>JG JG</p> <p>JH JH</p> <p>JI JI</p> <p>JJ JJ</p> <p>JK JK</p> <p>JL JL</p> <p>JM JM</p> <p>JN JN</p> <p>JO JO</p> <p>JP JP</p> <p>JQ JQ</p> <p>JR JR</p> <p>JS JS</p> <p>JT JT</p> <p>JU JU</p> <p>JV JV</p> <p>JW JW</p> <p>JX JX</p> <p>JY JY</p> <p>JZ JZ</p> <p>KA KA</p> <p>KB KB</p> <p>KC KC</p> <p>KD KD</p> <p>KE KE</p> <p>KF KF</p> <p>KG KG</p> <p>KH KH</p> <p>KI KI</p> <p>KJ KJ</p> <p>KK KK</p> <p>KL KL</p> <p>KM KM</p> <p>KN KN</p> <p>KO KO</p> <p>KP KP</p> <p>KQ KQ</p> <p>KR KR</p> <p>KS KS</p> <p>KT KT</p> <p>KU KU</p> <p>KV KV</p> <p>KW KW</p> <p>KX KX</p> <p>KY KY</p> <p>KZ KZ</p> <p>LA LA</p> <p>LB LB</p> <p>LC LC</p> <p>LD LD</p> <p>LE LE</p> <p>LF LF</p> <p>LG LG</p> <p>LH LH</p> <p>LI LI</p> <p>LJ LJ</p> <p>LK LK</p> <p>LM LM</p> <p>LN LN</p> <p>LO LO</p> <p>LP LP</p> <p>LQ LQ</p> <p>LR LR</p> <p>LS LS</p> <p>LT LT</p> <p>LU LU</p> <p>LV LV</p> <p>LW LW</p> <p>LX LX</p> <p>LY LY</p> <p>LZ LZ</p> <p>MA MA</p> <p>MB MB</p> <p>MC MC</p> <p>MD MD</p> <p>ME ME</p> <p>MF MF</p> <p>MG MG</p> <p>MH MH</p> <p>MI MI</p> <p>MJ MJ</p> <p>MK MK</p> <p>ML ML</p> <p>MM MM</p> <p>MN MN</p> <p>MO MO</p> <p>MP MP</p> <p>MQ MQ</p> <p>MR MR</p> <p>MS MS</p> <p>MT MT</p> <p>MU MU</p> <p>MV MV</p> <p>MW MW</p> <p>MX MX</p> <p>MY MY</p> <p>MZ MZ</p> <p>NA NA</p> <p>NB NB</p> <p>NC NC</p> <p>ND ND</p> <p>NE NE</p> <p>NF NF</p> <p>NG NG</p> <p>NH NH</p> <p>NI NI</p> <p>NJ NJ</p> <p>NK NK</p> <p>NL NL</p> <p>NM NM</p> <p>NO NO</p> <p>NP NP</p> <p>NQ NQ</p> <p>NR NR</p> <p>NS NS</p> <p>NT NT</p> <p>NU NU</p> <p>NV NV</p> <p>NW NW</p> <p>NX NX</p> <p>NY NY</p> <p>NZ NZ</p> <p>OA OA</p> <p>OB OB</p> <p>OC OC</p> <p>OD OD</p> <p>OE OE</p> <p>OF OF</p> <p>OG OG</p> <p>OH OH</p> <p>OI OI</p> <p>OJ OJ</p> <p>OK OK</p> <p>OL OL</p> <p>OM OM</p> <p>ON ON</p> <p>OO OO</p> <p>OP OP</p> <p>OQ OQ</p> <p>OR OR</p> <p>OS OS</p> <p>OT OT</p> <p>OU OU</p> <p>OV OV</p> <p>OW OW</p> <p>OX OX</p> <p>OY OY</p> <p>OZ OZ</p> <p>PA PA</p> <p>PB PB</p> <p>PC PC</p> <p>PD PD</p> <p>PE PE</p> <p>PF PF</p> <p>PG PG</p> <p>PH PH</p> <p>PI PI</p> <p>PJ PJ</p> <p>PK PK</p> <p>PL PL</p> <p>PM PM</p> <p>PN PN</p> <p>PO PO</p> <p>PP PP</p> <p>PQ PQ</p> <p>PR PR</p> <p>PS PS</p> <p>PT PT</p> <p>PV PV</p> <p>PW PW</p> <p>PX PX</p> <p>PY PY</p> <p>PZ PZ</p> <p>QA QA</p> <p>QB QB</p> <p>QC QC</p> <p>QD QD</p> <p>QE QE</p> <p>QF QF</p> <p>QG QG</p> <p>QH QH</p> <p>QI QI</p> <p>QJ QJ</p> <p>QK QK</p> <p>QL QL</p> <p>QM QM</p> <p>QN QN</p> <p>QO QO</p> <p>QP QP</p> <p>QQ QQ</p> <p>QR QR</p> <p>QS QS</p> <p>QT QT</p> <p>QU QU</p> <p>QV QV</p> <p>QW QW</p> <p>QX QX</p> <p>QY QY</p> <p>QZ QZ</p> <p>RA RA</p> <p>RB RB</p> <p>RC RC</p> <p>RD RD</p> <p>RE RE</p> <p>RF RF</p> <p>RG RG</p> <p>RH RH</p> <p>RI RI</p> <p>RJ RJ</p> <p>RK RK</p> <p>RL RL</p> <p>RM RM</p> <p>RN RN</p> <p>RO RO</p> <p>RP RP</p> <p>RQ RQ</p> <p>RR RR</p> <p>RS RS</p> <p>RT RT</p> <p>RU RU</p> <p>RV RV</p> <p>RW RW</p> <p>RX RX</p> <p>RY RY</p> <p>RZ RZ</p> <p>SA SA</p> <p>SB SB</p> <p>SC SC</p> <p>SD SD</p> <p>SE SE</p> <p>SF SF</p> <p>SG SG</p> <p>SH SH</p> <p>SI SI</p> <p>SJ SJ</p> <p>SK SK</p> <p>SL SL</p> <p>SM SM</p> <p>SN SN</p> <p>SO SO</p> <p>SP SP</p> <p>SQ SQ</p> <p>SR SR</p> <p>SS SS</p> <p>ST ST</p> <p>SV SV</p> <p>SW SW</p> <p>SX SX</p> <p>SY SY</p> <p>SZ SZ</p> <p>TA TA</p> <p>TB TB</p> <p>TC TC</p> <p>TD TD</p> <p>TE TE</p> <p>TF TF</p> <p>TG TG</p> <p>TH TH</p> <p>TI TI</p> <p>TJ TJ</p> <p>TK TK</p> <p>TL TL</p> <p>TM TM</p> <p>TN TN</p> <p>TO TO</p> <p>TP TP</p> <p>TQ TQ</p> <p>TR TR</p> <p>TS TS</p> <p>TT TT</p> <p>TU TU</p> <p>TV TV</p> <p>TW TW</p> <p>TX TX</p> <p>TY TY</p> <p>TZ TZ</p> <p>UA UA</p> <p>UB UB</p> <p>UC UC</p> <p>UD UD</p> <p>UE UE</p> <p>UF UF</p> <p>UG UG</p> <p>UH UH</p> <p>UI UI</p> <p>UJ UJ</p> <p>UK UK</p> <p>UL UL</p> <p>UM UM</p> <p>UN UN</p> <p>UO UO</p> <p>UP UP</p> <p>UQ UQ</p> <p>UR UR</p> <p>US US</p> <p>UT UT</p> <p>UU UU</p> <p>UV UV</p> <p>UW UW</p> <p>UX UX</p> <p>UY UY</p> <p>UZ UZ</p> <p>VA VA</p> <p>VB VB</p> <p>VC VC</p> <p>VD VD</p> <p>VE VE</p> <p>VF VF</p> <p>VG VG</p> <p>VH VH</p> <p>VI VI</p> <p>VJ VJ</p> <p>VK VK</p> <p>VL VL</p> <p>VM VM</p> <p>VN VN</p> <p>VO VO</p> <p>WA WA</p> <p>WB WB</p> <p>WC WC</p> <p>WD WD</p> <p>WE WE</p> <p>WF WF</p> <p>WG WG</p> <p>WH WH</p> <p>WI WI</p> <p>WJ WJ</p> <p>WK WK</p> <p>WL WL</p> <p>WM WM</p> <p>WN WN</p> <p>WO WO</p> <p>XA XA</p> <p>XB XB</p> <p>XC XC</p> <p>XD XD</p> <p>XE XE</p> <p>XF XF</p> <p>XG XG</p> <p>XH XH</p> <p>XI XI</p> <p>XJ XJ</p> <p>XK XK</p> <p>XL XL</p> <p>XM XM</p> <p>XN XN</p> <p>XO XO</p> <p>XP XP</p> <p>XQ XQ</p> <p>XR XR</p> <p>XS XS</p> <p>XT XT</p> <p>XU XU</p> <p>XV XV</p> <p>XW XW</p> <p>XX XX</p> <p>XY XY</p> <p>XZ XZ</p> <p>YA YA</p> <p>YB YB</p> <p>YC YC</p> <p>YD YD</p> <p>YE YE</p> <p>YF YF</p> <p>YG YG</p> <p>YH YH</p> <p>YI YI</p> <p>YJ YJ</p> <p>YK YK</p> <p>YL YL</p> <p>YM YM</p> <p>YN YN</p> <p>YO YO</p> <p>YP YP</p> <p>YQ YQ</p> <p>YR YR</p> <p>YS YS</p> <p>YT YT</p> <p>YU YU</p> <p>YV YV</p> <p>YW YW</p> <p>YX YX</p> <p>YY YY</p> <p>YZ YZ</p> <p>ZA ZA</p> <p>ZB ZB</p> <p>ZC ZC</p> <p>ZD ZD</p> <p>ZE ZE</p> <p>ZF ZF</p> <p>ZG ZG</p> <p>ZH ZH</p> <p>ZI ZI</p> <p>ZJ ZJ</p> <p>ZK ZK</p> <p>ZL ZL</p> <p>ZM ZM</p> <p>ZN ZN</p> <p>ZO ZO</p> <p>ZP ZP</p> <p>ZQ ZQ</p> <p>ZR ZR</p> <p>ZS ZS</p> <p>ZT ZT</p> <p>ZU ZU</p> <p>ZV ZV</p> <p>ZW ZW</p> <p>ZX ZX</p> <p>ZY ZY</p> <p>ZZ ZZ</p>	<p>1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2013 CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE ORDINANCES.</p> <p>2. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION AND DOCUMENTS SHALL BE PART OF THESE PLANS AND SPECIFICATIONS.</p> <p>3. ALL WORK SHALL BE SUBJECT TO THE SUPERVISION AND CONTROL OF THE ARCHITECT.</p> <p>4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.</p> <p>5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL UTILITIES AND SERVICES TO BE INSTALLED ON THE SITE.</p> <p>6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND SERVICES TO REMAIN ON THE SITE.</p> <p>7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC AREAS AT ALL TIMES.</p> <p>8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.</p> <p>9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BONDS.</p> <p>10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURETY.</p> <p>11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURETY.</p> <p>12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURETY.</p> <p>13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURETY.</p> <p>14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURETY.</p> <p>15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURETY.</p> <p>16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURETY.</p> <p>17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURETY.</p> <p>18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURETY.</p> <p>19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURETY.</p> <p>20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURETY.</p> <p>21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURETY.</p> <p>22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURETY.</p>	<p>APPLICABLE CODES:</p> <p>2013 CALIFORNIA BUILDING CODE (CBC)</p> <p>2013 CALIFORNIA ELECTRICAL CODE (CEC)</p> <p>2013 CALIFORNIA MECHANICAL CODE (CMC)</p> <p>2013 CALIFORNIA PLUMBING CODE (CPC)</p> <p>2013 CALIFORNIA FIRE CODE (FC)</p> <p>2013 CALIFORNIA SOILS AND FOUNDATIONS CODE (SFC)</p> <p>2013 CALIFORNIA WIND CODE (WC)</p> <p>2013 CALIFORNIA WATER CODE (WVC)</p> <p>2013 CALIFORNIA AIR QUALITY CODE (AQC)</p> <p>2013 CALIFORNIA LAND USE CODE (LUC)</p> <p>2013 CALIFORNIA ENVIRONMENTAL CODE (EC)</p> <p>2013 CALIFORNIA HISTORICAL MONUMENTS CODE (HMC)</p> <p>2013 CALIFORNIA CULTURAL RESOURCES CODE (CRC)</p> <p>2013 CALIFORNIA ANTI-SLUMP CODE (ASC)</p> <p>2013 CALIFORNIA ANTI-SLOPE CODE (ASC)</p> <p>2013 CALIFORNIA ANTI-SEISMIC CODE (ASC)</p> <p>2013 CALIFORNIA ANTI-EROSION CODE (AEC)</p> <p>2013 CALIFORNIA ANTI-DEBRIS CODE (ADC)</p> <p>2013 CALIFORNIA ANTI-WEATHER CODE (AWC)</p> <p>2013 CALIFORNIA ANTI-NOISE CODE (ANC)</p> <p>2013 CALIFORNIA ANTI-VIBRATION CODE (AVC)</p> <p>2013 CALIFORNIA ANTI-POLLUTION CODE (APC)</p> <p>2013 CALIFORNIA ANTI-CLIMATE CODE (ACC)</p> <p>2013 CALIFORNIA ANTI-ENERGY CODE (AEC)</p> <p>2013 CALIFORNIA ANTI-WATER CODE (AWC)</p> <p>2013 CALIFORNIA ANTI-AIR CODE (AAC)</p> <p>2013 CALIFORNIA ANTI-SOUND CODE (ASC)</p> <p>2013 CALIFORNIA ANTI-LIGHT CODE (ALC)</p> <p>2013 CALIFORNIA ANTI-HEAT CODE (AHC)</p> <p>2013 CALIFORNIA ANTI-COOLING CODE (ACC)</p> <p>2013 CALIFORNIA ANTI-HEATING CODE (AHC)</p> <p>2013 CALIFORNIA ANTI-VENTILATION CODE (AVC)</p> <p>2013 CALIFORNIA ANTI-FRESH AIR CODE (AFAC)</p> <p>2013 CALIFORNIA ANTI-INDOOR AIR QUALITY CODE (IAQAC)</p> <p>2013 CALIFORNIA ANTI-INDOOR CLIMATE CODE (IACC)</p> <p>2013 CALIFORNIA ANTI-INDOOR AIR POLLUTION CODE (IAPAC)</p> <p>2013 CALIFORNIA ANTI-INDOOR AIR VIBRATION CODE (IAVIC)</p> <p>2013 CALIFORNIA ANTI-INDOOR AIR NOISE CODE (IANC)</p> <p>2013 CALIFORNIA ANTI-INDOOR AIR HEAT CODE (IAHC)</p> <p>2013 CALIFORNIA ANTI-INDOOR AIR COOLING CODE (IACC)</p> <p>2013 CALIFORNIA ANTI-INDOOR AIR HEATING CODE (IAHC)</p> <p>2013 CALIFORNIA ANTI-INDOOR AIR VENTILATION CODE (IAVC)</p> <p>2013 CALIFORNIA ANTI-INDOOR AIR FRESH AIR CODE (IAFAC)</p> <p>2013 CALIFORNIA ANTI-INDOOR AIR QUALITY CODE (IAQAC)</p> <p>2013 CALIFORNIA ANTI-INDOOR AIR CLIMATE CODE (IACC)</p> <p>2013 CALIFORNIA ANTI-INDOOR AIR POLLUTION CODE (IAPAC)</p> <p>2013 CALIFORNIA ANTI-INDOOR AIR VIBRATION CODE (IAVIC)</p> <p>2013 CALIFORNIA ANTI-INDOOR AIR NOISE CODE (IANC)</p> <p>2013 CALIFORNIA ANTI-INDOOR AIR HEAT CODE (IAHC)</p> <p>2013 CALIFORNIA ANTI-INDOOR AIR COOLING CODE (IACC)</p> <p>2013 CALIFORNIA ANTI-INDOOR AIR HEATING CODE (IAHC)</p> <p>2013 CALIFORNIA ANTI-INDOOR AIR VENTILATION CODE (IAVC)</p> <p>2013 CALIFORNIA ANTI-INDOOR AIR FRESH AIR CODE (IAFAC)</p> <p>2013 CALIFORNIA ANTI-INDOOR AIR QUALITY CODE (IAQAC)</p> <p>2013 CALIFORNIA ANTI-INDOOR AIR CLIMATE CODE (IACC)</p> <p>2013 CALIFORNIA ANTI-INDOOR AIR POLLUTION CODE 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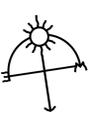
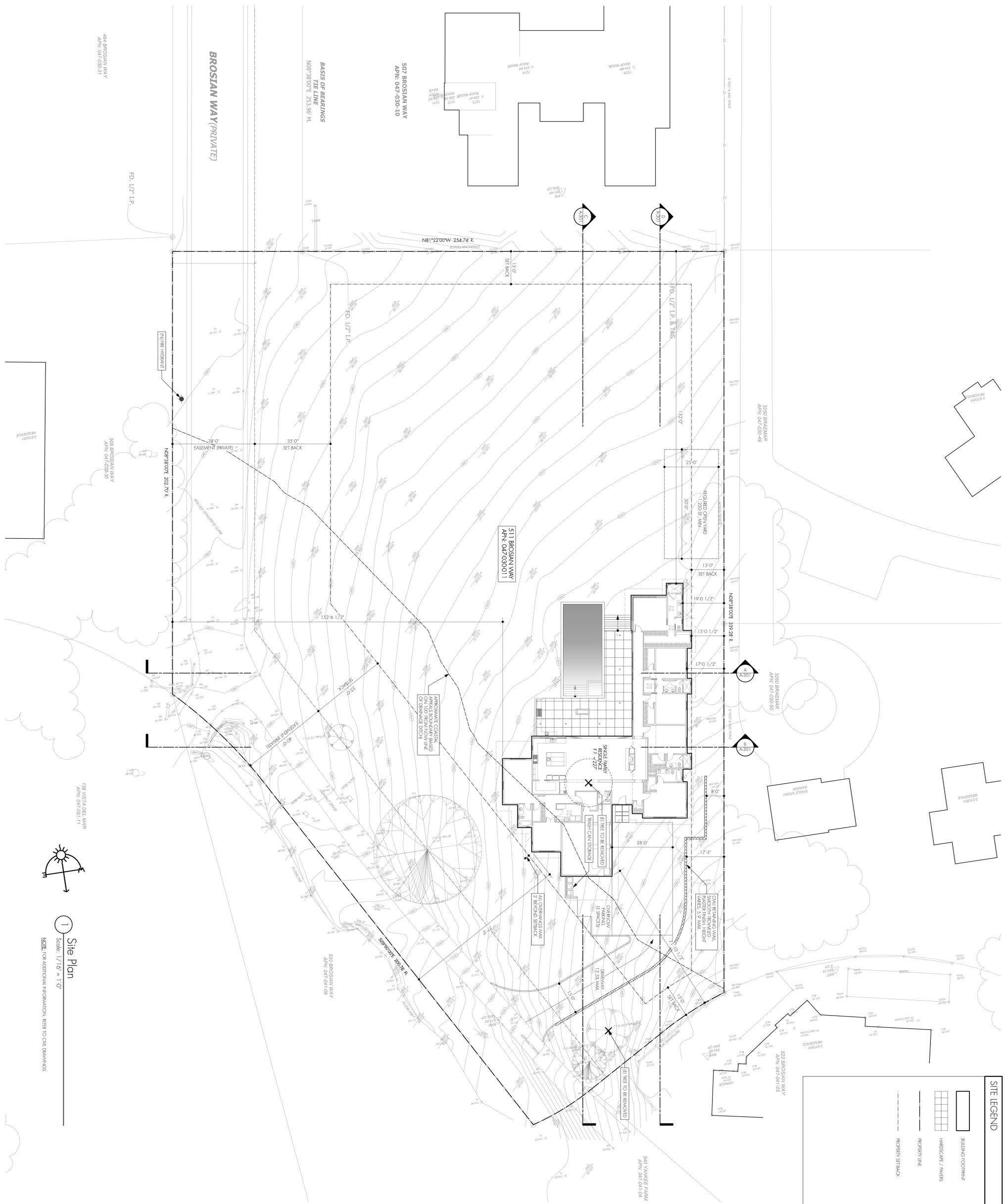


CEARNAL
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321 1/2 STATE STREET
CALIFORNIA 93101
P: 805 963 8022
www.cearnal.com

Proposed project for:
Park Residence
511 Brosian Way
Santa Barbara, CA, 93109

JOB NUMBER:	14011	
CONTENTS:	SITE PLAN	
DRAWN BY:	RS	
CHECKED BY:		
DATE:	12/10/14	
DATE:	11/17/14	
DATE:	12/10/14	
ISSUE DATE:	12/10/14	
REVISIONS:		
NO.	DATE	BY

SITE LEGEND	
[Symbol]	BUILDING FOOTPRINT
[Symbol]	HARDSCAPE / PAVERS
[Symbol]	PROPERTY LINE
[Symbol]	PROPERTY SETBACK

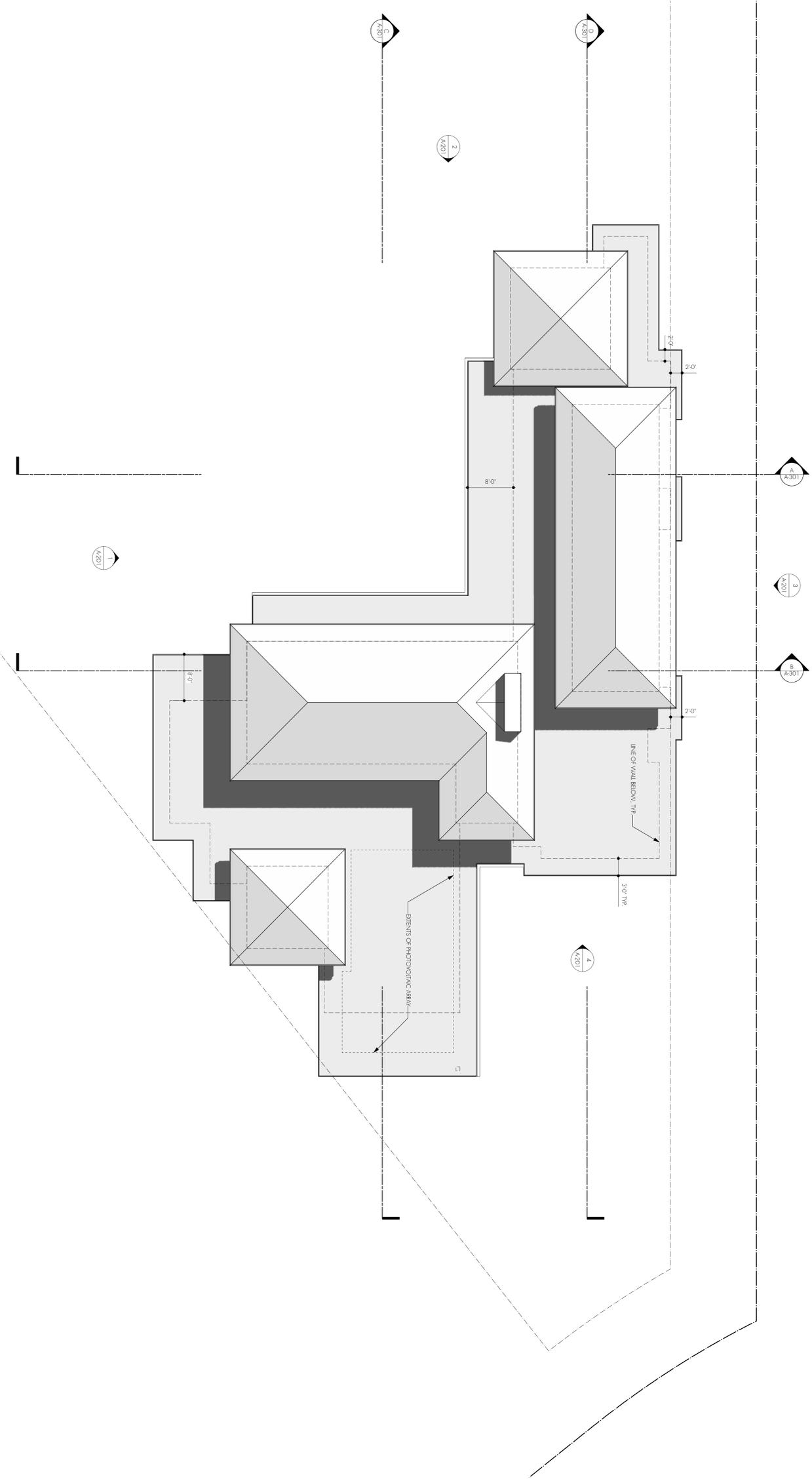


1 Site Plan
Scale: 1/16" = 1'-0"

NOTE: FOR ADDITIONAL INFORMATION, REFER TO CDM DRAWINGS

A-100
SHEET OF

Proposed project for:
Park Residence
 511 Brosian Way
 Santa Barbara, CA, 93109



1 Roof Plan
 Scale: 1/8" = 1'-0"

JOB NUMBER:	14011	
CONTENTS:	ROOF PLAN	
DRAWN BY:	JH	
CHECKED BY:		
DATE:		
ISSUE DATE:	12/10/14	
REVISIONS:		
NO.	DATE	BY

DATE:	TIME:
9/21/14	DMT
0/30/14	PC
11/17/14	SPB
12/10/14	SPB Pol. Design

Proposed project for:
Park Residence
 511 Brosian Way
 Santa Barbara, CA, 93109

JOB NUMBER: 14011

CONTENTS:
PREFACE

DRAWN BY: JH

CHECKED BY:

CEARNAL ANDRUAITIS is a registered architectural firm in the State of California. The firm is not responsible for the accuracy of the information provided in this document. The user of this document is advised to verify the accuracy of the information provided in this document with the appropriate authorities. The user of this document is advised to consult with a professional engineer or architect for any questions or concerns. The user of this document is advised to consult with the appropriate authorities for any questions or concerns. The user of this document is advised to consult with the appropriate authorities for any questions or concerns.

SUBMITTALS
 DATE TIME

9/21/14 DMF

0/30/14 PC

11/17/14 SFB

12/10/14 SFB Proj. Design

ISSUE DATE: 12/10/14

REVISIONS

NO. DATE TIME



(E) SITE LOOKING NORTH WEST



GRADED SITE & RESIDENCE LOOKING NORTH WEST



GRADED SITE & RESIDENCE W/ LANDSCAPE LOOKING NORTH WEST

Fuel Management Planting Zone Guidelines

From City of Santa Barbara's High Fire Hazard Area Landscape Guidelines & Minimum Brush Clearance Standards (TEL: Ann Mar 586-5220)

Description of High Fire Coastal Zones :

Fire Zone 1: 0-30' from Residence **Zone 1**
 - Vegetation in this zone is composed of groundcovers not more than 12" in height or succulents. Specimen trees are limited in number and the mature size of the tree will not be within 15' of the structure. All plants will be irrigated and maintained.

Fire Zone 2: 30'-50' from Residence
 - Vegetation in this zone is composed of groundcovers not more than 12" in height or succulents. Planted shrubs must be maintained less than 3 feet in height in clusters no more than 10 feet in diameter. Spacing between clusters should be at least 18 feet. Specimen trees should be spaced 50 feet apart. No shrubs will be planted under trees.

Fire Zone 3: 50'-70' from Residence
 - Shrubs should be less than 6 feet in height, planted in clusters less than 10 feet in diameter and spaced 18 feet clear between clusters. Tree canopies should not touch once fully mature.

Fuel Maintenance Guidelines Within 100 Feet Of All Buildings:

- Mulch and remove all dead wood and litter in areas with existing tree and shrub cover.
- Remove existing eucalyptus trees as necessary to provide space between canopies.
- Mulch, removing 20% to 50% of highly combustible native species such as *Artemisia californica* and *Baccharis pilularis*.
- Remove and mulch material shall be chipped or cut into small pieces and spread throughout the property as a mulch, up to 12" in depth, and at least 30 feet from any structure.
- No native on site Oak trees or other standing ornamental trees will be removed unless otherwise indicated on plan.
- Vegetation will be maintained to avoid buildup of dead material and trees shall be limited up to one third of height, not to exceed 13'6".
- Vegetation will be moved annually a horizontal distance of 10' along the shoulder of driveway and existing trees.

Landscape General Notes

1. This project falls under the City's Tier 3 category. In the determinative BMP (Best Management Practice) The project shall provide the basic BMP options of driveway and front design including new and existing landscape drainage, to the landscape areas for temporary storage, detention and infiltration. Overflow to existing drainage system off site.
2. All existing slopes shall be planted with drought tolerant, low growing, fire resistant groundcover.
3. Irrigation will be compliant with the City of Santa Barbara's irrigation efficiency standards. Less than 2% of the landscape area shall be irrigated. Irrigation systems shall be separated for individual hydrozones based on plant water needs and sun/shade exposure.
4. Landscape lighting to be LED low voltage. Fixtures to be located along the entry areas, pathways and patio areas to insure safe passage. Lighting shall comply with the City of Santa Barbara's outdoor lighting ordinance.

Notes

1. Native evergreen screen rows
2. 3" wide gravel path to Brosian Way with steel edging
3. Herb garden area, irrigation system supplemented with rainwater from potential cistern
4. Native grassland/coastal sage scrub massings
5. Enhanced concrete driveway with permeable gravel filled joints
6. Enriched revegetated native drainage area, plant selection in coordination with Santa Barbara Creeks Division
7. Existing 8" dia. oak to remain
8. Semi-permeable gravel path with steel edging
9. Semi-permeable gravel path with steel edging
10. Private segmented concrete patio with gravel filled joints. VP
11. Private segmented concrete patio with gravel filled joints. VP
12. Approximate location of stormwater retention field, see civil drawings
13. 5' H horizontal wood slat perimeter panel fence to run entire length of property with self latching gates
14. Fire pit and outdoor furniture
15. Cut stone pavers in running bond pattern, 1/2" (alternate: porcelain tile or integral colored concrete grid pattern with 1" wide beaded cobble filled joints)
16. Private segmented concrete driveway with top cast 03 finish, smooth towel bands on edges & cross lines
17. Vegetated drainage swale
18. Existing 12" dia. dead walnut to be removed
19. Existing 16" dia. pine to be removed
20. 4" wide access gate
21. Native *Leymus* grassland massing
22. Existing oak to remain and be protected

Landscape Design for Water Conservation Compliance Statement

Mandatory Measures:
(Lower calculations of required area or percentage below)

No turf in >20% slope

For residential, mulch and institutional projects: 80% or > of landscape area water wise plants

For commercial, 100% of landscape area water wise plants

For residential, ~20% of area in turf of high-water using plants

Three inches of mulch specified as required

Areas of sprinkler coverage avoid overlap and runoff, including optimum distribution uniformly, head-to-head spacing and setbacks from walkways and pavement

Sprinklers have mulched precipitation rates within each valve and street

Valves separated for individual hydrozones based on plant water needs and sun/shade requirements

Weather based irrigation controller with a rain shut-off sensor for the entire irrigation system if including an automatic irrigation system

Pressure regulators, unless the Public Works Director determination one is not necessary

Grading encourages water retention and infiltration by preserving open space and creating depressed areas/swales

Grading mimics natural pre-development hydrologic flow paths and maintains and/or increases the width of flow paths in order to decrease flow rates

I state that I am familiar with the Landscape Design Standards for Water Conservation as most recently adopted by the Santa Barbara City Council and that the landscape design for this project complies with those standards. It is my understanding that verification of compliance will be necessary upon final building inspection. I shall provide a copy of this statement and I will assume in writing that the installation substantially conforms to the approved plans.

Check valves at low end of irrigation lines to prevent unwanted draining of irrigation lines

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 jack@kieseldesign.com
 CL# 5206

Park Residence
 511 Brosian Way
 Santa Barbara, CA 93109

Revisions:
 # NAME DATE



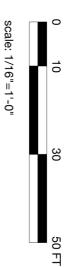
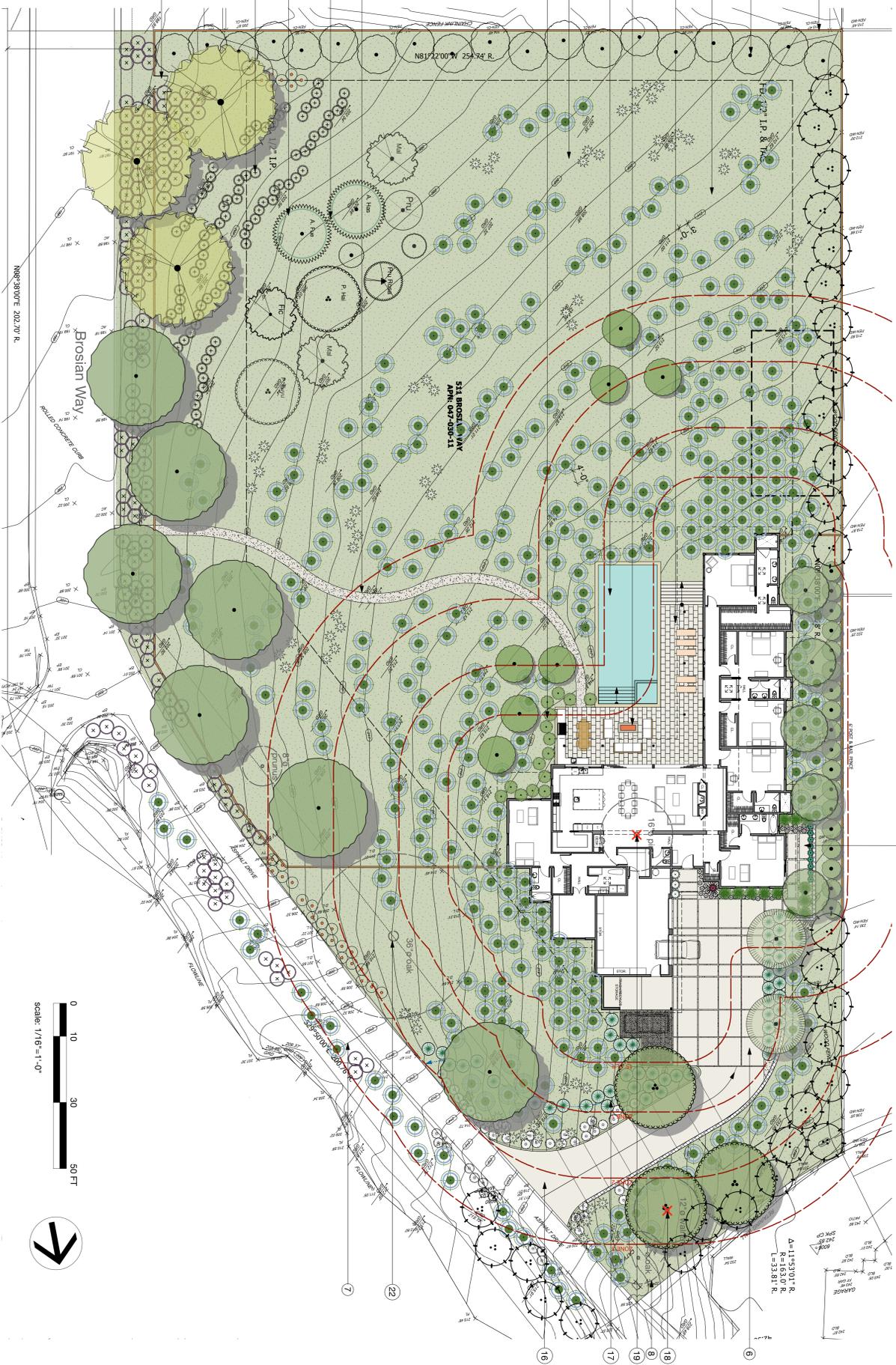
Type: Preliminary
Submitted Date: December 11, 2014

Drawn By: # NAME DATE
 1 J. Kiesel 8/14

SFDB Submittal Landscape Plan

Sheet Number:

LO.1



plot date



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: January 27, 2015
TO: Mayor and Councilmembers
FROM: City Attorney's Office
SUBJECT: Conference with City Attorney – Pending Litigation

RECOMMENDATION:

That Council hold a closed session to consider pending litigation pursuant to subsection (d)(1) of section 54956.9 of the Government Code and take appropriate action as needed. The pending litigation is *Frank Banales, Sebastian Aldana Jr., Jacqueline Inda, Cruzito Herrera Cruz, and Benjamin Cheverez, v. City of Santa Barbara, et al.*, SBSC Case No.1468167.

SCHEDULING: Duration, 30 minutes; anytime
REPORT: None anticipated
SUBMITTED BY: Ariel Calonne, City Attorney
APPROVED BY: City Administrator's Office



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: January 27, 2015
TO: Mayor and Councilmembers
FROM: City Attorney's Office
SUBJECT: Conference with City Attorney – Anticipated Litigation

RECOMMENDATION:

That Council hold a closed session to consider anticipated litigation pursuant to subsections 54956.9(d)(2) & (e)(2) of the Government Code and take appropriate action as needed. Significant exposure to litigation arising out of Mr. Scott Steepleton's request for public records relating to the deliberative process of Councilmember Cathy Murillo.

SCHEDULING: Duration, 15 minutes; anytime
REPORT: None anticipated
SUBMITTED BY: Ariel Calonne, City Attorney
APPROVED BY: City Administrator's Office