

# 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**  
*City Administrator*

**Ariel Pierre Calonne**  
*City Attorney*

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

## FEBRUARY 3, 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](http://www.citytv18.com) for rebroadcasts of Finance and Ordinance Committee meetings, and for any changes to the replay schedule.

## ORDER OF BUSINESS

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

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

- 1. Subject: Additional HOME Funds To Peoples' Self-Help Housing Corporation For A New Affordable Housing Project At 510-520 N. Salsipuedes And 601 E. Haley Street**

Recommendation: That the Finance Committee consider and recommend City Council approval of a preliminary award of an additional \$500,000 of the City's Home Investment Partnership Program (HOME) funds to Peoples' Self-Help Housing Corporation for the development and construction of low income rental housing at 510-520 N. Salsipuedes Street and 601 E. Haley Street known as Jardin de las Rosas.

- 2. Subject: Comprehensive Annual Financial Report For The Fiscal Year Ended June 30, 2014**

Recommendation: That Finance Committee:

- A. Receive a report from staff on the Comprehensive Annual Financial Report for the Fiscal Year ended June 30, 2014; and  
B. Accept the Comprehensive Annual Financial Report for the Fiscal Year ended June 30, 2014.

(See Council Agenda Item No. 12)

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

### CALL TO ORDER

### PLEDGE OF ALLEGIANCE

### ROLL CALL

### CEREMONIAL ITEMS

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

Recommendation: That Council authorize the City Administrator to express the City's appreciation to employees who are eligible to receive service award pins for their years of service through February 28, 2015.

**2. Subject: 2015 Historic Landmarks Commission Design Awards (640.03)**

Recommendation: That Council join the Historic Landmarks Commission in presenting its 2015 Design Awards.

### CHANGES TO THE AGENDA

### PUBLIC COMMENT

### CONSENT CALENDAR

**3. Subject: Adoption Of Ordinance Approving An Amendment To The Agreement To Use Recycled Water For Pilgrim Terrace Homes (Dept. Head: RJB)**

Recommendation: That Council 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)

### 4. Subject: Contract For Construction Of The Cota Street Bridge Replacement Project (530.04)

Recommendation: That Council:

- A. Award a contract with Granite Construction Company in their low bid amount of \$4,956,146 for construction of the Cota Street Bridge Replacement Project, Bid No. 3589, and authorize the Public Works Director to execute the contract and approve expenditures up to \$495,615 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;
- B. Authorize the Public Works Director to execute a City Professional Services contract with Filippin Engineering in the amount of \$620,070 for construction management services for the Cota Street Bridge Replacement Project, and authorize the Public Works Director to approve expenditures of up to \$62,007 for extra services that may result from necessary changes in the scope of work;
- C. Authorize the Public Works Director to execute a City Professional Services contract with Bengal Engineering, Inc., in the amount of \$86,313 for engineering design support services for the Cota Street Bridge Replacement Project, and authorize the Public Works Director to approve expenditures of up to \$8,631 for extra services that may result from necessary changes in the scope of work;
- D. Increase appropriations and estimated revenues related to the Federal Highway Administration Grant by \$5,489,520 in the Fiscal Year 2015 Streets Capital Fund for the Cota Street Bridge Replacement Project;
- E. Authorize an increase in appropriations and estimated revenues of \$758,617 in the Streets Capital Fund from revenues anticipated through the future sale of surplus properties acquired for current bridge replacement projects to cover the City's share of the cost of construction;
- F. Authorize the Public Works Director to execute a Protect in Place and Release of Liability Agreement with Verizon California; and
- G. Increase appropriations and estimated revenues by \$247,500 in the Fiscal Year 2015 Streets Capital Fund, representing Verizon California's share of the construction contract for the Cota Street Bridge Replacement Project pursuant to the Protect in Place and Release of Liability Agreement.

## CONSENT CALENDAR (CONT'D)

**5. Subject: City Administrator Employment Agreement And Amendment Of City Attorney Employment Agreement (450.01)**

Recommendation: That Council:

- A. Approve, and authorize the Mayor to execute, an employment agreement with Paul Casey to serve as the City Administrator effective February 3, 2015; and
- B. Approve, and authorize the Mayor to execute, an amended and restated employment agreement between the City and Ariel Pierre Calonne, City Attorney, to remove sections of Agreement No. 24,713 attaching health and welfare benefit changes to those provided to other management employees.

**6. Subject: Amend Position and Salary Control Resolution To Include Salary Range For City Administrator (410.06)**

Recommendation: That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Amending Resolution No. 14-046, the Position and Salary Control Resolution for Fiscal Year 2015, to Add a Salary Range for the City Administrator.

**7. Subject: Emergency Appointment Of Paul Zink To The Single Family Design Board (640.03)**

Recommendation: That Council confirm the emergency appointment of Paul Zink to the Single Family Design Board on an interim basis until the Council makes a final appointment.

**8. Subject: Authorize Actions Regarding Agreements For Professional Services Relating To Reactivating The Charles E. Meyer Desalination Facility (540.10)**

Recommendation: That Council:

- A. Authorize the City Attorney to amend Professional Services Agreement Number 24,835 with Hanson Bridgett, LLP, to increase the not-to-exceed amount from \$100,000 to \$150,000 for legal support services related to contracting for services to design, build, and operate the Desalination Facility, and other contractual requirements as needed;
- B. Authorize the City Attorney to execute a Professional Services Agreement with Orrick, Herrington & Sutcliffe, LLP, in the not-to-exceed amount of \$30,000 to provide bond counsel services to assist the City with financing for reactivation of the Charles E. Meyer Desalination Facility; and
- C. Appropriate \$155,000 from Water Fund reserves for the transfer of funds to the Water Drought Fund for professional services related to the reactivation of the Charles E. Meyer Desalination Facility.

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

### NOTICES

9. The City Clerk has on Thursday, January 29, 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**

### **PUBLIC HEARINGS**

10. **Subject: Designation Of Joseph Knowles Mural, First Church Of Christ, Scientist, And Mont Joie Residence As City Landmarks (640.06)**

Recommendation: That Council:

- A. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Designating the Joseph Knowles Mural at 38 West Victoria Street (Formerly Known as 34 West Victoria Street Along 1200 Block of Chapala Street) as a City Landmark;
- B. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Designating the First Church of Christ, Scientist, at 116-120 East Valerio Street as a City Landmark; and
- C. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Designating the Mont Joie Residence at 931 Las Alturas Road as a City Landmark.

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

### ADMINISTRATIVE SERVICES DEPARTMENT

11. **Subject: Civic Engagement Plan Regarding District Elections (110.03)**

Recommendation: That Council:

- A. Consider and approve, in concept, an outreach plan to ensure civic engagement in the question of implementing by-district Council elections; and
- B. Direct the Administrative Services Director to negotiate and return to Council with an agreement with National Demographics Corporation, Inc., in an amount to be determined, to develop tools to facilitate the public input process.

## **CITY COUNCIL ADMINISTRATIVE AND ATTORNEY REPORTS (CONT'D)**

### **FINANCE DEPARTMENT**

**12. Subject: Comprehensive Annual Financial Report For The Fiscal Year Ended June 30, 2014 (250.02)**

Recommendation: That Council:

- A. Receive a report from staff on the Comprehensive Annual Financial Report for the Fiscal Year ended June 30, 2014; and
- B. Accept the Comprehensive Annual Financial Report for the Fiscal Year ended June 30, 2014.

### **PUBLIC WORKS DEPARTMENT**

**13. Subject: Contract For Design Of Montecito-Yanonali Street Bridge Replacement And Pedestrian Improvements (530.04)**

Recommendation: That Council authorize the Public Works Director to execute a City Professional Services contract with Drake Haglan & Associates, Inc., in the amount of \$651,771, for design services of the Montecito-Yanonali Street Bridge Replacement and Pedestrian Improvements Project, and authorize the Public Works Director to approve expenditures of up to \$65,177 for extra services that may result from necessary changes in the scope of work.

**14. Subject: Mission Park To Mission Canyon Multimodal Improvements Plan (670.08)**

Recommendation: That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Making the Mission Park to Mission Canyon Multimodal Improvements Plan a Project in the City's Capital Improvement Program and Direct Public Works Staff to Work with the County of Santa Barbara to Seek Funding for Design and Construction.

**15. Subject: Stage Two Drought Update (540.05)**

Recommendation: That Council receive an update on the status of the current drought and related efforts.

## **COUNCIL AND STAFF COMMUNICATIONS**

## **COUNCILMEMBER COMMITTEE ASSIGNMENT REPORTS**

## CLOSED SESSIONS

**16. 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 *MHA Garden Street Owners' Association, et al., v. Trabucco General Incorporated, et al.*, SBSC Case No. 1374378.

Scheduling: Duration, 15 minutes; anytime

Report: None anticipated

**17. Subject: Conference With City Attorney -- Anticipated Litigation -- Gov. Code § 54956.9(d)(2) & (e)(2)/(3): Significant Exposure To Litigation Arising Out Of The City's Subrogation Claim Against Renee Savalio To Recover Property Damage Costs Paid By The City Of Santa Barbara (160.03)**

Recommendation: That Council hold a closed session to consider pending litigation pursuant to subsections (d)(2) & (e)(2/3) of Section 54956.9 of the Government Code and take appropriate action as needed.

Scheduling: Duration, 10 minutes; anytime

Report: None anticipated

**18. Subject: Conference With City Attorney - Anticipated Litigation (Dept. Head: APC; Est. Time: 15 mins.)**

Recommendation: That Council hold a closed session to decide whether to authorize the initiation of litigation (one potential case) pursuant to Government Code sections 54956.96(a) and take appropriate action as needed.

Scheduling: Duration, 15 minutes; anytime

Report: Possible

## ADJOURNMENT

CITY OF SANTA BARBARA

**FINANCE COMMITTEE**

MEETING AGENDA

DATE: February 3, 2015  
TIME: 12:30 P.M.  
PLACE: David Gebhard Public Meeting Room  
630 Garden Street

Dale Francisco, Chair  
Bendy White  
Gregg Hart

Paul Casey  
City Administrator

Robert Samario  
Finance Director/  
Acting Assistant City Administrator

**ITEMS TO BE CONSIDERED:**

1. **Subject: Additional HOME Funds To Peoples' Self-Help Housing Corporation For A New Affordable Housing Project At 510-520 N. Salsipuedes And 601 E. Haley Street**

Recommendation: That the Finance Committee consider and recommend City Council approval of a preliminary award of an additional \$500,000 of the City's Home Investment Partnership Program (HOME) funds to Peoples' Self-Help Housing Corporation for the development and construction of low income rental housing at 510-520 N. Salsipuedes Street and 601 E. Haley Street known as Jardin de las Rosas.

2. **Subject: Comprehensive Annual Financial Report For The Fiscal Year Ended June 30, 2014**

Recommendation: That Finance Committee:

- A. Receive a report from staff on the Comprehensive Annual Financial Report for the Fiscal Year ended June 30, 2014; and
- B. Accept the Comprehensive Annual Financial Report for the Fiscal Year ended June 30, 2014.

(See Council Agenda Item No 12)



# CITY OF SANTA BARBARA

## FINANCE COMMITTEE AGENDA REPORT

**AGENDA DATE:** February 3, 2015

**TO:** Finance Committee

**FROM:** Administration, Housing and Human Services Division, Community Development Department

**SUBJECT:** Additional HOME Funds To Peoples' Self-Help Housing Corporation For A New Affordable Housing Project At 510-520 N. Salsipuedes And 601 E. Haley Street

### RECOMMENDATION:

That the Finance Committee consider and recommend City Council approval of a preliminary award of an additional \$500,000 of the City's Home Investment Partnership Program (HOME) funds to Peoples' Self-Help Housing Corporation for the development and construction of low income rental housing at 510-520 N. Salsipuedes Street and 601 E. Haley Street known as Jardin de las Rosas.

### DISCUSSION:

#### Background

The City of Santa Barbara receives federal HOME funds annually that are used to promote affordable housing through activities such as acquisition, rehabilitation, new construction and tenant-based rental assistance. A Request for Proposals (RFP) was released by the City's Housing Division in October. Peoples' Self-Help Housing Corporation's (PSHHC) application meets the affordable housing priorities outlined in the City's five-year Consolidated Plan, the Housing Element, and the following RFP criteria:

- Developer's expertise with HOME funded projects and compliance with HOME regulations and funding guidelines
- Cost, financial feasibility and timing of the project
- Energy efficiency and conservation

Effective August 23, 2014, the HOME Final Rule was amended to provide that a participating jurisdiction may preliminarily award HOME funds for a proposed project but may not commit funds through a binding, a written agreement until all other financing for the project is secured. PSHHC is seeking Low Income Housing Tax Credits to

complete its project financing and City Council preliminary award of the HOME funds will assist in that effort.

#### Project Description & Financing

The Project consists of 40 rental units for very low and low-income households and one manager's unit. There will be five (5) one-bedroom, twenty-one (21) two-bedroom and fourteen (14) three-bedroom units, community space and an on-site laundry facility. Eight of the units will have project based section 8 vouchers. Through sustainable design and building methods, the Project will promote energy efficiency and conservation. The Project will exceed the Title 24 Energy Standards by 9.5% by utilizing florescent and LED lights, Energy Star rated appliances, water saving fixtures in kitchens and bathrooms, and low emissions VOC paint.

PSSHHC acquired the Property with financial assistance from the City's former Redevelopment Agency Housing Set-Aside Funds in the form of a \$2,000,000 acquisition loan. In 2013, the City provided a \$900,000 HOME loan for pre-development and construction costs.

The Project received final ABR approval on April 7, 2014 and construction will commence immediately if additional funding from the March 2015 9% Low Income Housing Tax Credits (LIHTC) application is secured.

Reserving this preliminary award will increase PSHHC's Low Income Housing Tax Credit (LIHTC) application score and significantly enhance PSHHC's chance of being awarded tax credits.

#### Project Costs

Site Acquisition/Prep:	\$ 2,065,000
Building Materials:	3,287,996
Professional Labor:	5,836,084
Architect/Eng/Permits/Fees:	4,283,973
<u>Contingency:</u>	<u>501,128</u>
Total:	\$15,974,181

#### Project Financing

Housing Set-Aside Loan:	\$2,000,000
HOME Loan:	1,400,000
Other Funding Sources:	2,138,180
<u>Low Income Tax Credits:</u>	<u>10,436,001</u>
Total:	\$15,974,181

### HOME Funds

If the requested preliminary award of \$500,000 HOME funds is approved, PSHHC will be provided a letter to include with their application for LIHTC. If LIHTC are allocated to the Project, staff will return to Council to seek approval to formally commit the additional HOME Funds in the form of a loan.

The existing HOME loan agreement would be amended to reflect the total balance of \$1,400,000. The total principal amount shall bear 3 percent (3%) interest for a term of 55 years, maturing in 2070. Payments will be due on the loan on the "residual receipts" basis. No payments are due until the net income of the project, after payment of necessary operating expenses, is sufficient to support such payments. Any unpaid balance remaining at the end of the term is due and payable in full. These terms are typical of affordable housing loans. HOME regulations require that the project must be completed by July 30, 2017.

### Community Housing Development Organizations

PSHHC is a qualified Community Housing Development Organizations (CHDO) meeting HOME regulations pertaining to experience, capacity and board representation. HOME regulations require that 15 percent (15%) of each year's HOME allocation be used on affordable housing projects developed by CHDOs. This proposal satisfies the HOME CHDO requirement.

### Long-term Affordability

In consideration of the additional funding, the existing Affordability Control Covenant Imposed on Real Property (Covenant) will be amended to provide for additional HOME designated units from eight (8) to eleven (11). The HOME units will be designated as "floating units" and distributed proportionally by bedroom count throughout the project. A floating designation provides PSHHC flexibility to maintain the HOME-assisted units throughout the affordability period, although the specific unit(s) designated may vary with availability. The Covenant requires that the property remain affordable to low-income residents until the year 2105.

### Closing Summary

High rents combined with a low supply of affordable housing opportunities make this project ideal for the City of Santa Barbara. Staff supports the proposed preliminary award and requests that the Finance Committee recommend that the City Council approve the \$500,000 HOME preliminary award to PSHHC.

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

To adhere to the 2013 HOME Final Rule this request will be a two-step process. The first step is for Council to consider approval of a preliminary award. If the preliminary award is approved by Council and the Project is awarded the necessary LIHTC funding, staff will return to Council and request approval to convert the preliminary award to a loan commitment.

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Additional HOME funds to Peoples' Self-Help Housing Corporation For A New Affordable  
Housing Project At 510-520 N. Salsipuedes And 601 E. Haley Street  
February 3, 2015  
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**PREPARED BY:** David Rowell, Housing Project Planner/DER/SG

**SUBMITTED BY:** George Buell, Community Development Director

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



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** February 3, 2015

**TO:** Mayor and Councilmembers

**FROM:** City Administrator's Office

**SUBJECT:** Employee Recognition – Service Award Pins

### **RECOMMENDATION:**

That Council authorize the City Administrator to express the City's appreciation to employees who are eligible to receive service award pins for their years of service through February 28, 2015.

### **DISCUSSION:**

Since 1980, the City Employees' Recognition Program has recognized length of City Service. Service award pins are presented to employees for every five years of service. Those employees achieving 25 years of service or more are eligible to receive their pins in front of the City Council.

Attached is a list of those employees who will be awarded pins for their service through February 28, 2015.

**ATTACHMENT:** February 2015 Service Awards

**PREPARED BY:** Myndi Hegeman, Administrative Specialist

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

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

**FEBRUARY 2015 SERVICE AWARDS**

February 3, 2015, Council Meeting

**10 YEARS**

Chelsea Swanson, Assistant Planner, Public Works Department

Joe Gonzales, Facilities Maintenance Supervisor, Public Works Department

Mary Lou Chavez Sanabria, Waterfront Maintenance Worker I, Waterfront Department

**15 YEARS**

Adrian Gutierrez, Police Officer, Police Department

Linda West, Senior Public Works Inspector, Public Works Department

Shawn Martin, Water Treatment Plant Operator III, Public Works Department

**25 YEARS**

Randy Webb, Survey Technician II, Public Works Department

**35 YEARS**

Jose Marquez, Water Distribution Supervisor, Public Works Department

Sarah Dunn, Senior Library Technician, Library Department



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** February 3, 2015

**TO:** Mayor and Councilmembers

**FROM:** Planning Division, Community Development Department

**SUBJECT:** 2015 Historic Landmarks Commission Design Awards

### **RECOMMENDATION:**

That Council join the Historic Landmarks Commission in presenting its 2015 Design Awards.

### **DISCUSSION:**

Since 1986, the City's Historic Landmarks Commission (HLC) and the Architectural Board of Review (ABR) had jointly selected buildings, landscape features, and persons to receive design awards. The last group of award recipients honored by Council was in 2013. This year, the HLC has elected to undertake the design awards separately from the ABR since the awards are all in El Pueblo Viejo District or are historic resources. In addition, the HLC has re-established a new preservation award category (Edwards/Plunkett Award) for exemplary renovation, restoration or rehabilitation of a historic structure. This new award category is named after William Albert Edwards, who formed the firm of Edwards/Plunkett with Joseph Plunkett in 1928. Their work included the Arlington Theatre and the original Santa Barbara Airport Terminal, and their residential work helped shape the city's Mediterranean architectural style. In years past, a similar award category was named the Pearl Chase Award.

The award winners are selected by reviewing remodel projects and new buildings constructed throughout the city to determine projects or individuals that deserve recognition. One of the awards, The Saint Barbara Award, is bestowed upon a member of the local community that has demonstrated a strong commitment to enhance and preserve the appearance of the city. The objectives of the award program are:

- Public awareness of the rich architectural heritage of Santa Barbara;
- Public awareness of the valuable contributions made by the ABR and the HLC in preserving that heritage as reflected in renovation and new construction;
- Recognition of community members that contribute to preserve Santa Barbara; and

- Recognition of architects and designers for excellence in their professions.

Four categories of awards have been established, and may be presented to recipients who have been nominated by a subcommittee of HLC members. The categories are:

1. The Saint Barbara Award for outstanding service to enhance and preserve the built environment of Santa Barbara.
2. The George Washington Smith Award for exemplary design in architecture.
3. The Lockwood de Forest Award for exemplary design in landscape architecture and non-habitable structures.
4. The Edwards/Plunkett Award for exemplary renovation, restoration or rehabilitation of a historic structure.

Award recipients, including owners of the buildings to be recognized, have been invited to attend the Council presentation (See Attachment 1). The design awards are clay Saltillo tile plaques that have bronze inlay and are enhanced with handcrafted calligraphy lettering by local artist, Leslee Sipress (See Attachment 2).

**RECOMMENDATION:**

Santa Barbara has a long tradition of ensuring high quality design while also preserving its architectural heritage. In addition, the City's beauty is significantly enhanced when generous landscaping is provided as a key component of a project's design. The design awards program an important way for the City to honor those who make extra effort to carry forward that tradition.

- ATTACHMENTS:**
1. List 2015 Award Recipients
  2. Photo of Tile Plaque Award

**PREPARED BY:** Jaime Limón, Senior Planner II

**SUBMITTED BY:** George Buell, Community Development Director

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

**2015 HISTORIC LANDMARKS COMMISSION DESIGN AWARDS**

**1. Saint Barbara Award**- individual who has given outstanding service to enhance and preserve built environment

**Brian Cearnal- Architect** – For significant contribution to the architecture of Santa Barbara's El Pueblo Viejo

**2. George Washington Smith Award**- exemplary design in architecture

New Victoria St. Theatre located at 33 W. Victoria St. Completed 2013

**Architects: PMSM Architects**

**Building Lessee: Ensemble Theatre Company (ETC)- New Vic**

**3. Lockwood de Forrest Award**- exemplary design in landscape architecture and non-habitable structures

**Belmond El Encanto Hotel located at 800 Alvarado Pl.- Completed 2013**

**Landscape Architects: Katie O'Reilly Rodgers and Courtney Jane Miller**

**Owner: Belmond Ltd.**

**4. Edwards/ Plunkett Award**- exemplary design for renovation, restoration or rehabilitation of a historic structure

Crocker House located at 2050 Garden St. Completed 2013

**Architects: Harrison Design Associates**

The awards ceremony will include a brief presentation of each award including photographs of the building and landscape improvements.

The Awards Committee consisted of HLC members Don Sharpe, Bill Mahan and Craig Shallenberger.



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

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

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;

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;

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. 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 20-year term.

SECTION 2. The Public Works Director is authorized to execute, subject to approval as to form by the City Attorney, the agreement for a 20-year term.

SECTION 3. Following the effective date of this ordinance, the City Clerk is hereby authorized to cause the recordation of said agreement 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:** February 3, 2015

**TO:** Mayor and Councilmembers

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

**SUBJECT:** Contract For Construction Of The Cota Street Bridge Replacement Project

**RECOMMENDATION:** That Council:

- A. Award a contract with Granite Construction Company in their low bid amount of \$4,956,146 for construction of the Cota Street Bridge Replacement Project, Bid No. 3589, and authorize the Public Works Director to execute the contract and approve expenditures up to \$495,615 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;
- B. Authorize the Public Works Director to execute a City Professional Services contract with Filippin Engineering in the amount of \$620,070 for construction management services for the Cota Street Bridge Replacement Project, and authorize the Public Works Director to approve expenditures of up to \$62,007 for extra services that may result from necessary changes in the scope of work;
- C. Authorize the Public Works Director to execute a City Professional Services contract with Bengal Engineering, Inc., in the amount of \$86,313 for engineering design support services for the Cota Street Bridge Replacement Project, and authorize the Public Works Director to approve expenditures of up to \$8,631 for extra services that may result from necessary changes in the scope of work;
- D. Increase appropriations and estimated revenues related to the Federal Highway Administration Grant by \$5,489,520 in the Fiscal Year 2015 Streets Capital Fund for the Cota Street Bridge Replacement Project;
- E. Authorize an increase in appropriations and estimated revenues of \$758,617 in the Streets Capital Fund from revenues anticipated through the future sale of surplus properties acquired for current bridge replacement projects to cover the City's share of the cost of construction;
- F. Authorize the Public Works Director to execute a Protect in Place and Release of Liability Agreement with Verizon California; and

- G. Increase appropriations and estimated revenues by \$247,500 in the Fiscal Year 2015 Streets Capital Fund, representing Verizon California's share of the construction contract for the Cota Street Bridge Replacement Project pursuant to the Protect in Place and Release of Liability Agreement.

### **EXECUTIVE SUMMARY:**

The Cota Street Bridge Replacement Project (Project) will remove a structurally deficient bridge and replace it with a new bridge that meets the current State of California Department of Transportation (Caltrans) standards. As part of the overall Lower Mission Creek Flood Control Project (LMCFC Project), the Project will widen Mission Creek in the area around Cota Street Bridge to reduce neighborhood flooding. Staff solicited bids for the construction of the Project.

Staff also solicited proposals for professional construction management support services during the construction phase of the Project. Services will include assistant resident engineering/inspecting, labor compliance monitoring, materials testing, environmental permit compliance monitoring, biological monitoring, assisting staff with final reporting to Caltrans and environmental regulatory permit agencies, and preparing record drawings.

### **DISCUSSION:**

#### **BACKGROUND**

The Project is a part of the overall LMCFC Project. The LMCFC Project has been a long-term joint effort project between the United States Army Corps of Engineers, the County of Santa Barbara, and the City of Santa Barbara (City) since the 1960s. It addresses the last 1.3 miles of Lower Mission Creek from just downstream of Canon Perdido Street to the Cabrillo Boulevard Bridge, just before the creek enters the Pacific Ocean.

#### **PROJECT DESCRIPTION**

The Project is located at Cota Street Bridge, between Bath Street and De La Vina Street. The Project consists of removing and replacing concrete bridge and roadway approaches, relocating domestic water, constructing concrete channel walls, planting landscape materials, and installing storm drainage facilities, street lights, and irrigation systems. The proposed bridge consists of precast/pre-stressed concrete girders, with a cast-in-place deck and cast-in-place concrete abutment walls that incorporate driven steel piles.

## CONTRACT BIDS

Two bids were received for the subject work as follows:

	<b>BIDDER</b>	<b>BID AMOUNT</b>
1.	Granite Construction Company Santa Barbara, CA	\$4,956,146
2.	Specialty Construction, Inc. San Luis Obispo, CA	\$5,213,693

The bid of \$4,956,146, submitted by Granite Construction Company, is an acceptable bid that is responsive to and meets the requirements of the bid specifications. The change order funding recommendation of \$495,615, or 10 percent, is typical for this type of work and size of project.

The bid included a line item for protecting Verizon California's (Verizon) utilities in place. The City and Verizon have negotiated a Protect in Place and Release of Liability Agreement (Agreement). The Agreement states that Verizon will take all necessary and reasonable steps to protect its underground utilities during the Project and will be solely responsible for such costs. The bid amount for that line item was \$225,000, and an additional \$22,500 has been included for change orders. Per the Agreement, upon completion of the Project, the City will invoice Verizon for the final utility protection costs, including any associated change orders. Verizon will reimburse the City for these costs.

## CONSTRUCTION MANAGEMENT SUPPORT SERVICES

Staff recommends that Council authorize the Public Works Director to execute a contract with Filippin Engineering in the amount of \$620,070 for construction management services, and \$62,007 for potential extra services, for a total amount of \$682,077. Staff requested proposals from consulting construction management firms and received proposals from three firms. Staff evaluated the proposals and concluded that Filippin Engineering is the best qualified firm. Staff negotiated the fee with Filippin Engineering and concluded that the fee is fair compensation for the services. This proposal includes environmental coordination, biological monitor services, and materials testing.

Staff also recommends that Council authorize the Public Works Director to execute a contract with Bengal Engineering, Inc., in the amount of \$86,313 for engineering (design) support services, and \$8,631 for potential extra services, for a total amount of \$94,944. Bengal Engineering, Inc., was the designer and is experienced in this type of work. Staff reviewed and concluded that Bengal Engineering, Inc.'s proposal is fair and reasonable and would provide the best value and continuity of services without delay.

**COMMUNITY OUTREACH**

One month in advance of starting construction, written notices with fact sheets will be mailed to adjacent properties within 500 feet of the Project site. The fact sheets will contain information about the Project's benefit, location, construction schedule, traffic control showing temporary road closures and detours, staff's contact information, and the City website information for construction status updates.

Once the construction contractor is issued the Notice to Proceed, the construction contractor will deliver another written notice that is 72 hours in advance of any construction activity, to the adjacent properties within 500 feet from the Project site.

**FUNDING**

The Project's construction cost is federally funded by the Federal Highway Administration (FHWA) Highway Bridge Program (HBP). The following table summarizes the construction contract funding recommended in this report:

To cover the City's share of the cost of construction, staff recommends an increase in appropriations of \$758,617 in the Streets Capital Fund from revenues anticipated through the future sale of surplus properties that were acquired for current bridge replacement projects. The surplus properties are 20 West Mason Street, 221 West Cota Street, 230 West Cota Street, and 536 Bath Street. Sales are estimated to result in approximately \$3.5 million in revenues in approximately two years.

**CONSTRUCTION CONTRACT FUNDING SUMMARY**

	<b>Basic Contract</b>	<b>Change Funds</b>	<b>Total</b>
Granite Construction Company	\$4,956,146	\$495,615	\$5,451,761
Filippin Engineering	\$620,070	\$62,007	\$682,077
Bengal Engineering, Inc.	\$86,313	\$8,631	\$94,944
<b>TOTAL RECOMMENDED AUTHORIZATION</b>			<b>\$6,228,782</b>

The following table summarizes the total Project cost of design, right of way acquisition, pre-construction activities, City staff's project management, and construction:

**ESTIMATED TOTAL PROJECT COST**

*(rounded to the nearest dollar)*

<b>Task</b>	<b>City Share</b>	<b>Federal Share</b>	<b>Total Cost</b>
Design (Contract)	\$105,629	\$815,286	\$920,915
Environmental Review & Permits (by Contract)	10,276	79,310	89,586
Survey (City Staff)	4,182	16,727	20,909
Project Management (City Staff)	50,000	200,000	250,000
<b><i>Subtotal Design</i></b>	<b>\$170,087</b>	<b>\$1,111,323</b>	<b>\$1,281,410</b>
Right of Way Cost (Contract)	\$6,686	\$51,609	\$58,295
Right of Way Acquisition and Relocation Costs	\$222,109	\$1,714,325	\$1,936,434
Property Management and City Staff	\$25,651	\$110,829	\$100,000
<b><i>Subtotal Right of Way</i></b>	<b>\$254,446</b>	<b>\$1,876,763</b>	<b>\$2,131,209</b>
Construction Contract (Base Bid Plus Alternate Bid)	767,663*	4,188,483	4,956,146
Construction Change Order Allowance	76,767**	418,848	495,615
<b><i>Subtotal Construction Contract</i></b>	<b>\$844,430</b>	<b>\$4,607,331</b>	<b>\$5,451,761</b>
Construction Management Support, Inspection, Material Testing Costs, and Environmental (Contract)	\$105,648	\$576,429	\$682,077
Design Support Services (Contract)	\$14,706	\$80,238	\$94,944
Construction Management Cost (City Staff)	\$41,333	\$225,522	\$268,855
<b><i>Subtotal Construction Management</i></b>	<b>\$161,687</b>	<b>\$882,189</b>	<b>\$1,043,876</b>
<b>TOTAL PROJECT COST</b>	<b>\$1,430,650</b>	<b>\$8,477,606</b>	<b>\$9,908,256</b>

\*Includes \$225,000 to be reimbursed by Verizon through Protect in Place and Release of Liability Agreement

\*\*Includes \$22,500 to be reimbursed by Verizon through Protect in Place and Release of Liability Agreement

Staff is recommending a total \$6,495,637 in appropriations and estimated revenues to cover the total construction costs of \$5,451,761 and construction management costs of \$1,043,876. With the recommended appropriations, there will be sufficient funds in the Streets Capital and Streets Grant Funds to cover these costs for the Cota Street Bridge construction. All other costs shown above have already been incurred and funded.

**SUSTAINABILITY IMPACT:**

The Project has received all necessary environmental regulatory permits or approvals for construction. The Project includes a landscaped creek slope along the upstream east creek bank that is immediately adjacent to the Cota Street Bridge. In addition, the Project includes a ramp for the County Flood Control access.

**PREPARED BY:** Brian D'Amour, Principal Civil Engineer/TG/mj

**SUBMITTED BY:** Rebecca J. Bjork, Public Works Director

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



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** February 3, 2015

**TO:** Mayor and Councilmembers

**FROM:** Mayor and Council Ad Hoc Recruitment Committee

**SUBJECT:** City Administrator Employment Agreement And Amendment Of City Attorney Employment Agreement

**RECOMMENDATION:** That Council:

- A. Approve, and authorize the Mayor to execute, an employment agreement with Paul Casey to serve as the City Administrator effective February 3, 2015; and
- B. Approve, and authorize the Mayor to execute, an amended and restated employment agreement between the City and Ariel Pierre Calonne, City Attorney, to remove sections of Agreement No. 24,713 attaching health and welfare benefit changes to those provided to other management employees.

### **DISCUSSION:**

#### City Administrator Agreement

Following the retirement of City Administrator James Armstrong at the beginning of October 2014, Council formed an ad hoc committee to conduct a nationwide search for his replacement. David Morgan, of Ralph Anderson and Associates, was hired to conduct the recruitment. The City Council met in closed session to interview the top applicants for the position on December 17, 2014 and interviewed finalists on January 12, 2015.

On January 27, 2015, Council announced the selection of Paul Casey as the new City Administrator. Mr. Casey, the Assistant City Administrator, had been serving as the Acting City Administrator since Mr. Armstrong's retirement. The proposed employment agreement is attached.

Mr. Casey will be appointed at the existing compensation level for the City Administrator, at a salary of \$240,625.06 per year plus benefits. Mr. Casey's compensation will be reviewed annually with his performance evaluation. Mr. Casey will also be granted a moving expense allowance for household goods and furniture of up to \$5,000 to allow him to move to within City limits within a year.

The new agreement removes contract language that had been included in prior City Administrator agreements tying future benefit increases to those provided to other Group One (executive) managers. Such “me too”-type clauses, when the affected employee might advise an agency on salary and benefit increases that could directly affect his or her own salary and benefits, have been subject to recent reexamination under the spirit of conflict of interest regulations. The modern best practice is not to include such provisions in employment agreements.

#### City Attorney Agreement

City Attorney Ariel Calonne has requested that the City also amend his contract to remove the language tying his benefit changes to those provided to other executive management employees. Staff recommends this amendment as consistent with best practices.

The new agreements will both require Council approval by ordinance of any benefit increases for these positions, other than normal insurance premium increases for existing benefit levels (e.g. life insurance, PERS rate increases) and the normal annual increase to car allowance, which is based on the Internal Revenue Service mileage reimbursement rate for business travel.

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

Mr. Casey will receive the same salary and fringe benefit package that was budgeted for Fiscal Year 2015, with the exception of the moving cost allowance, which can be absorbed in the current Fiscal Year 2015 operating budget for the City Administrator’s Office. There is no change to the salary and fringe benefits provided to Mr. Calonne.

**ATTACHMENT:**

1. Draft Employment Agreement with Paul Casey
2. Draft Amended and Restated Employment Agreement with Ariel Pierre Calonne

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

**APPROVED BY:** Helene Schneider, Mayor

EMPLOYMENT AGREEMENT  
Agreement No.

The City of Santa Barbara, a municipal corporation, hereinafter referred to as "Employer" and Paul Casey, an individual, hereinafter referred to as "Employee" enter into this Agreement ("Agreement") on this 3<sup>rd</sup> day of February 2015 for Employee's services as City Administrator for the City of Santa Barbara.

WHEREAS, the City Council of the City of Santa Barbara, hereinafter "City Council," determined that Employee has the necessary qualifications and experience for the office of City Administrator as required by the City Charter; and

WHEREAS, on January 27, 2015, the City Council appointed Employee to the office of City Administrator, with an effective date of February 3, 2015; and

NOW, THEREFORE, IT IS MUTUALLY AGREED AS FOLLOWS:

SECTION 1. TERM AND STATUS.

- A. In accordance with Section 600 of the City Charter and subject to Section 606 of the City Charter, Employee shall serve at the pleasure of the City Council.
- B. Employee's employment status is at-will. Employee understands and agrees that Employer may terminate his City employment at any time, subject only to the notice, removal and severance provisions of Section 5 of this Agreement and the City Charter. Employee understands and agrees that Employer has made no implied or express oral or written assurances of continued employment with the City. Employee further understands and agrees that he has no property right in City employment and that Employer requires no cause to suspend or terminate his City employment.

SECTION 2. POWERS AND DUTIES.

- A. Employee shall perform the duties of City Administrator as set forth in Article VI of the City Charter and as determined and controlled by the City Council. Employee shall report directly and solely to the City Council.
- B. In the performance of the duties of City Administrator, Employee agrees to comply with all federal, state and local laws, ordinances, rules, regulations and City Charter, which are applicable to the office of the City Administrator. Employee acknowledges that he is subject to the common law and statutory conflict-of-interest provisions, including but not limited to the Political Reform Act set forth at California Government Code section 87100 and following, The Fair Political Practices Commission Regulations set forth at California Code of Regulations, Title 2, section 18700 and following, and California Government Code section 1090 and following, as they may be amended. Employee

agrees that he will be acquainted with the above-referenced provisions, comply fully with them and not take any action, which results or could appear to result in a violation of such provisions.

### SECTION 3. COMPENSATION.

#### A. Base Salary.

As compensation for Employee's services, Employer agrees to pay Employee, on a bi-weekly basis, an annual base salary of \$240,625.06.

#### B. Changes to Compensation

Employee's compensation as provided herein shall be reviewed annually and may, from time to time, be increased based on Employee's satisfactory performance, as solely determined by the City Council. Such increases will be established by ordinance. Any increases so approved shall inure to Employee without amendment of this Agreement

#### C. Health and Welfare Benefits.

Employee shall receive the same health and welfare benefits provided to the City's Group 1 Managers ("Executives"), including but not limited to long term disability and life insurance, as set forth in the Management Performance and Compensation Plan on the date of this Agreement. Any future changes in the value of such benefits, excluding normal insurance premium increases for the existing levels of benefits, will be subject to Section 3.B. of this Agreement and will not be based on future adjustments to the City's Group 1 Managers.

#### D. Retirement.

Employee shall receive retirement benefits through the Public Employees Retirement System (hereinafter "PERS") Miscellaneous Plan. Employee shall pay a variable contribution toward retirement under the same formula applicable to the City's Group 1 Managers ("Executives") on the date of this Agreement. Any future changes to this formula will be subject to Section 3.B. of this Agreement and will not be based on future adjustments to the City's Group 1 Managers.

#### E. Automobile Allowance.

Employee shall receive an automobile allowance of \$621 per month which shall be indexed on a percentage basis with changes in the Internal Revenue Service mileage reimbursement rate for business travel, as provided under Resolution 90-012, and increased or decreased as appropriate without amendment of this Agreement.

F. Leave.

Employee shall receive the same leave benefits provided to the City's Group 1 Managers ("Executives"), including but not limited to holiday leave and catastrophic leave, as set forth in the Management Performance and Compensation Plan on the date of this Agreement. Any future changes in such benefits will be subject to Section 3.B. of this Agreement and will not be based on future adjustments to the City's Group 1 Managers.

G. Relocation Expenses.

In view of Charter Section 601, Employer shall reimburse Employee for documented moving expenses incurred as a result of Employee relocating his residence to a location within the boundaries of the City, provided that such reimbursement shall be capped at \$5,000.00 and shall be paid only if such documented moving expenses are incurred within one year of the effective date of this Agreement.

SECTION 4: PERFORMANCE EVALUATION.

- A. Employer shall evaluate the performance of Employee as City Administrator on an annual basis. Employee shall be responsible for providing written notice to the City Council of the need to complete the performance evaluation.
- B. Employee understands and agrees that the failure to evaluate Employee annually shall not affect the rights of the parties in this Agreement, including termination of Employee's employment.

SECTION 5. TERMINATION.

A. Termination by Employee.

Employee may voluntarily resign as City Administrator by delivering a letter of resignation to the City Council not less than 30 days prior to the effective date of termination.

B. Termination by Employer.

- 1. Employer may unilaterally terminate Employee's employment, with or without cause in accordance with Sections 600 and 606 of the City Charter. No cause for termination need exist because Employee recognizes that he serves at the pleasure of the Employer as an at-will employee. Except as otherwise provided by this Agreement or by law, Employee is exempt from any pre- or post-termination due process rights (such as *Skelly* rights).

2. Employer shall provide Employee at least 30 days notice prior to the effective date of termination. Employer shall provide Employee the reasons for termination upon his request.
3. Employee shall receive twelve (12) months severance pay consisting of Employee's base salary, the cash value of twelve (12) months of cafeteria plan and automobile allowance at the effective date of termination and a cash payment of accrued vacation leave. The PERS Retirement contribution shall not be included in the severance pay. Nothing in this section shall extend the amount of time served for purposes of receiving any benefit provided in this Agreement.

SECTION 6. MISCELLANEOUS.

- A. Use and administration of benefits shall conform to the requirements of the Management Performance and Compensation Plan and any other City policy or regulation, unless otherwise specified in this Agreement.
- B. This Agreement may be modified only upon the written consent of the parties.
- C. This Agreement is a personal services agreement, and as such, may not be assigned by either party.
- D. This Agreement constitutes the entire agreement between the parties and shall be interpreted in accordance with the laws of the State of California.

The parties hereto have executed this Agreement in duplicate the day and year noted above.

\_\_\_\_\_  
Paul Casey, an individual

CITY OF SANTA BARBARA

BY: \_\_\_\_\_  
Helene Schneider, Mayor

Attest:

\_\_\_\_\_

City Clerk Services Manager

APPROVED AS TO FORM:

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Ariel Pierre Calonne, City Attorney

AMENDED AND RESTATED EMPLOYMENT AGREEMENT

Agreement No. 24,713

The City of Santa Barbara, a municipal corporation, hereinafter referred to as "Employer" and Ariel Pierre Calonne, an individual, hereinafter referred to as "Employee" enter into this Amended and Restated Employment Agreement ("Agreement") on this 3rd~~4~~<sup>4</sup> day of February 2015~~4~~ for Employee's services as City Attorney for the City of Santa Barbara.

WHEREAS, the City Council of the City of Santa Barbara, hereinafter "City Council", determined that Employee has the necessary qualifications and experience for the office of City Attorney as required by the City Charter; and

WHEREAS, on February 11, 2014, the City Council appointed Employee to the office of City Attorney, with an effective date ~~to be announced later, but~~ not later than March 17, 2014; and

WHEREAS, on February 11th, 2014 City and Employee entered into an initial employment agreement No 24,713, which provides the terms and conditions of employment; and

WHEREAS, the parties agree that is appropriate to amend certain sections of the Agreement in order to prevent it from providing automatic adjustments to Employee's benefits based on benefit adjustments provided to other City managers;:-

NOW, THEREFORE, IT IS MUTUALLY AGREED AS FOLLOWS:

SECTION 1: TERM AND STATUS.

- A. In accordance with Section 701 of the City Charter, Employee shall serve at the pleasure of the City Council.
- B. Employee's employment status is at-will. Employee understands and agrees that Employer may terminate his City employment at any time, subject only to the notice, removal, and severance provisions of Section 5 of this Agreement and the City Charter. Employee understands and agrees that Employer has made no implied or express oral or written assurances of continued employment with the City. Employee further understands and agrees that he has no property right in City employment and that Employer requires no cause to suspend or terminate his City employment.
- C. Employee will commence employment as City Attorney on a date ~~to be announced~~ but not later than March 17, 2014.

SECTION 2: POWERS AND DUTIES.

- A. Employee shall perform the duties of City Attorney as set forth in Section 703 of the City Charter and as determined and controlled by the City Council. Employee shall report directly and solely to the City Council.

B. In the performance of the duties of City Attorney, Employee agrees to comply with all federal, state and local laws, ordinances, rules, regulations and City Charter, which are applicable to the office of the City Attorney. Employee acknowledges that he is subject to the common law and statutory conflict-of-interest provisions, including but not limited to the Political Reform Act set forth at California Government Code section 87100 and following, The Fair Political Practices Commission Regulations set forth at California Code of Regulations, Title 2, section 18700 and following, and California Government Code section 1090 and following, as they may be amended. Employee agrees that he will be acquainted with the above-referenced provisions, comply fully with them and not take any action, which results or could appear to result in a violation of such provisions.

### SECTION 3: COMPENSATION

#### A. Base Salary.

~~1. As compensation for Employee's services, Employer agrees to pay Employee, on a bi-weekly basis, an annual base salary of \$228,178.86<sup>223,704</sup>. Effective July 1, 2014, the annual base salary shall increase by 2% to a base salary of \$228,178 in accordance with management salary plan adopted by City Council Ordinance No. 5623 on June 25, 2013.~~

~~Employee's compensation shall be reviewed annually and may, from time to time, be increased based on Employee's satisfactory performance, as solely determined by the City Council.~~

#### B. Changes to Compensation

Employee's compensation as provided herein shall be reviewed annually and may, from time to time, be increased based on Employee's satisfactory performance, as solely determined by the City Council. Such increases will be established by ordinance. Any increases so approved shall inure to Employee without amendment of this Agreement.

~~2.—~~

#### ~~B.C.~~ Health and Welfare Benefits.

Employee shall receive the same health and welfare benefits provided to the City's Group 1 Managers ("Executives"), including but not limited to long term disability and life insurance, as set forth in the Management Performance and Compensation Plan on the date of this Agreement. Any future changes in the value of such benefits, excluding normal insurance premium increases for the existing levels of benefits, will be subject to Section 3(A) of this Agreement and will not be based on future adjustments to the City's Group 1 Managers~~shall inure to Employee without amendment of this Agreement.~~

#### ~~C.D.~~ Retirement.

Employee shall receive retirement benefits through the Public Employee's Retirement System (hereinafter "PERS") Miscellaneous Plan. Employee shall pay a variable contribution toward retirement under the same formula applicable to the City's Group 1 Managers ("Executives") on the date of this Agreement. ~~Any future changes to this~~

formula will be subject to Section 3(A) of this Agreement and will not be based on future adjustments to the City's Group 1 Managers.

D.E. \_\_\_ Automobile Allowance.

Employee shall receive ~~the same as~~ automobile allowance ~~of provided to the City's Group 1 Managers ("Executives") of \$62105~~ per month which shall be indexed on a percentage basis with changes in the Internal Revenue Service mileage reimbursement rate for business travel, as provided under Resolution 90-012, and increased or decreased as appropriate without amendment to this Agreement. Any future changes in such benefits shall inure to Employee without amendment of this Agreement.

E.F. Leave.

1. Employee shall receive the same leave benefits provided to the City's Group 1 Managers ("Executives"), including but not limited to holiday leave and catastrophic leave, as set forth in the Management Performance and Compensation Plan on the date of this Agreement. Any future changes in such benefits will be subject to Section 3(A) of this Agreement and will not be based on future adjustments to the City's Group 1 Managers.~~shall inure to Employee without amendment of this Agreement, unless this Agreement provides a greater benefit.~~
2. Employee shall be entitled to a beginning balance of 96 hours of sick leave and 80 hours of vacation leave on the effective date of employment.
3. Employee will accrue 224 hours of vacation time. ~~be credited with six years of prior years of service for purposes of determining vacation accrual rate for the City's Group 1 Managers.~~

SECTION 4: PERFORMANCE EVALUATION.

- A. Employer shall evaluate the performance of Employee as City Attorney on an annual basis. Employee shall be responsible for providing written notice to the City Council of the need to complete the performance evaluation.
- B. Employee understands and agrees that the failure to evaluate Employee annually shall not affect the rights of the parties in this Agreement, including termination of Employee's employment.

SECTION 5: TERMINATION

- A. Termination by Employee.

Employee may voluntarily resign as City Attorney by delivering a letter of resignation to the City Council not less than 30 days prior to the effective date of termination.

- B. Termination by Employer.

1. Employer may unilaterally terminate Employee's employment, with or without cause in accordance with Section 701 of the City Charter. No cause for termination need exist because Employee recognizes that he serves at the pleasure of the Employer as an at-will employee. Except as otherwise provided by this Agreement or by law, including Section 701 of the City Charter, Employee is exempt from any pre- or post-termination due process rights (such as *Skelly* rights).
2. Employer shall provide Employee at least 30 days notice prior to the effective date of termination. Employer shall provide Employee the reasons for termination upon his request.

3. Employee shall receive twelve (12) months severance pay consisting of Employee's base salary, the cash value of twelve (12) months of cafeteria plan and automobile allowance at the effective date of termination and a cash payment of accrued vacation leave. The PERS Retirement contribution shall not be included in the severance pay. Nothing in this section shall extend the amount of time served for purposes of receiving any benefit provided in this Agreement.

SECTION 6: MISCELLANEOUS

- A. Use and administration of benefits shall conform to the requirements of the Management Performance and Compensation Plan and any other City policy or regulation, unless otherwise specified in this Agreement.
- B. This Agreement may be modified only upon the written consent of the parties.
- C. This Agreement is a personal services agreement, and as such, may not be assigned by either party.
- D. This Agreement constitutes the entire agreement between the parties and shall be interpreted in accordance with the laws of the State of California.

The parties hereto have executed this Agreement in duplicate the day and year noted above.

\_\_\_\_\_  
Ariel Calonne, an individual

CITY OF SANTA BARBARA

BY: \_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

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City Attorney



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** February 3, 2015

**TO:** Mayor and Councilmembers

**FROM:** Administrative Services Department

**SUBJECT:** Amend Position And Salary Control Resolution To Include Salary Range For City Administrator

### **RECOMMENDATION:**

That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Amending Resolution No. 14-046, the Position and Salary Control Resolution for Fiscal Year 2015, to Add a Salary Range for the City Administrator.

### **DISCUSSION:**

A compensation survey, which was commenced prior to the retirement of former City Administrator Jim Armstrong, determined that the current total compensation level for the City Administrator classification is below that of like positions in the City's established competitive labor market.

The comparison agencies and comparison positions for the City Administrator classification were established as part of a 2005-2006 management compensation survey conducted by Creative Management Solutions (CMS), a professional compensation consultant. An adjustment was made to take into account the difference in retirement formulas between different agencies (which improves the City's position in the labor market). The compensation data was updated by staff for fall 2014. A summary is attached.

Concurrent with the appointment of a new City Administrator, staff recommends taking the opportunity to establish a salary range for this position, similar to the ranges that exist for other management and non-management positions Citywide. The top of the salary range will be set to the median for a seasoned City Administrator (approximately 6.5% higher than the current salary), while the range below that would allow for the appointment of a new City Administrator at a lower entry level. The salary range would be \$8108.66 to \$9,856.15 biweekly (which equates to \$17,568.78 to \$21,355.00 per month; \$210,825 to \$256,260 per year). This would align the City's maximum total compensation for this position with the median for the labor market.

It has been recommended, under separate action, that Council appoint Mr. Casey at the existing City Administrator salary level. The establishment of this salary range would not affect that appointment. Any increases Mr. Casey would receive toward the median/top of the salary range would be considered and proposed by Council based on performance during his annual performance evaluation.

**BUDGET/FINANCIAL INFORMATION:**

This action will establish a salary range for the position, but there will be no increase in budget cost related to this change unless and until the Council recommends such increase for the incumbent City Administrator.

**ATTACHMENT(S):** Salary Survey Results

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

NAME OF SURVEY AGENCY Survey completed 9/30/2014	Monthly Salary	Monthly City Retirement	Monthly Benefits Paid by City	Monthly Total Package
Anaheim	\$ 23,301	\$ 1,239	\$ 2,488	\$27,028
Burbank	\$ 25,000	\$ 790	\$ 1,169	\$ 26,959
Long Beach	\$ 21,737	\$ 1,339	\$ 1,974	\$ 25,050
Newport Beach	\$ 23,527	(\$ 32)	\$ 1,449	\$ 24,944
Oceanside	\$ 19,320	\$ 1,190	\$ 1,716	\$ 22,226
Oxnard	\$ 22,718	\$ 1,427	\$ 824	\$ 24,969
Palm Springs	\$ 23,658	\$ 3,436	\$ 2,204	\$ 29,298
Pasadena	\$ 24,377	\$ 2,131	\$ 1,028	\$ 27,536
San Luis Obispo	\$ 18,460	\$ 1,138	\$ 1,255	\$ 20,853
Santa Maria	\$ 18,324	\$ 2,595	\$ 1,750	\$ 22,669
Santa Monica	\$ 29,457	\$ 2,198	\$ 2,260	\$ 33,915
Simi Valley	\$ 17,000	\$ 675	\$ 2,541	\$ 20,216
Thousand Oaks	\$ 20,140	\$ 3,577	\$ 1,625	\$ 25,342
Ventura	\$ 18,685	\$ 1,254	\$ 1,168	\$ 21,107
County of Los Angeles	\$ 26,142	\$ 1,278	\$ 5,623	\$ 33,043
County of Santa Barbara	\$ 19,101	(\$ 177)	\$ 1,177	\$ 20,101
County of Ventura	\$ 19,916	\$ 377	\$ 1,217	\$ 21,510
<b>Median of Labor Market</b>	<b>\$21,737</b>			<b>\$24,969</b>
<b>City of Santa Barbara - Current</b>	<b>\$ 20,052</b>	<b>\$ 1,191</b>	<b>\$ 2,339</b>	<b>\$ 22,346</b>
<b>City of Santa Barbara Proposed Market Adjustment</b>	<b>\$ 21,355</b>	<b>\$ 1,268</b>	<b>\$ 2,339</b>	<b>\$ 24,963</b>

**Proposed Monthly Salary Range for City Administrator From: \$17,568.78 To: \$21,355**

**NOTES:**

1. Retirement includes PERS Contribution, deferred compensation, and formula adjustment to account for different retirement formulas at the different agencies
2. Benefits include health, welfare and car allowance

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA BARBARA AMENDING RESOLUTION NO. 14-046, THE POSITION AND SALARY CONTROL RESOLUTION FOR FISCAL YEAR 2015, TO ADD A SALARY RANGE FOR THE CITY ADMINISTRATOR.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SANTA BARBARA THAT Resolution No. 14-046, the Position and Salary Control Resolution for Fiscal Year 2015, is hereby amended as follows:

<u>Classification Title</u>	Service				<u>Biweekly Salary</u>
	<u>FLSA</u>	<u>Status</u>	<u>Unit</u>	<u>Range</u>	
<del>City Administrator/Clerk/Treasurer</del>	<del>E</del>	<del>U</del>	<del>M</del>	<del>A</del>	<del>\$9254.81</del>
<b>City Administrator/Clerk/Treasurer</b>	<b>E</b>	<b>U</b>	<b>M</b>	<b>A</b>	<b>\$8108.66 - \$9856.15</b>



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** February 3, 2015

**TO:** Mayor and Councilmembers

**FROM:** City Clerk's Division, Administrative Services Department

**SUBJECT:** Emergency Appointment Of Paul Zink To The Single Family Design Board

### RECOMMENDATION:

That Council confirm the emergency appointment of Paul Zink to the Single Family Design Board on an interim basis until the Council makes a final appointment.

### DISCUSSION:

At the City Council meeting of January 27, 2015, the City Council approved the emergency appointment of Paul Zink to the Single Family Design Board (SFDB) until a final appointment is made on March 17, 2015 to fill the unscheduled vacancy. The SFDB is required to have a licensed architect attend each meeting and vote on each item. Currently, there is 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, and that Council appoint Mr. Zink on an interim basis until the special recruitment is concluded in March. The Council is able to make this interim appointment immediately pursuant to Government Code Section 54974 (b), which states if the City Council determines that an emergency exists, it may fill the unscheduled vacancy immediately, and the appointee would serve on an acting basis until the final appointment is made.

Applications for the special recruitment to fill this unscheduled vacancy are 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.

**PREPARED BY:** Gwen Peirce, City Clerk Services Manager

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

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



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** February 3, 2015

**TO:** Mayor and Councilmembers

**FROM:** Public Works Department, Water Resources Division  
City Attorney Office

**SUBJECT:** Authorize Actions Regarding Agreements For Professional Services  
Relating To Reactivating The Charles E. Meyer Desalination Facility

**RECOMMENDATION:** That Council:

- A. Authorize the City Attorney to amend Professional Services Agreement Number 24,835 with Hanson Bridgett, LLP, to increase the not-to-exceed amount from \$100,000 to \$150,000 for legal support services related to contracting for services to design, build, and operate the Desalination Facility, and other contractual requirements as needed;
- B. Authorize the City Attorney to execute a Professional Services Agreement with Orrick, Herrington & Sutcliffe, LLP, in the not-to-exceed amount of \$30,000 to provide bond counsel services to assist the City with financing for reactivation of the Charles E. Meyer Desalination Facility; and
- C. Appropriate \$155,000 from Water Fund reserves for the transfer of funds to the Water Drought Fund for professional services related to the reactivation of the Charles E. Meyer Desalination Facility.

**DISCUSSION:**

**Hanson Bridgett, LLP**

The City is preparing to reactivate the Desal Facility. The proposals to design, build, and operate the Desal Facility are due in March 2015 in an effort to be ready to award a contract in June, should the drought condition not improve this winter.

On June 10, 2014, the City entered into Agreement No. 24,835 with Hanson Bridgett LLP in the not to exceed amount of \$25,000 for legal assistance in drafting the Request for Qualifications/Request for Proposals for the Design, Build, Operate contract. On September 23, 2014, Council authorized increasing the not to exceed amount to

\$100,000 to provide for additional legal services necessary to assist with preparation of the draft contract document, which was attached to the RFP and provided to the selected proposers. The contract, and its many attachments, is a highly sophisticated and complex contract that requires extensive legal review and experience.

Staff is currently preparing addenda to the RFP and working with the three pre-qualified firms as they prepare their proposals. These tasks all require legal consultation. Once the proposals are submitted, the final contract will be negotiated and drafted by the City Attorney's Office with assistance from Hanson Bridget. Staff requests an increase of \$50,000 to the Professional Services Contract for a total not to exceed amount of \$150,000.

**Orrick, Herrington & Sutcliffe, LLP**

As authorized by City Council on November 4, 2014, Staff has submitted an application to the Regional Water Quality Control Board for a Safe Drinking Water State Revolving Loan to finance, in large part, the cost to reactivate the Desal Facility. Part of the required review process by the State is a bond counsel opinion letter. The City has worked with the law firm of Orrick, Herrington & Sutcliffe LLP for bond counsel service for many years. Orrick served as bond counsel for the City for the recent water debt refunding as well as all of the state revolving loans and many other financings. Staff requests that the Council authorize the City Attorney to enter into an agreement with Orrick in the not to exceed amount of \$30,000 for these necessary services.

**FUNDING:**

When the contract services with Hansen Bridget were originally increased on September 23, 2014, by \$75,000, no additional funds were transferred into the Drought Fund to cover the added costs. At this time, in addition to the contracts above totaling \$80,000, it is recommended that all funds associated with the \$75,000 contract increase, for a total of \$155,000, be transferred from Water Fund Reserves to the Drought Fund. The Drought Fund was created to enable tracking of all major costs associated with responding to the drought. In the event this drought is deemed a Federal Disaster, the City may be eligible for some level of cost reimbursement resulting from drought response efforts.

**PREPARED BY:** Ariel Calonne, City Attorney

**SUBMITTED BY:** Ariel Calonne, City Attorney  
Rebecca Bjork, Public Works Director

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



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** February 3, 2015

**TO:** Mayor and Council members

**FROM:** Planning Division, Community Development Department

**SUBJECT:** Designation Of Joseph Knowles Mural, First Church of Christ, Scientist, And Mont Joie Residence As City Landmarks

**RECOMMENDATION:** That Council:

- A. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Designating the Joseph Knowles Mural at 38 West Victoria Street (Formerly Known as 34 West Victoria Street Along 1200 Block of Chapala Street) as a City Landmark;
- B. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Designating the First Church of Christ, Scientist at 116-120 East Valerio Street as a City Landmark; and
- C. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Designating the Mont Joie Residence at 931 Las Alturas Road as a City Landmark.

### EXECUTIVE SUMMARY:

Santa Barbara Municipal Code Section 22.22.050 grants the Historic Landmarks Commission (HLC) the authority to adopt resolutions to forward recommendations to the City Council regarding City Landmark designations. Designation as a City Landmark confers honor and recognition on structures contributing to the City's unique historical and architectural traditions.

On October 8, 2014, the HLC held a public hearing for the City Landmark designation of the Joseph Knowles Mural. The HLC voted 8 to 0 to adopt a resolution to recommend to the City Council that it designate the Joseph Knowles Mural as a City Landmark. On November 19, 2014, the HLC held two separate public hearings for City Landmark designations; the First Church of Christ, Scientist and the Mont Joie Residence. The HLC voted 6 to 0 to adopt a resolution to recommend to the City Council that it designate the First Church of Christ, Scientist as a City Landmark. The HLC voted 7 to 0 to adopt a resolution to recommend to the City Council that it designate the Mont Joie Residence as a City Landmark. The HLC determined through evidence provided in the HLC Staff

## Council Agenda Report

Designation Of Joseph Knowles Mural, First Church Of Christ, Scientist, And Mont Joie Residence As City Landmarks

February 3, 2015

Page 2

Reports that the three resources are historically and architecturally significant and qualify under Santa Barbara Municipal Code Section 22.22.040 as City Landmarks (Attachments 1, 2 and 3).

### The Joseph Knowles Mural

The Joseph Knowles Mural is significant for its historical and cultural influence on the heritage of the City. It was designed in 1958 by noted Santa Barbara artist, Joseph Knowles, who made a significant contribution to the heritage of the City. The mural represents the largest, mid-twentieth century public art piece in Santa Barbara. The mural consists of six panels made out of polychromatic tiles. The panels depict six historic epochs in the history of Santa Barbara County in sequential order from left to right (north to south). The first panel depicts the area's first inhabitants, the Chumash, the successive periods are represented by the Spanish explorers, Mission Santa Barbara, the California rancho, the American settler, and finally the modern era. When the mid-century grocery store building upon which the mural was originally installed, was demolished, the mural was carefully removed, cleaned and installed on the west elevation of the new Public Market building facing Chapala Street. The mural was added to the City's List of Potential Historic Resource in 2013 and noted as eligible for designation as a City Landmark and for inclusion on the California Register of Historical Resources and National Register of Historic Places based on the findings of the Historic Structures/Sites Report.

The proposed boundary of the City Landmark designation is the six panels of the mural and excludes the 2014 building upon which it is hung.

On May 27, 2014, the property owner, Margaret L. Cafarelli of Victoria Street Partners, LLC, sent a letter supporting the City Landmark designation.

Historic research in the form of the Historic Structures/Sites Report accepted on September 16, 2009, by the Historic Landmarks Commission, has determined that the mural qualifies for historic designation under City of Santa Barbara Master Environmental Assessment criteria.

### The First Church of Christ, Scientist

Constructed in 1931, the First Church of Christ, Scientist, was designed by noted San Francisco architect, Henry Gutterson, in the Byzantine and Romanesque styles with Santa Barbara Mediterranean influence seen in the walls of poured concrete over form boards, and red roof tiles. The landscape, including the mature magnolia trees along Santa Barbara Street was designed by noted local landscape designer, Lockwood de Forest. The structure has been on the City's Potential Historic Resource list since 1986 as it is eligible for the National Register of Historic Places, California Register of Historic Resources, and as a City Landmark for its architectural style, historical significance, and notable architect.

## Council Agenda Report

Designation Of Joseph Knowles Mural, First Church Of Christ, Scientist, And Mont Joie Residence As City Landmarks

February 3, 2015

Page 3

The proposed boundary of the City Landmark designation is limited to the footprint of the church originally designed by Henry Gutterson (1931) and six feet around the garden side of the church building; and included within this boundary is the decorative cement sidewalk on the garden side of the church building, with no specific flora included in this six foot area; and the designation also includes a) the courtyard fountain in its current location, b) the stepped concrete garden wall along Valerio and Santa Barbara streets and c) the significant mature trees along the garden wall, being character defining elements of the Lockwood de Forest landscape, as per the site plan on page two of the HLC Staff Report.

On October 21, 2014, representatives of the church membership sent an e-mail stating that the City Landmark designation has the support of the great majority of the church's membership. Representatives of the church membership were in attendance at the HLC Public Hearing.

Historic research in the form of a HLC Staff Report was accepted by the Historic Landmarks Commission on November 19, 2015, determining that the improvements described above qualify for historic designation under City of Santa Barbara Master Environmental Assessment criteria.

### Mont Joie Residence

Constructed in 1928, the L-shaped, two-story residential villa, known as Mont Joie is one of Santa Barbara's architectural gems that is a significant part of the heritage of the City. Mont Joie is the French term for Mount Joy and the residence was designed using elements of the Italian Renaissance, Beaux Arts, and French Eclectic styles. A circular motor court brings visitors to the home, with a façade that features wrought-iron window railings, elegant balconies, flared eaves and French doors on the south elevation. The property was added to the City's Potential Historic Resource list in 2013. Based on the findings in the 2002 Historic Structure Report, the building is eligible for the National Register of Historic Places, California Register of Historic Resources, and as a City Landmark for its architectural style. This HLC Staff Report is a summary of the findings of the 2002 Historic Structure Report completed by Applied Earth Works.

The proposed boundary of the City Landmark designation is limited to the 1928 'L' shaped house and motor court and the designation boundary does not include any landscaping features or gardens. This is consistent with the limited vegetation noted as per the original 1928 drawings and that any original landscaping has been altered or removed and is not considered historic. The owners requested that the HLC not place any conditions for restoring the house to the original colors and the HLC was amenable to the request.

The property owners, Lynn Sarko and Laurie Ashton, verbally indicated to staff their support for the City Landmark designation and were in attendance at the HLC Public Hearing.

Historic research in the form of the Historic Structures/Sites Report accepted on May 1, 2002, by the Historic Landmarks Commission, has determined that the L-shaped residence, motor court and the other improvements within the designation boundary qualify for historic designation under City of Santa Barbara Master Environmental Assessment criteria.

**Significance Criteria:**

The HLC found that the Joseph Knowles Mural meets the following City Landmark criteria listed in Section 22.22.040, subsection A through K, of the Municipal Code:

- Criterion A. Its character, interest or value as a significant part of the heritage of the City, the State or the Nation;
- Criterion C. Its identification with a person or persons who significantly contributed to the culture and development of the City, the State, or the Nation;
- Criterion F. Its identification as the creation, design, or work of a person or persons whose effort significantly influenced the heritage of the City, the State, or the Nation;

The HLC found that the First Church of Christ, Scientist, meets the following City Landmark criteria listed in Section 22.22.040, subsection A through K, of the Municipal Code:

- Criterion A. Its character, interest or value as a significant part of the heritage of the City, the State or the Nation;
- Criterion D. Its exemplification of a particular architectural style or way of life important to the City, the State, or the Nation;
- Criterion E. Its exemplification of the best remaining architectural type in a neighborhood;
- Criterion F. Its identification as the creation, design, or work of a person or persons whose effort significantly influenced the heritage of the City, the State, or the Nation;
- Criterion G. Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials and craftsmanship;
- Criterion I. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood.

The HLC found that the Mont Joie Residence meets the following City Landmark criteria listed in Section 22.22.040, subsection A through K, of the Municipal Code:

- Criterion A. Its character, interest or value as a significant part of the heritage of the City, the State or the Nation;
- Criterion D. Its exemplification of a particular architectural style or way of life important to the City, the State, or the Nation;

- Criterion E. Its exemplification of the best remaining architectural type in a neighborhood;
- Criterion G. Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials and craftsmanship;
- Criterion I. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood.

**RECOMMENDATION:**

Staff and the HLC recommend the designation of these three properties which are important to the heritage of the City of Santa Barbara. The outstanding attention to detail, materials and craftsmanship cannot be duplicated. The prominent and beautifully designed mural and buildings deserve to join the elite list of City Landmarks that are important structures contributing to the City's unique historical and architectural traditions. There is sufficient evidence on record to support the City Landmark designation of the Joseph Knowles Mural, the First Church of Christ, Scientist, and the Mont Joie Residence and that City Council adopt resolutions designating the Joseph Knowles Mural, the First Church of Christ, Scientist, and the Mont Joie Residence as City Landmarks.

- ATTACHMENTS:**
1. HLC Resolution No. 2014-8 and HLC Staff Report for the Joseph Knowles Mural dated October 8, 2014
  2. HLC Resolution No. 2014-9 and HLC Staff Report for the First Church of Christ, Scientist, dated November 19, 2014
  3. HLC Resolution No. 2014-10 and HLC Staff Report for the Mont Joie Residence dated November 19, 2014

**PREPARED BY:** Nicole Hernandez, Urban Historian

**SUBMITTED BY:** George Buell, Community Development Director

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



**CITY OF SANTA BARBARA  
HISTORIC LANDMARKS COMMISSION**

**RESOLUTION RECOMMENDING THAT CITY COUNCIL  
DESIGNATE AS A CITY LANDMARK  
THE JOSEPH KNOWLES MURAL**

**38 WEST VICTORIA STREET (FORMERLY KNOWN AS 34 WEST VICTORIA STREET ALONG 1200  
BLOCK OF CHAPALA STREET) SANTA BARBARA, CALIFORNIA  
039-610-014**

**RESOLUTION 2014-8**

**OCTOBER 8, 2014**

WHEREAS, Section 22.22.050 of the Municipal Code of the City of Santa Barbara grants the Historic Landmarks Commission the authority to initiate a designation process to recommend to the City Council the designation as a City Landmark of any structure, natural feature, site or area having historic, architectural, archaeological, cultural or aesthetic significance; and

WHEREAS, the historic research found in the Historic Structures/Sites Report by Post/Hazeltine Associates, that was accepted by the Historic Landmarks Commission on September 16, 2009, found the mural designed by the noted artist Joseph Knowles in 1958 significant for its historical and cultural influence on the heritage of the City; and

WHEREAS, on August 12, 2010, the City of Santa Barbara Planning Commission supported the City Landmark designation by passing Resolution Number 009-10 stating that the property owner shall submit an application to the Historic Landmarks Commission for designation of the mosaic mural as a City Landmark based on the conclusion of the Historic Structures/Sites Report that if the mural is preserved and relocated on site the impact of the demolition of the 1958 commercial building and the parcel improvements will be less than significant (class III) as per the California Environmental Quality Act; and

WHEREAS, in Spring 2014, the construction of the new building and preservation and relocation of the mural was complete and on May 27, 2014, the property owner, Margaret L. Cafarelli of Victoria Street Partners, LLC, sent a letter supporting the City Landmark designation; and

WHEREAS, on September 24, 2014, the Historic Landmarks Commission adopted Resolution of Intention 2014-8 to hold a public hearing to consider a recommendation to City Council for designation of the Joseph Knowles Mural located at 38 West Victoria Street (Formerly Known As 34 West Victoria Street Along 1200 Block Of Chapala Street) as a City Landmark; and

WHEREAS, the proposed boundary of the City Landmark designation is the six panels of the mural and excludes the 1914 building upon which it is hung.

WHEREAS, under the provisions of Article 19, Section 15308 of the California Environmental Quality Act Guidelines and the City List of Activities Determined to Qualify for a Categorical Exemption (City council Resolution Dated November 10, 1998), staff has determined that designation of the Joseph Knowles mural as a City Landmark is eligible for a Categorical Exemption; and

WHEREAS, Section 22.22.050 of the Municipal Code of the City of Santa Barbara states that the City Council may designate as a City Landmark any structure, natural feature, site or area having historic, architectural, archeological, cultural, or aesthetic significance by adopting a resolution of designation within 90 days following receipt of a recommendation from the Historic Landmarks Commission, and;

WHEREAS, in summary, the Historic Landmarks Commission finds that the Joseph Knowles mural at 34 West Victoria Street, Assessor's Parcel No. 039-610-014, meets the following City Landmark criteria (A through K) listed in section 22.22.040 of the Municipal Code:

- A. Its character, interest or value as a significant part of the heritage of the City, the State or the Nation;
- C. Its identification with a person or persons who significantly contributed to the culture and development of the City, the State, or the Nation;
- F. Its identification as the creation, design, or work of a person or persons whose effort significantly influenced the heritage of the City, the State, or the Nation;

NOW, THEREFORE, BE IT RESOLVED that on October 8, 2014, the Historic Landmarks Commission of the City of Santa Barbara hereby recommends to the City Council that it designate the Joseph Knowles Mural located at 38 West Victoria Street (Formerly Known As 34 West Victoria Street Along 1200 Block Of Chapala Street), Assessor's Parcel No. 039-610-014, as a City Landmark and makes findings based on the historic and cultural significance of facts presented in the Staff Report.

**CITY OF SANTA BARBARA  
HISTORIC LANDMARKS COMMISSION**

**Adopted: October 8, 2014**

**HISTORIC LANDMARKS COMMISSION  
LANDMARK DESIGNATION  
STAFF REPORT**

**THE JOSEPH KNOWLES MURAL  
38 WEST VICTORIA STREET (FORMERLY KNOWN AS 34 WEST VICTORIA STREET  
ALONG 1200 BLOCK OF CHAPALA STREET)  
SANTA BARBARA, CALIFORNIA  
039-610-014  
OCTOBER 8, 2014**

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**Background:**

The mural at 38 West Victoria Street (Formerly Known As 34 West Victoria Street Along 1200 Block Of Chapala Street) represents the largest, mid-twentieth, century public art piece in Santa Barbara. The mural was designed in 1958 to extend approximately 120 feet along a *Safeway* Grocery Store's south elevation. The mural was divided by vertical piers into six panels, each panel 13 feet in height by 18 ½ feet in width. The mural was made out of polychromatic tiles. The panels depict six historic epochs in the history of Santa Barbara County in sequential order from left to right (north to south). The first panel depicts the area's first inhabitants, the Chumash, the successive periods are represented by the Spanish explorers, Mission Santa Barbara, the California rancho, the American settler, and finally the modern era. When the grocery store building was demolished, the mural was carefully removed, cleaned and installed on the west elevation of the new Public Market building facing Chapala Street. The mural was added to the City's List of Potential Historic Resource in 2013 and noted as eligible for designation as a City Landmark and for inclusion on the California Register of Historical Resources and National Register of Historic Places based on the findings of the Historic Structures/Sites Report. The Historic Landmarks Commission (HLC) Designation Subcommittee selected the mural to be designated a City Landmark as it is one of the few prominent and noteworthy historic murals in the City.

The designation of the mural as a City Landmark will honor and recognize the efforts of Victoria Street Partners, LLC to restore and integrate the mural with the new project to the high standards required by the HLC. The Joseph Knowles mural will join the elite list of important structures contributing to the City's unique historical traditions.



*Above: The mural sits in its new home facing Chapala Street.*

*New Location of Mural on Site Plan and Elevation*



*The new location of the Joseph Knowles Mural (2014) on the West Elevation of the new Public Market building facing Chapala Street.*



**Historic Context:**

The Joseph Knowles mural was designed to be on the south elevation of a mid-twentieth century modern grocery store. The store’s design included references to Santa Barbara’s history and architectural heritage, most notably the narrative mural designed by local artist, Joseph Knowles, and the extensive use of local sandstone for planters and wall cladding. The store’s architectural scheme clearly reflected the type of “industrial modernism” that characterized much of California’s commercial development during the mid-twentieth century. Because much of downtown Santa Barbara had already been developed in the pre-World War II period, before the advent of Postwar Modernism, relatively few Modernist style buildings were constructed in Santa Barbara’s downtown core during the apex of Modernism (circa 1945 to 1965). The establishment of El Pueblo Viejo Landmark District was to create a cohesive urban landscape that would preserve and enhance Santa Barbara’s heritage of Mediterranean style architecture. Following the establishment of the El Pueblo Viejo Landmark District, the construction of Modernist style buildings largely ceased in Santa Barbara’s downtown district.



*Above and below: Views of the Knowles mural in their original location and setting on the South Elevation of the grocery store facing Victoria Street. Photos taken from the Historic Structures/Sites Report dated September 8, 2009.*



The post World War II era saw a number of new artists drawn to Santa Barbara, instilling a fresh vitality in the arts community. New exhibitions opened and organizations such as the Santa Barbara Art Association were reactivated. Joseph Knowles brought the art form of murals to Santa Barbara. It was an art form that became popular in the 1930s due to such influential muralists as Diego Rivera, David Siqueiros, and Thomas Hart Benton, as well as the federally funded art programs of the Works Progress Administration.

**Artist Joseph Knowles (1907-1980):**

The artist of the mural was Joseph Knowles. He was born in Kendall, Montana on June 15, 1907. When just a few years old, Knowles moved with his family to San Diego where he lived until he was twenty. In 1927, he arrived in Santa Barbara to attend the Santa Barbara School of the Arts, one of the most prestigious art schools between San Francisco and Los Angeles. Studying under the school's



*Above: The mural panel illustrating the Mission, photo taken August 2014.*

director, Frank-Morley Fletcher, who proved to be particularly influential on his work, Knowles

learned the technique of woodblock printmaking. Knowles studies at the school until 1930. Knowles helped create the Santa Barbara Art Association, becoming its first chairman in 1933. As a leader in the local art community, Joseph Knowles was a magnet for his fellow artists, many of whom sought his guidance. Knowles was hired to teach art at Cate School in Carpinteria and at Crane Country Day School where he taught until 1960. In 1941, Knowles became the first director of education for the Santa Barbara Museum of Art. Knowles' artistic versatility included designing china, ceramics, and glass (he designed two dinnerware patterns for Winfield China), and designing award winning floats in the Pasadena Tournament of Roses. Knowles was also elected to the California Watercolor Society, enjoying one-man exhibitions at the Santa Barbara Museum of Art, the Fine Arts Museum of San Diego, Los Angeles' Cowie Galleries, and in San Francisco at the De Young Museum, the California Legion of Honor, and the Rotunda Gallery. In 1954, Knowles received his Masters of Fine Arts at Claremont Graduate School. He later taught at UCSB extension and for a number of years he was the consultant for art education for the County of Santa Barbara schools. In the 1960s he assisted in organizing the school of fine arts at the Brooks Institute of Photography. Some of Knowles most notable commissions as a muralist and stained glass maker were for Beckwith Instruments, Inc., Safeway Stores, Cottage Hospital, the La Rinconada Building, the Santa Barbara Girls Club, Ernest Righetti High School, Shell Oil Company, and Santa Barbara Bank & Trust. Knowles remained an active artist until his death in Santa Barbara in 1980.

**Significance:**

The City of Santa Barbara defines historic significance as outlined by the Municipal Code, Section 22.22.040. Any historic building that meets one or more of the eleven criteria (Criteria A through K) established for a City Landmark or a City Structure of Merit can be considered significant. The Joseph Knowles mural meets the following six criteria:

***Criterion A: its character, interest or value as a significant part of the heritage of the City, the State or the Nation;***

The mural is Joseph Knowles' largest and most visually prominent public art in Santa Barbara. Its semi-abstract imagery incorporates iconic transportation related motifs drawn from local history, including Chumash canoes, Spanish galleons, carretas, wagon trains, automobiles, and rockets. Presented in chronological vignettes, the mural depicts the idea of progress, both culturally and technologically, through the lense of mid-twentieth century modalities. The mural embodies the distinctive characteristics of its type and represents the work of a regionally significant artist.

***Criterion C: its identification with a person or persons who significantly contributed to the culture and development of the City, the State, or the Nation;***

Joseph Knowles was an important regional artist in Southern California between 1930 and the 1970s. During his career Knowles created hundreds of paintings and watercolors, of which over 400 are in private and public collections. Recognized not just for his works on canvas and paper, Knowles' artistic versatility included varied mediums. The mural is identified with Knowles who made notable contributions to the artistic heritage of the city.



*Above and below: Views of the Knowles mural in their new location and setting on the West Elevation of the Mediterranean Style new Public Market Building facing Chapala Street, photos taken August 2014*



*Above: The mural panel illustrating the American Settler, photo taken August 2014*

**Criterion F: its identification as the creation, design, or work of a person or persons whose effort significantly influenced the heritage of the City, the State, or the Nation;**

The artist Joseph Knowles who designed the mural made significant contributions to the artistic heritage of the city and region through his public art projects and other artistic productions.

**Historic Integrity:**

Historic integrity is the ability to convey original appearance. There are essential physical features that must be considered to evaluate the integrity. Although the mural is no longer located on the original mid-twentieth century designed grocery store, it has been carefully saved and reinstalled on the west elevation of the new Mediterranean style Public Market building. The mural retains its essential character-defining features, including its original materials, original dimensions, chronological arrangement, division into six panels, as well as the original sandstone planter that was re-installed at their base. Although the mid-twentieth century location and setting are lost, the mural has retained its integrity of design, materials, workmanship, and feeling so that it can still convey their original appearance.



*Above: The mural panel illustrating the Modern Era, photo taken August 2014.*

**Recommendation:**

Staff Recommends that the HLC adopt a resolution to recommend to City Council that the Joseph Knowles mural be designated as a City Landmark. The proposed boundary of the City Landmark designation includes the mural only and not, the new building on which it is displayed.

**Works Cited:**

Post/Hazeltine Associates. *Historic Structures/Sites Report for 34 West Victoria Street (APN: 039-131-016) dated September 8, 2009.* City of Santa Barbara Planning Division Files, 630 Garden Street.



*Above: The mural panel illustrating the California Rancho, photo taken August 2014.*



**CITY OF SANTA BARBARA  
HISTORIC LANDMARKS COMMISSION**

**RESOLUTION RECOMMENDING THAT CITY COUNCIL  
DESIGNATE AS A CITY LANDMARK  
FIRST CHURCH OF CHRIST, SCIENTIST  
116-120 EAST VALERIO STREET  
SANTA BARBARA, CALIFORNIA  
027-191-012**

**RESOLUTION 2014-9**

**NOVEMBER 19, 2014**

WHEREAS, Section 22.22.050 of the Municipal Code of the City of Santa Barbara grants the Historic Landmarks Commission the authority to initiate a designation process to recommend to the City Council the designation as a City Landmark of any structure, natural feature, site or area having historic, architectural, archaeological, cultural or aesthetic significance; and

WHEREAS, on October 22, 2014 the Historic Landmarks Commission adopted Resolution of Intention 2014-9 to hold a public hearing to consider a recommendation to City Council for designation of the First Church of Christ, Scientist located at 116-120 East Valerio Street as a City Landmark; and

WHEREAS, the Staff Report concluded that the Church at 116-120 East Valerio Street designed by the noted architect, Henry Gutterson in 1931, with a unique Byzantine style dome with Romanesque style arches and windows, is significant for its historical and architectural influence on the heritage of the City; and

WHEREAS, the building has retained a high level of historical integrity as its location, setting, association, footprint, design, materials, and workmanship have not been diminished by minor alterations and the building conveys its original 1931 appearance; and

WHEREAS, the proposed boundary of the City Landmark designation is limited to the footprint of the Henry Gutterson original designed (1931) church and six feet around the garden side of the church building; and included within this boundary is the decorative cement sidewalk on the garden side of the church building, with no specific flora included in this six foot area; and the designation also includes a) the courtyard fountain in its current location, b) the stepped concrete garden wall along Valerio and Santa Barbara streets and c) the significant mature trees along the garden wall, being character defining elements of the Lockwood de Forest landscape, as per the site plan on page two of the staff report; and

WHEREAS, under the provisions of Article 19, Section 15308 of the California Environmental Quality Act Guidelines and the City List of Activities Determined to Qualify for a Categorical Exemption (City council Resolution Dated November 10, 1998), staff has determined that designation of the First Church of Christ, Scientist as a City Landmark is eligible for a Categorical Exemption; and

WHEREAS, Section 22.22.050 of the Municipal Code of the City of Santa Barbara states that the City Council may designate as a Landmark any structure, natural feature, site or area having historic, architectural, archeological, cultural, or aesthetic significance by adopting a resolution of designation within 90 days following receipt of a recommendation from the Historic Landmarks Commission, and;

WHEREAS, in summary, the Historic Landmarks Commission finds that the First Church of Christ, Scientist at 116-120 East Valerio Street Assessor's Parcel No. 027-191-012, meets the following City Landmark criteria (A through K) listed in section 22.22.040 of the Municipal Code:

- A. Its character, interest or value as a significant part of the heritage of the City, the State or the Nation;
- D. Its exemplification of a particular architectural style or way of life important to the City, the State, or the Nation;
- E. Its exemplification of the best remaining architectural type in a neighborhood;
- F. Its identification as the creation, design, or work of a person or persons whose effort significantly influenced the heritage of the City, the State, or the Nation;
- G. Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials and craftsmanship;
- I. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood;

NOW, THEREFORE, BE IT RESOLVED that on November 19, 2014, the Historic Landmarks Commission of the City of Santa Barbara hereby recommends to the City Council that it designate the First Church of Christ, Scientist located at 116-120 East Valerio Street, Assessor's Parcel No. 027-191-012, as a City Landmark and makes findings based on the historic and cultural significance of facts presented in the Staff Report.

**CITY OF SANTA BARBARA  
HISTORIC LANDMARKS COMMISSION**

**Adopted: November 19, 2014**

**HISTORIC LANDMARKS COMMISSION  
LANDMARK DESIGNATION  
STAFF REPORT**

**FIRST CHURCH CHRIST, SCIENTIST  
116-120 EAST VALERIO STREET  
SANTA BARBARA, CALIFORNIA  
APN 027-191-012  
NOVEMBER 19, 2014**

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**Background:**

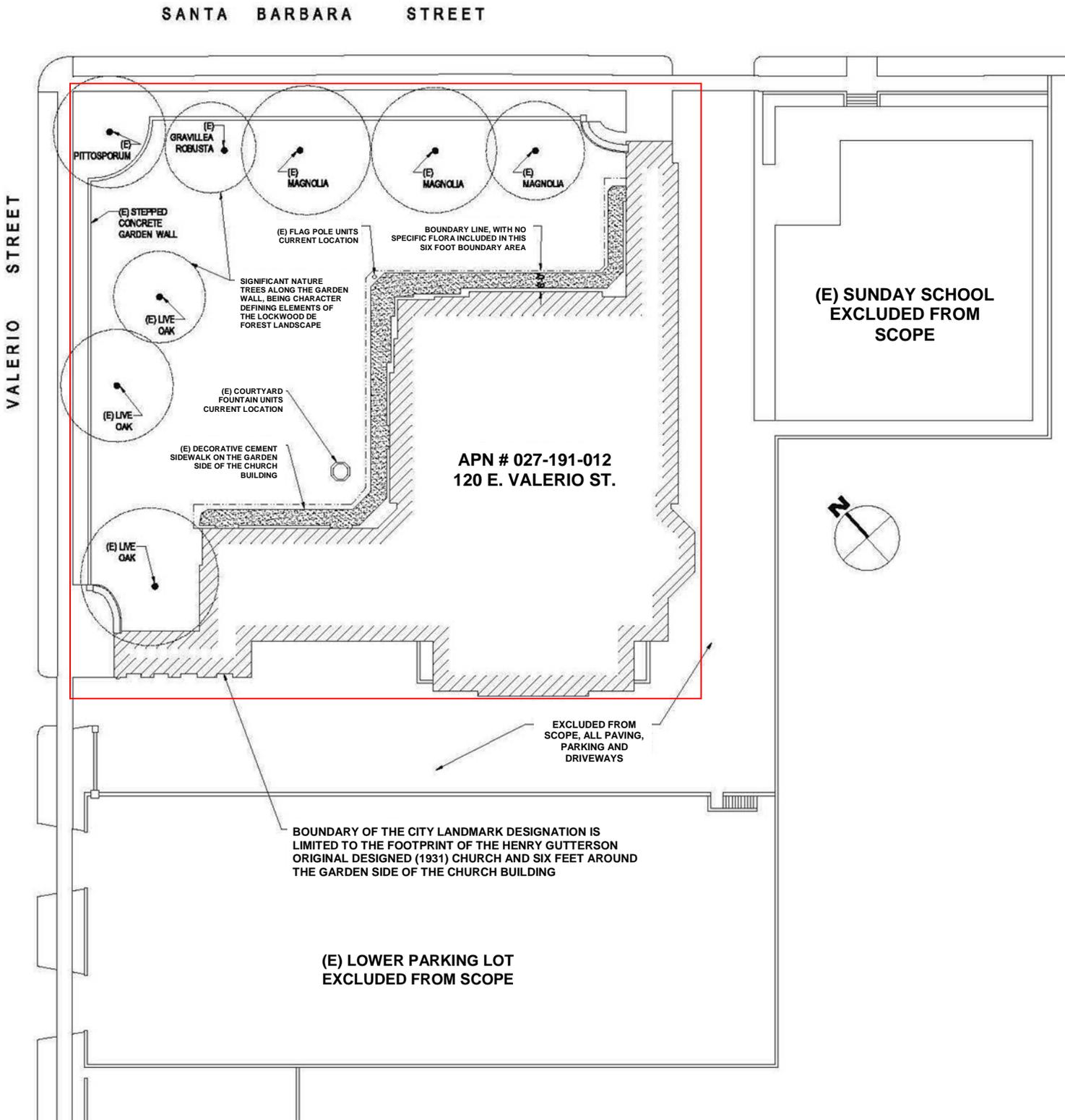
Constructed in 1931, the First Church of Christ, Scientist, was designed by noted San Francisco architect, Henry Gutterson in the Byzantine and Romanesque styles with Santa Barbara Mediterranean influence seen in the walls of poured concrete over form boards, and red, roof tiles. The form board of the walls recreates wood form board textures out of poured concrete. Construction of the form board work requires particular skill and craftsmanship. The design including the mature magnolia trees along Santa Barbara Street was designed by noted local landscape designer, Lockwood de Forest. The structure has been on the City's Potential Historic Resource list since 1986 as it is eligible for the National Register of Historic Places, California Register of Historic Resources, and as a City Landmark for its architectural style, historical significance, and notable architect. It is the opinion of the Historic Landmarks Commission (HLC) Designation Subcommittee that the building is an excellent candidate for City Landmark designation.

The designation of the building as a City Landmark will honor and recognize the importance of the First Church of Christ, Scientist as it will join the elite list of important structures contributing to the City's unique historical and architectural traditions.



*The elegant First Church of Christ, Scientist is topped with an octagonal dome covered in red terra cotta tiles.*

Site plan illustrating designation boundaries.





### Historic Context:

Christian Science was introduced in Santa Barbara in 1882 by Mr. John Hiller and Mrs. Julia E. Hiller of Escanaba, Michigan, who came as winter visitors. After the organizing of the church, membership increased as both interest and attendance rose. In 1902, a small church building on State Street was purchased and refurbished. Services were held there until more space was needed in 1906. A 112-by-200-foot lot was purchased at the corner of Micheltorena and Anacapa Streets, facing Alameda Park. In 1910, the church building was moved to this lot and enlarged, doubling the seating capacity. The structure was completely refurbished and a pipe organ installed. The church remained in this location for 22 years.



*The arcade to Santa Barbara Street has a rhythm of groin arches that leads to solid wood double doors.*

On the day of the 1925 earthquake (June 29, 1925), this church was one of two church edifices in the city left standing. During the reconstruction period, the church members selected and purchased the property at the southwest corner of Valerio and Santa Barbara Streets to erect a new, larger church. In early 1930, the building committee began clearing the lot. As the Depression was at its height, local banks were not forthcoming with loans large enough to cover the cost of building. Church member Mrs. Lora J. Knight offered a generous sum to meet the need. A further motive for building came from the fact that employment was especially needed in the town. Construction took about two years.



*The elongate Romanesque style windows are set deep behind three elongated arches. The gable is adorned with a band of corbelling.*

## Architectural Style:

The church was designed in the Byzantine style with some Romanesque detailing. Byzantine architecture is the architecture that originated in the Byzantine Empire, also known as the Later Roman or Eastern Roman Empire. This terminology is used by modern historians to designate a distinct artistic and cultural entity centered on the new capital of Constantinople rather than the city of Rome and the Western Roman traditions. The Eastern Roman Empire endured for more than a millennium, dramatically influencing Medieval architecture throughout Eastern Europe and the Near East. Stylistic drift, technological advancement, political and territorial changes meant that a distinct style gradually resulted in Eastern Europe adopting the Greek, square, cross plan in church architecture. As seen in First Church of Christ, Scientist, complex domes rested upon massive piers, and windows filtered light through stained glass to softly illuminate interiors. Architect Henry Gutterson incorporated smooth poured concrete walls and a red clay tile roof into the design to suit Santa Barbara's Spanish Colonial Revival and Mediterranean identity. This deviates from the patterned brick and rusticated finishes of traditional Byzantine architecture. The massing of the church steps up toward the octagonal drum at the center with its bell-shaped dome. The centrally planned church draws predominantly from Early Christian design elements. At First Church of Christ, Scientist, Santa Barbara the central dome is impressed through four gabled extensions. A narrow band of corbelling adorns the flush eaves of the drum and the gable ends of the main wing. Two gabled roof arcades project from the Valerio Street and Santa Barbara Street elevations. The arcade openings are divided by clustered columns. The use of the Byzantine style soaring central dome became associated with the Church of Christ, Scientist at the Mother church extension in Boston that was constructed in 1904.

Romanesque architecture is an architectural style of medieval Europe characterized by semi-circular elongated arches. The Romanesque elements of the church are the elongated arches and arched windows of the three of the gabled elevations.



*The gabled arcade projecting to Valerio Street.*



*The massing of the building steps up to the octagonal drum.*

## Architect

### Henry Gutterson (1884-1954)

The career of San Francisco architect Henry Gutterson spans the first half of the 20<sup>th</sup> Century. He graduated from the School of Architecture at the University of California Berkeley in 1905, he attended the Ecole De Beaux Arts in Paris from 1906 to 1909, then opened his own practice in 1914 in San Francisco. Gutterson's work closely relates to the Beaux-Arts, Bay Area Arts and Crafts and Academic Eclecticism. Gutterson's major works includes duplexes, cottages and houses in the San Francisco Bay Area. Gutterson was a practicing Christian Scientist which likely led to his commissions of a number of



*The massing of the building steps up to the octagonal drum is accentuated with the sharp contrast of the white poured concrete walls against the diverse red clay tile roofs.*

buildings at Principia College, a college for Christian Scientists in Illinois, the Christian Science Benevolent Society, Arden Wood in San Francisco, the Ninth Church of Christ, Scientist in San Francisco, First Church of Christ, Scientist in Berkeley, and the First Church of Christ, Scientist in Santa Barbara. When designing the Santa Barbara church it was noted that Gutterson asked, "What shall the building express?" The answer provided to him was "loveliness, beauty, hospitality, affluence, strength, light, joy, substance and healing."

Gutterson taught briefly at the University of California from 1910 to 1911 and from 1920 to 1921. He was active in civic planning and was a member of the Berkeley Planning Commission and the co-founder and president of the Berkeley Planning and Housing Association. From 1927 to 1930, he served as president of the Sierra Nevada chapter of the AIA.

## Landscape Architect:

### Lockwood de Forest, Jr.

The original landscape of First Church of Christ, Scientist was designed by Lockwood de Forest. Although, the landscape has had some alterations of plants from the original plan, the large trees along the streetscape, the fountain and the decorative sidewalk along the church building remain. Lockwood de Forest, Jr. (1896-1949) was a major figure in Santa Barbara landscape design for almost thirty years, from 1920 to 1949. He was a prolific designer; a catalog of his works in the Berkeley Environmental Design Documents



*The landscape seen through the trees that line Santa Barbara Street.*

Collection lists 270 clients. He designed many private gardens, but he also produced for civic clients such as the Lobero Theater, the Santa Barbara Mission, the Santa Barbara Natural History Museum, the Santa Barbara Botanic Gardens, Thacher School, Cate School, La Cumbre Country Club and the First Church of Christ, Scientist. Born in New York City, de Forest, Jr.'s family moved to Santa Barbara permanently in 1915. De Forest, Jr. started his own landscape business in Santa Barbara in the early 1920s after working for Ralph Stevens, an established landscape architect in Santa Barbara. He was almost immediately successful for his services among Santa Barbara, Montecito and Southern California estate owners. He was known for employing the colors and textures of a property's natural surroundings as a principal organizing tool for his landscape projects.

Lockwood de Forest was chosen to design the landscape of the First Church of Christ, Scientist. Landscape architecture in the 1930s was undergoing a transformation towards simplicity spurred by the Depression. Landscape designs had to be simple, low maintenance and inexpensive. There were many mature trees already on the lot including the large oak off of Valerio Street. The magnolias that line Santa Barbara Street were a gift to the church later after the original landscape design. Two sisters, Mrs. Ella G. Reeve and Mrs. Mary G. Hutchinson, gave the fountain located in the center courtyard. Due to efforts to increase the amount of drought tolerant landscaping, some the plants and grass originally planted have been replaced over time.



*That landscaping framed by the Magnolia Tree from Santa Barbara Street.*

**Significance:**

The City of Santa Barbara defines historic significance as outlined by the Municipal Code, Section 22.22.040. Any historic building that meets one or more of the eleven criteria (Criteria A through K) established for a City Landmark or a City Structure of Merit can be considered significant. The First Church of Christ, Scientist meets the following six criteria:

***Criterion A: its character, interest or value as a significant part of the heritage of the City, the State or the Nation;***

Because the 1931, First Church of Christ, Scientist, represents an example of the work of noted San Francisco architect, Henry Gutterson and is one of the few buildings in Santa Barbara that incorporated the Byzantine and Romanesque styles with the Mediterranean influence, the building's character is a significant part of the heritage of Santa Barbara. In addition, the landscape designed by noted local landscape designer, Lockwood de Forest with the large magnolia trees lining Santa Barbara Street contributes to the character that is a significant part of the heritage of Santa Barbara.

***Criterion D: its exemplification of a particular architectural style or way of life important to the City, the State, or the Nation;***

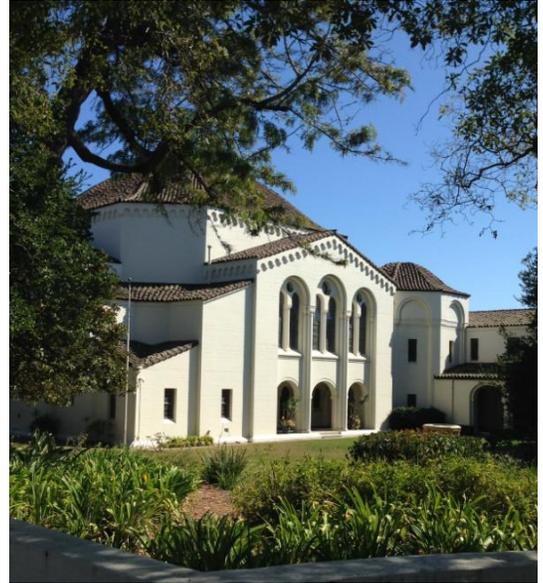
The building is an exemplification of the Byzantine and Romanesque style with Mediterranean influences. With its central Byzantine dome, elongated Romanesque windows and arches with Mediterranean influences of the smooth poured concrete walls over form boards, red tile roof and arched arcades, the building is important to the City as it is one of the only buildings in the city of this style and it is important to the development of Santa Barbara's architectural repertoire.

***Criterion E: Its exemplification of the best remaining architectural type in a neighborhood.***

Because the First Church of Christ, Scientist is one of the only buildings in Santa Barbara that incorporates the Byzantine and Romanesque styles with Mediterranean influences, it is the best remaining architectural type in the neighborhood.

***Criterion F: its identification as the creation, design, or work of a person or persons whose effort significantly influenced the heritage of the City, the State, or the Nation;***

The building represents an example of the work of Henry Gutterson, one of the leading architects of San Francisco and California in the first half of the 20<sup>th</sup> century. He designed numerous buildings in the San Francisco Bay Area. The First Church of Christ, Scientist is an exemplary example of the work of Henry Gutterson, whose work has



*North elevation of the church showing the many roof forms that make up the design.*



*Arcade of north elevation featuring subtle details of the cluster columns and arches.*



*Simple leaded glass windows along the arcade.*

significantly influenced the heritage of Santa Barbara and California. In addition, the landscape is the design of noted local landscape designer Lockwood de Forest whose designs throughout Santa Barbara have contributed to the heritage of the City.

***Criterion G. Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials and craftsmanship;***

The building embodies not only outstanding attention to design, but extreme attention to detail, materials and craftsmanship in the intricate stained glass windows and wood doors, that qualify this building as a City Landmark.

***Criterion I, Its unique location or singular physical characteristic representing an establish and familiar visual feature of a neighborhood;***

The domed church with its extending arcades on Santa Barbara and Valerio Streets has been an established and familiar visual feature of downtown Santa Barbara since 1931.

***Historic Integrity:***

Integrity is the ability to convey its original appearance. There are essential physical features that must be considered to evaluate the integrity. The church retains its character-defining features, including the intricate windows, dominate dome ceiling, elegant arches and arcades and simply designed solid wood doors are original and remain intact. Since 1931, the building has retained its integrity of location, design, setting, materials, workmanship, feeling and association so that the building can still convey its appearance of 1931. The landscape of the courtyard on the corner of Santa Barbara and Valerio Streets retains the Magnolia and mature trees along the garden edge, the courtyard fountain and decorative sidewalk of the Lockwood de Forest design.

***Recommendation:***

Staff Recommends that the HLC adopt a resolution to recommend to City Council that the First Church of Christ, Scientist be designated as a City Landmark. the proposed boundary of the City Landmark designation is limited to the footprint of the Henry Gutterson original designed (1931) church and six feet around the garden side of the church building; and included within this boundary is the decorative cement sidewalk on the garden side of the church building, with no specific flora included in this six foot area; and the designation



*The stained glass windows behind the arches are intricately, delicately detailed.*



*The solid wood doors at the end of the Santa Barbara St. arcade have simple carved panels contrasted by the intricate hardware of the door handles.*

also includes a) the courtyard fountain in its current location, b) the stepped concrete garden wall along Valerio and Santa Barbara Streets and c) the significant mature trees along the garden wall, being character defining elements of the Lockwood de Forest landscape, as per the site plan on page two of the staff report

***Works Cited:***

[http://en.wikipedia.org/wiki/Byzantine\\_architecture](http://en.wikipedia.org/wiki/Byzantine_architecture)

West, Richard, Preservation Planning Associates. Phase Two Cultural Resources Santa Barbara Museum of Art. October 17, 1990.

de Forest, Lockwood. Landscape Plan. Located in the archives of the First Church of Christ Scientist.



**CITY OF SANTA BARBARA  
HISTORIC LANDMARKS COMMISSION**

**RESOLUTION RECOMMENDING THAT CITY COUNCIL  
DESIGNATE AS A CITY LANDMARK  
MONT JOIE- RESIDENCE  
931 LAS ALTURAS ROAD  
SANTA BARBARA, CALIFORNIA  
APN: 019-141-002**

**RESOLUTION 2014-10**

**NOVEMBER 19, 2014**

WHEREAS, Section 22.22.050 of the Municipal Code of the City of Santa Barbara grants the Historic Landmarks Commission the authority to initiate a designation process to recommend to the City Council the designation as a City Landmark of any structure, natural feature, site or area having historic, architectural, archaeological, cultural or aesthetic significance; and

WHEREAS, the historic research in the Historic Structure Report, that was accepted by the Historic Landmarks Commission on May 1, 2002, has determined that the property listed in the title of this document qualifies for historic designation under City of Santa Barbara Master Environmental Assessment (MEA) criteria; and

WHEREAS, the Staff Report, prepared in 2014, found the property meets several City Landmark criteria listed in section 22.22.040 of the Municipal Code and concluded that Mont Joie, the private residence estate designed in 1928, is significant for its architectural influence on the heritage of the City; and

WHEREAS, on October 22, 2014, the Historic Landmarks Commission adopted Resolution of Intention 2014- to hold a public hearing to consider a recommendation to City Council for designation of Mont Joie located at 931 Las Alturas Road as a City Landmark; and

WHEREAS, the proposed boundary of the City Landmark designation is limited to the 1928 'L' shaped house and motor court and the designation boundary does not include any landscaping features or gardens that are considered historic consistent with the limited vegetation noted as per the original 1928 drawings; and

WHEREAS, the City and the Historic Landmarks Commission are in agreement that there shall be no conditions placed for restoring the house to the original colors and that landscape plan alterations or changes in trees or plant materials are allowed consistent with city regulations; and

WHEREAS, under the provisions of Article 19, Section 15308 of the California Environmental Quality Act Guidelines and the City List of Activities Determined to Qualify for a Categorical Exemption (City Council Resolution Dated November 10, 1998), staff has determined that designation of Mont Joie as a City Landmark is eligible for a Categorical Exemption; and

WHEREAS, Section 22.22.050 of the Municipal Code of the City of Santa Barbara states that the City Council may designate as a Landmark any structure, natural feature, site or area having historic, architectural, archeological, cultural, or aesthetic significance by adopting a resolution of designation within 90 days following receipt of a recommendation from the Historic Landmarks Commission, and;

WHEREAS, in summary, the Historic Landmarks Commission finds that the Mont Joie residence at 931 Las Alturas Road, Assessor's Parcel No. 019-141-002, meets the following City Landmark criteria (A through K) listed in section 22.22.040 of the Municipal Code:

- A. Its character, interest or value as a significant part of the heritage of the City, the State or the Nation;
- D. Its exemplification of a particular architectural style or way of life important to the City, the State, or the Nation;
- E. Its exemplification of the best remaining architectural type in a neighborhood;
- G. Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials and craftsmanship;
- I. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood;

NOW, THEREFORE, BE IT RESOLVED that on November 19, 2014, the Historic Landmarks Commission of the City of Santa Barbara hereby recommends to the City Council that it designate the Mont Joie residence located at 931 Las Alturas Road, Assessor's Parcel No. 019-141-002, as a City Landmark and makes findings based on the historic and cultural significance of facts presented in the Staff Report.

**CITY OF SANTA BARBARA  
HISTORIC LANDMARKS COMMISSION**

**Adopted: November 19, 2014**

**HISTORIC LANDMARKS COMMISSION  
LANDMARK DESIGNATION  
STAFF REPORT  
MONT JOIE-RESIDENCE  
931 LAS ALTURAS ROAD  
SANTA BARBARA, CALIFORNIA  
019-141-002  
NOVEMBER 19, 2014**

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**Background:**

Constructed in 1928, the L-shaped, two-story residential villa, known as Mont Joie is one of Santa Barbara's architectural gems that is a significant part of the heritage of the City. Mont Joie is the French term for Mount Joy and was designed using elements of the Italian Renaissance, Beaux Arts, and French Eclectic styles. A circular motor court brings visitors to the home, with a façade that features wrought-iron window railings, elegant balconies, flared eaves and French doors on the south elevation.

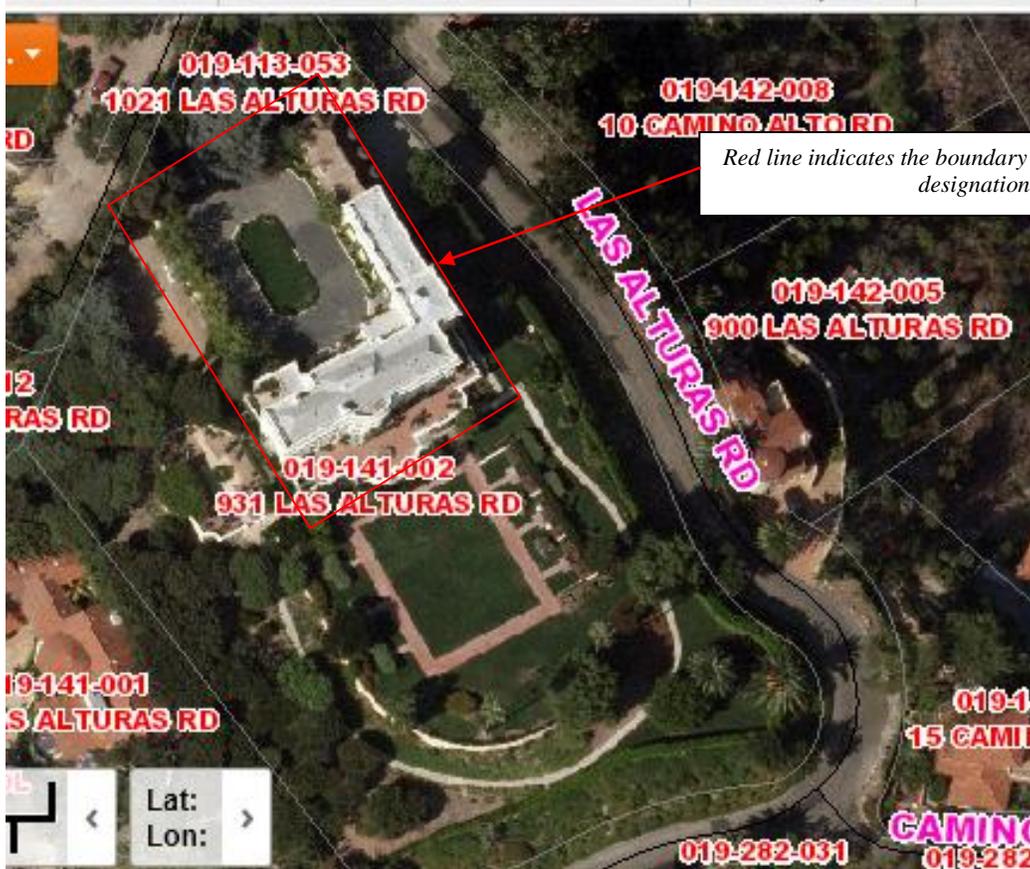
The property was added to the City's Potential Historic Resource list in 2013 based on the findings in the 2002 Historic Structure Report that the building is eligible for the National Register of Historic Places, California Register of Historic Resources, and as a City Landmark for its architectural style. This staff report is a summary of the findings of the 2002 Historic Structure Report completed by Applied Earth Works, Inc. It is the opinion of the Historic Landmarks Commission Designation Subcommittee that the building is an excellent candidate for City Landmark designation.

The designation of the building as a City Landmark will honor and recognize the importance of the Mont Joie as it will join the elite list of important structures contributing to the City's unique architectural traditions.



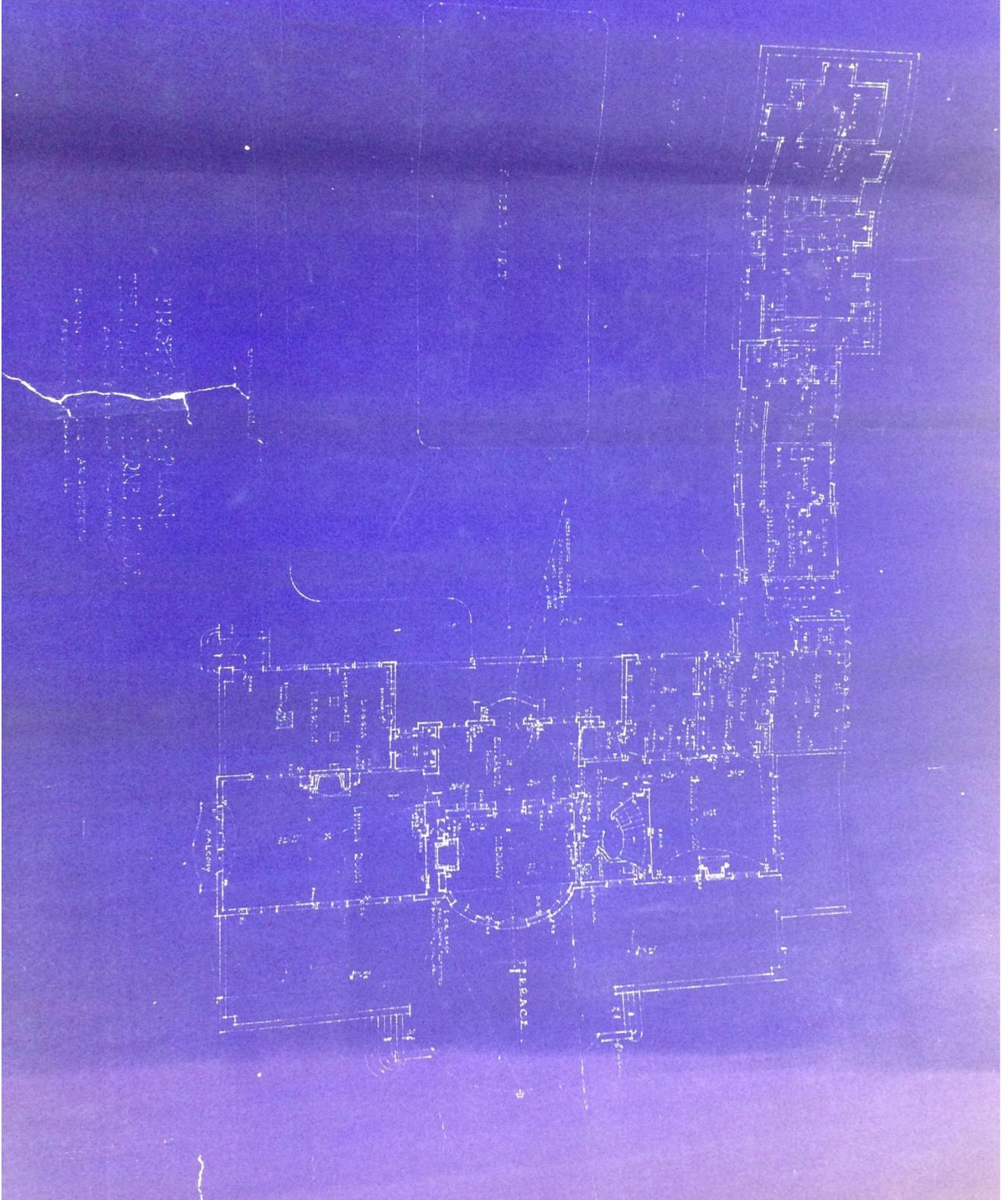
*South facade of Mont Joie, photo from September 2002 Historic Structure Report*

Vicinity Map, City of Santa Barbara Mapping Analysis and Printing System, 2013



Red line indicates the boundary of the city Landmark designation.

1928 original drawings of the 'L' shaped house and motor court. Original drawings did not note any vegetation, landscaping or paint colors.



**Historic Context:**

The L-shaped, two-story, stucco-clad building was constructed in 1928 for Montgomery Ward heir, James Ward Thorne and his wife, Narcissa Niblack Thorne. During a visit to Santa Barbara from Chicago, James and Narcissa Thorne purchased the hilltop locale on the Santa Barbara Riviera. The Thornes commissioned their friend, Chicago architect Edwin Hill Clark, to design a west coast residence at 931 Las Alturas Road. Clark had designed their Lake Forest, Illinois, summer home in 1910. Snook and Kenyon constructed the opulent villa, known as Mont Joie in 1928. James Ward Thorne is considered important for his



*North façade and east wing of Mont Joie, photo from September 2002 Historic Structure Report*

association with and development of the Montgomery Ward catalog and department stores. His wife, Narcissa Thorne is also a nationally significant person recognized for her historically accurate miniature rooms on display at major art museums. Although they commissioned the opulent Mont Joie, the Thornes rarely spent time there and sold the estate in 1941. In 1946 Charles M. and Ida B. Urton purchased the property and lived there until 1951. Charles Urton was locally renowned for maintaining high standards in the construction of many Santa Barbara residential estates and many of Santa Barbara's treasured landmarks including the Granada Theatre, the News Press Building, Los Banos del Mar, the Santa Barbara airport terminal and several schools and churches.

The house passed through several owners and in 1997, Charles and Jennifer House, computer specialists from Silicon Valley, purchased the house in a state of disrepair with crumbling terrace balusters, plumbing problems and in dire need of landscaping. Fortunately, the Houses successfully restored grandeur to the opulent mansion with no significant exterior alterations made to the original composition of the building.

The original plans by architect Edwin H. Clark included the driveway around the turf court on the north elevation, but no other landscaping is shown in the archive drawings. According to the Historic Structure Report, the landscaping has changed several times since the original owners constructed the house and the Houses added the south lawn, including the low retaining wall on the east side and the four scarlet oak trees in the late 1990s.

The Houses sold the estate in 1999 to John Marsch who refurbished the exterior, deteriorated roofline balustrade with a foam replica and other minor exterior alterations.

**Architectural Style:**

The house shares elements of the Italian Renaissance, Beaux Arts, and French Eclectic styles. In particular, wrought-iron window railings, roofline balustrades, and bowling pin-shaped balusters are typical Italian Renaissance components. Although Mont Joie is not as ornate as most examples of Beaux Arts, it has the Beaux Arts features of decorative swags, floral patterns, columns, wrought iron balconies and balustrades. The flared eaves and dormer windows on the garage and extensive use of French doors are features common to French Eclectic architecture. The architect's training in classical Renaissance architecture and the owners' appreciation of fine European architecture contributed to the fusion of these European styles.

**Architect: Edwin H. Clark**

Edwin Hill Clark was born in Chicago in 1885. He received his education at Yale University and studied abroad in England, France, and Germany where he was deeply influenced by classical European Renaissance architecture. Clark deigned numerous private estates and Chicago landmarks such as the Brookfield Zoo, Winnetka Villa Hall and Lincoln Park Administration Building. Two of his works are currently listed on the National Register of Historic Places.

**Significance:**

The City of Santa Barbara defines historic significance as outlined by the Municipal Code, Section 22.22.040. Any historic building that meets one or more of the eleven criteria (Criteria A through K) established for a City Landmark or a City Structure of Merit can be considered significant. The Mont Joie meets the following criteria:

***Criterion A: its character, interest or value as a significant part of the heritage of the City, the State or the Nation;***

The 1928 building represents an example of the elegant fusion of Beaux Arts, French Eclectic, and Italian Renaissance architectural styles gives it a grand presence as it overlooks the city from the top of the Riviera. The building’s character is a significant part of the heritage of Santa Barbara.

***Criterion D: Its exemplification of a particular architectural style or way of life important to the City, the State, or the Nation;***

*Mont Joie* embodies a distinctive style of architecture with its fusion of Beaux Arts, French Eclectic, and Italian Renaissance architectural styles. It also represents a distinctive National trend toward construction of opulent mansions during the early twentieth century.



*North façade showing Beaux Arts detailing over the front door, photo from September 2002 Historic Structure Report.*



*Four-car garage at the north end of the east wing, photo from September 2002 Historic Structure Report.*

***Criterion E: Its exemplification of the best remaining architectural type in a neighborhood;***

The property represents the best, and only, remaining late 1920s opulent estate in its neighborhood. The building's style is unique and impressive. *Mont Joie* survived the Sycamore Canyon fire in 1977 that engulfed a number of neighboring residences as well as the 1928 gardener's cottage that once stood on the estate. The house also survived the Tea Fire in 2008 that destroyed the house across the street as well as several houses to its north.



*East Elevation of Mont Joie, photo from September 2002  
Historic Structure Report*

***Criterion G: Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials and craftsmanship;***

The building embodies not only outstanding attention to design, but extreme attention to detail, materials and craftsmanship as expressed throughout the curved bay of the south facade, balustrades on the terraces, elegant, wood windows and decorative brackets under the eaves.

***Criterion I: Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood.***

The monumental estate has been an established and familiar feature on its ridge top location since 1928.

***Historic Integrity:***

Integrity is the ability to convey the original appearance of the building. The original building plans show that *Mont Joie* remains essentially the same as when it was constructed in 1928. There are essential physical features that must be considered to evaluate the integrity. The building has retained its integrity of location, design, materials, workmanship, and feeling so that it can still convey its original appearance.

***Recommendation:***

Staff Recommends that the Historic Landmarks Commission adopt a resolution to recommend to City Council that the *Mont Joie* at 931 Las Alturas be designated as a City Landmark with the boundary of the City Landmark designation limited to the 1928 'L' shaped house and motor court and the designation boundary does not include any landscaping features or gardens. This is consistent with the limited vegetation noted as per the original 1928 drawings and that any original landscaping has been altered or removed and is not considered historic. The City and the Historic Landmarks Commission are in agreement that there shall be no conditions placed for restoring the house to the original colors and that landscape plan alterations or changes in trees or plant materials are allowed consistent with city regulations.

***Works Cited:***

Applied Earthworks, Inc. *Historic Structure Report and Addendum Pool and Landscaping Plan, Historic Architectural Survey Report for Mont Joie, 931 Las Alturas Road (APN: 019-141-002) dated September 2002.* City of Santa Barbara Planning Division Files, 630 Garden Street.

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA BARBARA DESIGNATING THE JOSEPH KNOWLES MURAL AT 38 WEST VICTORIA STREET (FORMERLY KNOWN AS 34 WEST VICTORIA STREET ALONG 1200 BLOCK OF CHAPALA STREET) AS A CITY LANDMARK

WHEREAS, Section 22.22.050 of the Municipal Code of the City of Santa Barbara grants the Historic Landmarks Commission the authority to initiate a designation process to recommend to the City Council the designation as a City Landmark of any structure, natural feature, site or area having historic, architectural, archaeological, cultural or aesthetic significance;

WHEREAS, the owner of the property is Victoria Street Partners, LLC, 923 Saint Vincent Street, Santa Barbara, California 93101;

WHEREAS, the legal description as per the deed of the property is attached as Exhibit A;

WHEREAS, the historic research found in the Historic Structures/Sites Report by Post/Hazeltine Associates, that was accepted by the Historic Landmarks Commission on September 16, 2009, determined that the Mural at 38 West Victoria Street qualifies for historic designation under City of Santa Barbara Master Environmental Assessment (MEA) criteria;

WHEREAS, on August 12, 2010, the City of Santa Barbara Planning Commission supported the City Landmark designation by passing Resolution Number 009-10 stating that the property owner shall submit an application to the Historic Landmarks Commission for designation of the mosaic mural as a City Landmark based on the conclusion of the Historic Structures/Sites Report that if the mural is preserved and relocated on site the impact of the demolition of the 1958 commercial building and the parcel improvements will be less than significant (class III) as per the California Environmental Quality Act;

WHEREAS, in Spring 2014, the construction of the new building and preservation and relocation of the mural was complete and on May 27, 2014, the property owner, Margaret L. Cafarelli of Victoria Street Partners, LLC, sent a letter supporting the City Landmark designation;

WHEREAS, the HLC Staff Report concluded that the mural designed by the noted artist Joseph Knowles in 1958 is significant for its historical and cultural influence on the heritage of the City;

WHEREAS, under the provisions of Article 19, Section 15308 of the California Environmental Quality Act Guidelines and the City List of Activities Determined to Qualify for a Categorical Exemption (City Council Resolution Dated November 10, 1998), staff has determined that designation of the Joseph Knowles Mural as a City Landmark is eligible for a Categorical Exemption;

WHEREAS, on September 24, 2014 the Historic Landmarks Commission adopted Resolution of Intention 2014-8 to hold a public hearing to begin the City Landmark designation process for the Joseph Knowles Mural located at 38 West Victoria Street (formerly known as 34 West Victoria Street along 1200 block of Chapala Street), Assessor's Parcel No. 039-610-014;

WHEREAS, the Historic Landmarks Commission held a public hearing on October 8, 2014, during which hearing public comments were invited on the proposed City Landmark designation and the Historic Landmarks Commission adopted Resolution No. 2014-8 to recommend to the City Council designation as a City Landmark the Joseph Knowles Mural located at 38 West Victoria Street (formerly known as 34 West Victoria Street along 1200 block of Chapala Street), APN 039-610-014; and

WHEREAS, Section 22.22.050 of the Municipal Code of the City of Santa Barbara states that the City Council may designate as a Landmark any structure, natural feature, site or area having historic, architectural, archeological, cultural, or aesthetic significance by adopting a resolution of designation within 90 days following receipt of a recommendation from the Historic Landmarks Commission.

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

SECTION 1. The Joseph Knowles Mural located at 38 West Victoria Street (formerly known as 34 West Victoria Street along 1200 block of Chapala Street), APN 039-610-014; is designated as a City Landmark based on the historic and cultural significance of facts presented in the City Landmark Designation HLC Staff Report dated October 8, 2014.

SECTION 2. The City Landmark designation is limited to the six panels of the mural and excludes the 2014 building upon which it is hung.

SECTION 3. The City Council finds that the subject property meets the following City Landmark criteria (A through K) listed in section 22.22.040 of the Municipal Code:

- A. Its character, interest or value as a significant part of the heritage of the City, the State or the Nation;
- C. Its identification with a person or persons who significantly contributed to the culture and development of the City, the State, or the Nation;

- F. Its identification as the creation, design, or work of a person or persons whose effort significantly influenced the heritage of the City, the State, or the Nation;

SECTION 4. The City Clerk shall cause this resolution, upon adoption, to be recorded in the Office of the recorder of the County of Santa Barbara pursuant to Santa Barbara Municipal Code Section 22.22.055.

GPL



2008-0050557

Recorded REC FEE 14.00  
Official Records SURVEY MONUMENT 10.00  
County of Santa Barbara  
Joseph E. Holland

88:01AM 27-Aug-2008 NA Page 1 of 3

RECORDING REQUESTED BY:  
Stewart Title Guaranty Company  
For The Vons Companies, Inc.  
5918 Stoneridge Mall Rd.  
Pleasanton, CA 94588

WHEN RECORDED MAIL THIS DEED  
AND TAX STATEMENTS TO:  
Urban Developments, LLC  
239 Brannan St., Suite 7J  
San Francisco, CA 94107  
ATTN: Margaret Cafarelli

3 SBAR  
SUR UND

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN 039-131-112

File No. 113197

GRANT DEED MONUMENT SURVEY--\$10.00

Documentary Transfer Tax not shown  
pursuant to Section 11932 of the Revenue

The Vons Companies, Inc., a Michigan corporation ("Grantor"), hereby GRANT(s) to VICTORIA STREET PARTNERS, LLC, a California limited liability company ("Grantee"), the following described real property in the City of Santa Barbara, County of Santa Barbara, State of California, more particularly described on Exhibit "A" attached hereto and made apart hereof.

IN WITNESS WHEREOF, this Grant Deed is executed as of August 27, 2008.

THE VONS COMPANIES, Inc.  
a Michigan corporation

By: [Signature]  
Assistant Vice President

By: [Signature]  
Assistant Secretary

TRANSFER TAX NOT MADE PART  
OF THE PERMANENT RECORD

NOTARY ATTACHED

**ACKNOWLEDGMENT**

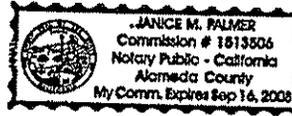
STATE OF CALIFORNIA    )  
                                  ) ss.  
COUNTY OF ALAMEDA    )

On August 22, 2008, before me, Janice M. Palmer, Notary Public, personally appeared Ann C. Elliott and Jerome P. Harrison who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument, the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I declare under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
Signature



(Seal)

**EXHIBIT A**

**LEGAL DESCRIPTION**

THOSE PORTIONS OF BLOCK 91 IN THE CITY OF SANTA BARBARA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOW:

BEGINNING AT A POINT IN THE NORTHWESTERLY LINE OF VICTORIA STREET, DISTANT THEREON SOUTH 41° 29' 20" WEST 120.00 FEET FROM THE MOST EASTERLY CORNER OF SAID BLOCK 91; SAID POINT OF BEGINNING BEING THE POINT OF INTERSECTION OF SAID LINE OF VICTORIA STREET WITH THE SOUTHWESTERLY LINE OF A 20-FOOT PRIVATE WAY OR EASEMENT EXTENDING THROUGH SAID BLOCK 91 FROM SAID LINE OF VICTORIA STREET TO THE SOUTHEASTERLY LINE OF SOLA STREET, AND AS SHOWN ON MAP OF SURVEY FILED IN BOOK 17, PAGE 183 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE SOUTH 41° 29' 20" WEST, ALONG SAID NORTHWESTERLY LINE OF VICTORIA STREET, 329.95 FEET TO THE MOST SOUTHERLY CORNER OF SAID BLOCK 91; THENCE NORTH 48° 31' 00" WEST, ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK AND THE NORTHEASTERLY LINE OF CHAPALA STREET 215.00 FEET; THENCE LEAVING SAID STREET LINE, PARALLEL WITH SAID NORTHWESTERLY LINE OF VICTORIA STREET, NORTH 41° 29' 20" EAST 108.00 FEET; THENCE PARALLEL WITH SAID NORTHEASTERLY LINE OF CHAPALA STREET, SOUTH 48° 31' 00" EAST 55.18 FEET; THENCE NORTH 41° 29' 20" EAST, PARALLEL WITH SAID NORTHWESTERLY LINE OF VICTORIA STREET, 222.00 FEET TO SAID SOUTHWESTERLY LINE OF SAID PRIVATE WAY HEREINBEFORE REFERRED TO; THENCE SOUTH 48° 30' 00" WEST, ALONG SAID SOUTHWESTERLY LINE OF SAID PRIVATE WAY 159.82 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PERPETUAL NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN USES AND PURPOSES, TO BE USED IN COMMON WITH OTHERS IN, ON, OVER, ALONG AND UPON A STRIP OF LAND 20 FEET IN WIDTH DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF SAID BLOCK 91, BEING THE NORTHEASTERLY LINE OF CHAPALA STREET, DISTANT THEREON NORTH 48° 31' 00" WEST 215.00 FEET FROM THE MOST SOUTHERLY CORNER OF SAID BLOCK 91; THENCE PARALLEL WITH SAID NORTHWESTERLY LINE OF VICTORIA STREET, NORTH 41° 29' 20" EAST 108.00 FEET; THENCE NORTH 48° 31' 00" WEST 20.00 FEET; THENCE PARALLEL WITH SAID NORTHWESTERLY LINE OF VICTORIA STREET, SOUTH 41° 29' 20" WEST 108.00 FEET TO SAID NORTHEASTERLY LINE OF CHAPALA STREET, THENCE SOUTH 48° 31' 00" EAST ALONG SAID STREET LINE 20.00 FEET TO THE POINT OF BEGINNING.

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE COUNCIL OF THE CITY OF  
SANTA BARBARA DESIGNATING THE FIRST CHURCH  
OF CHRIST, SCIENTIST, AT 116-120 EAST VALERIO  
STREET AS A CITY LANDMARK

WHEREAS, Section 22.22.050 of the Municipal Code of the City of Santa Barbara grants the Historic Landmarks Commission the authority to initiate a designation process to recommend to the City Council the designation as a City Landmark of any structure, natural feature, site or area having historic, architectural, archaeological, cultural or aesthetic significance;

WHEREAS, the owner of the property is The First Church of Christ, Scientist, 116 East Valerio Street, Santa Barbara, CA 93101;

WHEREAS, the legal description as per the deed of the property is attached as Exhibit A;

WHEREAS, the HLC Staff Report determined that the property at 116-120 East Valerio Street qualifies for historic designation under City of Santa Barbara Master Environmental Assessment (MEA) criteria;

WHEREAS, the HLC Staff Report concluded that the Church at 116-120 East Valerio Street designed by the noted architect, Henry Gutterson in 1931, with a unique Byzantine style dome with Romanesque style arches and windows, is significant for its historical and architectural influence on the heritage of the City;

WHEREAS, the building has retained a high level of historical integrity as its location, setting, association, footprint, design, materials, and workmanship have not been diminished by minor alterations and the building conveys its original 1931 appearance;

WHEREAS, under the provisions of Article 19, Section 15308 of the California Environmental Quality Act Guidelines and the City List of Activities Determined to Qualify for a Categorical Exemption (City Council Resolution Dated November 10, 1998), staff has determined that designation of the First Church of Christ, Scientist as a City Landmark is eligible for a Categorical Exemption;

WHEREAS, on October 22, 2014 the Historic Landmarks Commission adopted Resolution of Intention 2014-9 to hold a public hearing to begin the City Landmark designation process for the First Church of Christ, Scientist located at 116-120 East Valerio Street, Assessor's Parcel No. 027-191-012;

WHEREAS, the Historic Landmarks Commission held a public hearing on November 19, 2014, during which hearing public comments were invited on the proposed City

Landmark designation and the Historic Landmarks Commission adopted Resolution No. 2014-9 to recommend to the City Council designation as a City Landmark the First Church of Christ, Scientist located at 116-120 East Valerio Street, APN 027-191-012; and

WHEREAS, Section 22.22.050 of the Municipal Code of the City of Santa Barbara states that the City Council may designate as a Landmark any structure, natural feature, site or area having historic, architectural, archeological, cultural, or aesthetic significance by adopting a resolution of designation within 90 days following receipt of a recommendation from the Historic Landmarks Commission.

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

SECTION 1. The First Church of Christ, Scientist 116-120 East Valerio Street, Assessor's Parcel No. 027-191-012, is designated as a City Landmark based on the historic and cultural significance of facts presented in the City Landmark Designation HLC Staff Report dated November 19, 2014.

SECTION 2. The City Landmark designation is limited to the footprint of the Henry Gutterson original designed (1931) church and six feet around the garden side of the church building; and included within this boundary is the decorative cement sidewalk on the garden side of the church building, with no specific flora included in this six foot area; and the designation also includes a) the courtyard fountain in its current location, b) the original stepped concrete garden wall along Valerio and Santa Barbara Streets (excluding the wall around the parking areas), and c) the significant mature trees along the garden wall, being character defining elements of the Lockwood de Forest landscape, as per the site plan attached as Exhibit B.

SECTION 3. The City Council finds that the subject property meets the following City Landmark criteria (A through K) listed in section 22.22.040 of the Municipal Code:

- A. Its character, interest or value as a significant part of the heritage of the City, the State or the Nation;
- D. Its exemplification of a particular architectural style or way of life important to the City, the State, or the Nation;
- E. Its exemplification of the best remaining architectural type in a neighborhood;
- F. Its identification as the creation, design, or work of a person or persons whose effort significantly influenced the heritage of the City, the State, or the Nation;
- G. Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials and craftsmanship;

- I. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood;

SECTION 4. The City Clerk shall cause this resolution, upon adoption, to be recorded in the Office of the recorder of the County of Santa Barbara pursuant to Santa Barbara Municipal Code Section 22.22.055.

# Grant Deed

I, Charlotte A. Izard (a widow), of Santa Barbara, California,

in consideration of ten & 00/100 Dollars

to me in hand paid, the receipt of which is hereby acknowledged, do hereby

Grant to FIRST CHURCH OF CHRIST, SCIENTIST, OF SANTA BARBARA, a corporation.

all that real property situated in the City of Santa Barbara County of

Santa Barbara, State of California, described as follows:

That portion of Block 45 in said city, according to the official map thereof, described as follows:

Beginning at the most northerly corner of said Block; thence southeasterly along the southwesterly line of Santa Barbara Street 230.42 feet to a pipe set on said Street line, at a point distant thereon 225 feet northwesterly from the most easterly corner of said Block; thence at right angles southwesterly 230 feet to a  $\frac{1}{2}$  inch pipe; thence at right angles northwesterly 230.42 feet to a  $\frac{1}{2}$  inch pipe set in the southeasterly line of Valerio Street; thence northeasterly along said last mentioned Street line 230 feet to the point of beginning.

To Have and to Hold to the said grantee its successors ~~heirs~~ or assigns

Witness my hand this 12th day of November, 192 6

*Charlotte A. Izard*

STATE OF CALIFORNIA,  
County of Santa Barbara } ss.

On this 12th day of November, 19 26, before me,

Brenda L. Moody

Notary Public in and for said County, personally appeared

Charlotte A. Izard (a widow)

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same.

WITNESS my hand and official seal the day and year in this Certificate first above written.

*Brenda L. Moody*

NOTARY PUBLIC in and for said County and State.



36-655

**Grant Deed**

INDIVIDUAL

Charlotte A. Izard

To

First Church of Christ, Scientist,  
of Santa Barbara

Dated \_\_\_\_\_, 19\_\_

**PACIFIC-SOUTHWEST TRUST & BANK**  
COR. 6TH AND SPRING STS.  
LOS ANGELES, CALIFORNIA

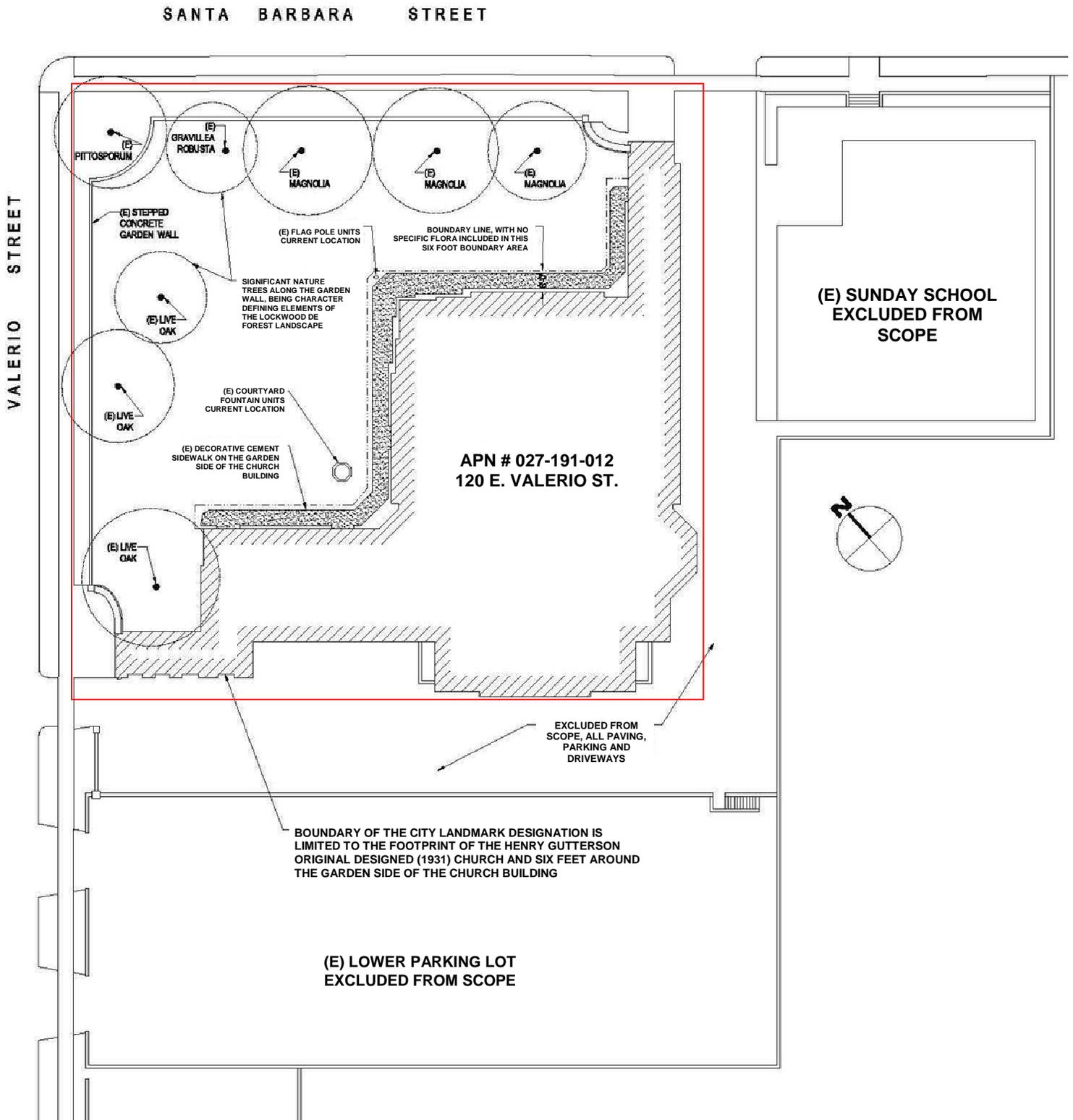
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Site plan illustrating designation boundaries.



RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE COUNCIL OF THE CITY OF  
SANTA BARBARA DESIGNATING THE MONT JOIE  
RESIDENCE AT 931 LAS ALTURAS ROAD AS A CITY  
LANDMARK

WHEREAS, Section 22.22.050 of the Municipal Code of the City of Santa Barbara grants the Historic Landmarks Commission the authority to initiate a designation process to recommend to the City Council the designation as a City Landmark of any structure, natural feature, site or area having historic, architectural, archaeological, cultural or aesthetic significance;

WHEREAS, the owners of the property are Laurie B. Ashton and Lynn Lincoln Sarko, 931 Las Alturas Road, Santa Barbara, CA 93103;

WHEREAS, the legal description as per the deed of the property is attached as Exhibit A;

WHEREAS, historic research in the form of a Historic Structures/Site Report, that was accepted by the Historic Landmarks Commission on May 1, 2002, determined that the property at 931 Las Alturas Road qualifies for historic designation under City of Santa Barbara Master Environmental Assessment (MEA) criteria;

WHEREAS, the HLC Staff Report dated November 19, 2014, concluded that Mont Joie, the private residence estate designed in 1928, is significant for its architectural influence on the heritage of the City;

WHEREAS, under the provisions of Article 19, Section 15308 of the California Environmental Quality Act Guidelines and the City List of Activities Determined to Qualify for a Categorical Exemption (City Council Resolution Dated November 10, 1998), staff has determined that designation of the Mont Joie Residence as a City Landmark is eligible for a Categorical Exemption;

WHEREAS, on October 22, 2014 the Historic Landmarks Commission adopted Resolution of Intention 2014-10 to hold a public hearing to begin the City Landmark designation process for the Mont Joie Residence, Assessor's Parcel No. 019-141-002;

WHEREAS, the Historic Landmarks Commission held a public hearing on November 19, 2014, during which hearing public comments were invited on the proposed City Landmark designation and the Historic Landmarks Commission adopted Resolution No. 2014-10 to recommend to the City Council designation as a City Landmark the Mont Joie Residence, Assessor's Parcel No. 019-141-002; and

WHEREAS, Section 22.22.050 of the Municipal Code of the City of Santa Barbara states that the City Council may designate as a Landmark any structure, natural feature, site or area having historic, architectural, archeological, cultural, or aesthetic significance by adopting a resolution of designation within 90 days following receipt of a recommendation from the Historic Landmarks Commission.

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

SECTION 1. The Mont Joie Residence located at 931 Las Alturas Road, Assessor's Parcel No. 019-141-002; is designated as a City Landmark based on the historic and cultural significance of facts presented in the City Landmark Designation HLC Staff Report dated November 19, 2014.

SECTION 2. The proposed boundary of the City Landmark designation is limited to the 1928 'L' shaped house and motor court and the designation boundary does not include any landscaping features or gardens. This is consistent with the limited vegetation noted as per the original 1928 drawings and that any original landscaping has been altered or removed and is not considered historic. The owners request that the HLC will not place any conditions for restoring the house to the original colors and the HLC is amenable to the request.

SECTION 3. The City Council finds that the subject property meets the following City Landmark criteria (A through K) listed in section 22.22.040 of the Municipal Code:

- A. Its character, interest or value as a significant part of the heritage of the City, the State or the Nation;
- D. Its exemplification of a particular architectural style or way of life important to the City, the State, or the Nation;
- E. Its exemplification of the best remaining architectural type in a neighborhood;
- G. Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials and craftsmanship;
- I. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood;

SECTION 4. The City Clerk shall cause this resolution, upon adoption, to be recorded in the Office of the recorder of the County of Santa Barbara pursuant to Santa Barbara Municipal Code Section 22.22.055.



2014-0010040

Recorded	REC FEE	21.00
Official Records	SURVEY MONUME	10.00
County of		
Santa Barbara		
Joseph E. Holland		
County Clerk Recorder		
08:00AM 06-Mar-2014	JKM	Page 1 of 3

**RECORDING REQUESTED BY**  
First American Title Company

**AND WHEN RECORDED MAIL DOCUMENT TO:**  
Laurie B. Ashton and Lynn Lincoln Sarko  
931 Las Alturas Road  
Santa Barbara, CA 93103

SBUPD  
3  
SURVEY

EXHIBIT A

Space Above This Line for Recorder's Use Only

A.P.N.: 019-141-02

File No.: 4203-4562221 (PW)

### GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$**Transfer Tax Not Made a Part of the Permanent Record**; CITY TRANSFER TAX \$;  
SURVEY MONUMENT FEE \$

- computed on the consideration or full value of property conveyed, OR
- computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
- unincorporated area;  City of **Santa Barbara**, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Arthur L. Novak, as Trustee of the Art and Suel Novak Trust created on September 15, 2001**

hereby GRANTS to **Laurie B. Ashton and Lynn Lincoln Sarko, wife and husband as community property** the following described property in the City of **Santa Barbara**, County of **Santa Barbara**, State of **California**:

**PARCEL ONE:**

**LOT 9 OF LAS ALTURAS, IN THE CITY OF SANTA BARBARA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED NOVEMBER 18, 1920 IN BOOK 9 AT PAGE 61, ET SEQ. OF MAPS AND SURVEYS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.**

**EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:**

**BEGINNING AT A 1/2 INCH SURVEY PIPE AT THE SOUTHWESTERLY CORNER OF SAID LOT 9, WHICH LIES ON THE NORTHERLY LINE OF LAS ALTURAS ROAD;**

**THENCE 1ST NORTH 37°47'20" WEST, ALONG THE WESTERLY BOUNDARY OF SAID LOT 9, 84.34 FEET TO A 1 INCH SURVEY PIPE;**

**THENCE 2ND NORTH 22°09'30" EAST ALONG THE NORTHWESTERLY BOUNDARY OF SAID LOT 9, 134.25 FEET TO A 1/2 INCH SURVEY PIPE;**

**THENCE 3RD, SOUTH 37°47'20" EAST AND INTO SAID LOT 9, 261.04 FEET TO A 1/2 INCH SURVEY PIPE ON THE SOUTHERLY BOUNDARY OF SAID LOT 9 AND ON THE NORTHERLY LINE OF SAID LAS ALTURAS ROAD, AND IN A CURVE;**

**THENCE 4TH, NORTHWESTERLY ALONG SAID CURVE THE RADIAL CENTER OF WHICH BEARS NORTH 1°39'10" EAST 174.75 FEET WITH A DELTA OF 9°29', THE LONG CHORD OF WHICH BEARS NORTH 83°36'20" WEST 28.89 FEET AND ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 9, AND ALONG THE NORTHERLY LINE OF SAID LAS ALTURAS ROAD AND ALONG THE ARC OF SAID CURVE, 28.92 FEET TO THE END THEREOF;**

**THENCE 5TH NORTH 78°51'50" WEST ALONG SAID SOUTHERLY BOUNDARY OF SAID LOT 9 AND ALONG SAID NORTHERLY LINE OF SAID LAS ALTURAS ROAD, 84.47 FEET TO THE BEGINNING OF A CURVE TO THE LEFT WITH A RADIUS OF 85 FEET, AND A DELTA OF 32°28'10", THE LONG CHORD OF WHICH BEARS SOUTH 84°54'05" WEST 47.53 FEET;**

**THENCE 6TH ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 9, AND ALONG SAID NORTHERLY LINE OF SAID LAS ALTURAS ROAD AND ALONG THE ARC OF SAID CURVE, 48.17 FEET TO THE END THEREOF, AND THE POINT OF BEGINNING.**

**PARCEL TWO:**

**THOSE PORTIONS OF LOTS A AND C OF SAID LAS ALTURAS, AS SHOWN ON SAID MAP, DESCRIBED AS A WHOLE AS FOLLOWS:**

**BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 9;**

**THENCE ALONG THE PROLONGED NORTHWESTERLY LINE OF SAID LOT 9, NORTH 22°09'30" EAST TO THE INTERSECTION THEREOF WITH THE CENTER LINE OF SAID LOT A;**

**THENCE SOUTHERLY ALONG SAID CENTER LINE OF LOT A, TO THE INTERSECTION THEREOF WITH THE SOUTHERLY LINE OF SAID LOT A; AND THE NORTHERLY LINE OF SAID LOT C;**

**THENCE SOUTHERLY AND WESTERLY IN LOT C, ALONG A LINE DRAWN 25 FEET DISTANT FROM THE EASTERLY AND SOUTHERLY LINE OF SAID LOT 9 TO THE INTERSECTION THEREOF WITH THE SOUTHERLY LINE OF SAID LOT C;**

**THENCE ALONG THE SOUTHERLY LINE OF SAID LOT C; NORTH 80°11'30" WEST TO THE SOUTHWEST CORNER OF SAID LOT C;**

**THENCE ALONG THE WESTERLY LINE OF SAID LOT C, NORTH 37°47'20" WEST 18.91 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9;**

**THENCE EASTERLY AND NORTHERLY ALONG THE SOUTHERLY AND EASTERLY LINE OF SAID LOT 9, TO THE POINT OF BEGINNING.**



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** February 3, 2015  
**TO:** Mayor and Councilmembers  
**FROM:** City Clerk Division, Administrative Services Department  
**SUBJECT:** Civic Engagement Plan Regarding District Elections

**RECOMMENDATION:** That Council:

- A. Consider and approve, in concept, an outreach plan to ensure civic engagement in the question of implementing by-district Council elections; and
- B. Direct the Administrative Services Director to negotiate and return to Council with an agreement with National Demographics Corporation, Inc., in an amount to be determined, to develop tools to facilitate the public input process.

### **EXECUTIVE SUMMARY:**

In October 2014, in an effort to resolve the question of by-district Council elections (hereinafter "district elections") in a fair and equitable way, Council directed staff to prepare a ballot measure for the next regular Council Election in November 2015, with district elections to commence, if approved by voters, in November 2017. Council also directed staff to develop a civic engagement process to involve Santa Barbara residents in drafting the ballot measure, which would include decisions about the composition and duties of an independent commission to draw the geographical boundaries of six initial council districts.

As such, staff is proposing an outreach process over the next 4-5 months with two distinct goals. The first goal will be to collect as much public input as practical to inform the City's positions in ongoing litigation of this issue, and in potential settlement discussions before an expected April 2015 trial date. The second goal will be to continue to collect public input in the drafting of a ballot measure to go to voters in November 2015, should district elections not be imposed by the court prior to that date.

### **DISCUSSION:**

#### Background

Since April 29, 2014, the City Council has been actively considering the merits of proposing district elections to Santa Barbara's electorate. On May 29, 2014, the City

Council conducted a public work session at the Faulkner Gallery to discuss and receive input about its options, and made the decision to engage a demographic expert to examine whether racially polarized voting exists in Santa Barbara. In June 2014, Council formed a subcommittee which engaged in discussion of the issue of district elections with community groups supporting such a change. On July 22, 2014, the City Council reviewed results from the demographer, Douglas Johnson of the National Demographics Corporation, and asked the City Attorney to develop additional related data for consideration.

Shortly thereafter, on July 29, 2014, the City was sued pursuant to the California Voting Rights Act in *Banales, et al. v. City of Santa Barbara*, SBSC Case No.1468167, alleging that racially polarized voting patterns exist in the City and seeking the establishment of district elections. On October 1, 2014, the City answered the *Banales* lawsuit.

On October 28, 2014, in an effort to resolve the matter in an inclusive, fair and efficient manner, Council adopted a Resolution directing the City Clerk and City Attorney to prepare all necessary actions and documents for voters to consider district elections at the next regular Council Election in November 2015, with district elections to commence, if approved by voters, in November 2017. As conceived, the ballot measure would provide for an independent districting commission to work with the public to establish the geographical boundaries of six initial council districts during the period between the November 2015 and November 2017 elections.

Through adoption of the Resolution, Council also directed the Acting City Administrator to develop a civic engagement process to involve Santa Barbara residents in drafting the ballot measure. A key issue for public input would be what the ballot measure would say regarding the composition and duties of the independent districting commission charged with drawing the districts. Another would be how the ballot measure would provide for the phase-in of districts, given the staggered terms of office set forth in the City Charter.

With a trial date set for April 2015, however, the issue of district elections may not be decided by the voters and the timeline for drawing district boundaries might also be significantly affected. This possibility must also be considered in the development of a civic engagement plan.

#### Proposed Civic Engagement Plan

The question of political representation is critical, and the City remains committed to involving the public in the decision-making process about district elections to the maximum extent possible. Indeed, state law as amended effective January 1, 2015, requires public hearings before the adoption of district elections, even when ordered by a court. While the initial, multiphase input plan (i.e., ballot measure design through public input, public election, and selection of an independent redistricting commission) is still ideal, the City must now be prepared to argue in the public interest with regard to

geographic boundaries of potential districts and other key representation questions in the context of the April 2015 court proceedings and any potential settlement discussions.

Involving the public in districting is not just good practice, it is required by law. As noted above, under the California Elections Code (Section 10010) an agency that changes from an at-large method of election to district elections must hold at least two public hearings on a proposal to establish the district boundaries prior to a public hearing at which the governing body votes to approve or defeat the proposal. This also applies to proposal that is required due to a court-imposed change to district elections.

The City's civic engagement plan now has two distinct goals:

- Goal 1 (Pre-trial): The first goal of the public input process will be to quickly collect as much public input as practical to inform the City's positions in the April 2015 litigation and potential settlement discussions.
- Goal 2 (Ballot Measure): The second goal would be to move forward with gathering input necessary to place the question of whether to implement district elections on the November 2015 ballot, as originally planned, should the plaintiffs be unsuccessful in getting an order for district elections without approval of the voters. Ballot language decisions must be made by June 2015.

As currently envisioned, the input process over the next few months would consist of three meetings:

- Community Workshop #1 - The first workshop will be to introduce members of the public to the issue of district elections, the input process, and how they can use available input tools and opportunities. Members of the public will also be able to provide preliminary comment, including input on the following questions:
  - *Preliminary District Input*: What district boundaries should the City advocate for in litigation and potential settlement discussions, should district elections begin in November 2015?
  - *Even Year Elections*: If proposed by the plaintiffs in litigation, should the City be open to moving to even-year elections as part of a settlement?
  - *Ballot Language on Independent Districting Commission*: If district elections are not imposed through court proceedings, what will the November 2015 ballot measure say about who will be eligible to serve on the districting commission, how will they be appointed, and what their duties will be?
  - *Implementation of District Elections*: Given the staggered Council terms of office, how will the ballot measure address implementation of district elections (i.e., which districts would be first to fill positions on the Council)?
- Community Workshop #2 - The second workshop would be to introduce the results and conclusions gathered through public input during the Community

Workshop #1 and through the online public input tools. Members of the public will have the opportunity to provide additional comment.

- Community Workshop #3 - The third workshop, in the event that the litigation has been settled in the City's favor or is ongoing, will be to allow the public to review and comment on the draft ballot measure proposed by the City Attorney. Alternatively, should the litigation be decided against the City, this meeting would serve as the first of a series on public hearings on the proposed district boundaries resulting from the litigation.

The timing of these meetings will depend on the City's ability to develop and make available an online districting tool and a public input website. Ideally, Workshop #1 will be held in late February or early March, Workshop #2 would be held in late March or early April, and Workshop #3 would be held in May.

#### Creation of Public Input Website and Districting Tool

Staff recommends engaging Douglas Johnson of the National Demographics Corporation to facilitate public input. National Demographics already has collected a large amount of data about the City's boundaries and demographics, and is in the best position to respond quickly.

Staff will return with a proposal from National Demographics to develop a public input website, including a geographic computer model that allows the user to draw and test various district boundaries against demographic data. During the period between Workshop #1 and Workshop #2, this computer tool would be available to the public online. The public would be given the opportunity to go online to answer questions about a proposed ballot measure, consider various district maps developed by Mr. Johnson, and/or to propose alternate district maps that best reflect the public interest. This input will initially be used to inform the City's positions in the April 2015 litigation and potential settlement discussions. Should litigation be unsuccessful, and district elections ultimately be approved by the voters, this tool and the input collected from the public would later be available to the independent districting commission established by the voters.

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

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



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** February 3, 2015

**TO:** Mayor and Councilmembers

**FROM:** Accounting Division, Finance Department

**SUBJECT:** Comprehensive Annual Financial Report For The Fiscal Year Ended June 30, 2014

**RECOMMENDATION:** That Council:

- A. Receive a report from staff on the Comprehensive Annual Financial Report for the Fiscal Year ended June 30, 2014; and
- B. Accept the Comprehensive Annual Financial Report for the Fiscal Year ended June 30, 2014.

**DISCUSSION:**

Pursuant to City Charter, Finance Department staff has prepared the City's annual financial statements for the fiscal year ended June 30, 2014. Each year, financial statements are prepared to report on the financial condition of the City as a whole, as well as individual funds/operations that are included within the City's operations.

While only certain financial statements and schedules are required by state law and the City Charter, other information and elements are needed to be considered for an award for excellence in financial reporting from the Government Finance Officers Association (GFOA), which recognizes the highest standards of financial reporting. As such, the expanded financial statements and other information included in the report are collectively referred to as a Comprehensive Annual Financial Report (CAFR). In addition to allowing the CAFR to be considered for the GFOA award for financial reporting, the financial statements are expanded to enable the community and other interested parties to obtain a better and more complete understanding of the City's finances and operations.

The financial statements were audited by the independent public accounting firm of Lance, Soll & Lunghard, LLP (LSL), whose unmodified opinion is included within the financial section of the report. An unmodified opinion indicates that the financial statements present fairly the financial position of the City of Santa Barbara as of June 30, 2014, and the results of operations, in accordance with generally accepted accounting principles. As part of the audit, LSL also reviewed and performed tests of the City's internal accounting control procedures to determine if there are any material weaknesses or instances of non-

compliance. Based on the audit, no instances of non-compliance or material weaknesses were noted.

The CAFR is divided into three major sections: the introductory section, the financial section, and the statistical section. The introductory section includes the letter of transmittal, a directory of City officials, and an organizational chart. The financial section includes the independent auditors' report (as noted above), management's discussion and analysis (MD&A), and the financial statements, including notes. The statistical section includes financial trend information as well as demographic information about the City.

Staff will present the CAFR to the Finance Committee just prior to the Council's afternoon session. A representative from LSL will be present to provide the Finance Committee and Council with a summary of the audit and the results thereof.

The Comprehensive Annual Financial Report for the Fiscal Year Ended June 30, 2014, is available for review in the City Clerk's Office. An electronic version of the CAFR will be available no later than February 6, 2015, on the City's website at [www.SantaBarbaraCA.gov/CAFR](http://www.SantaBarbaraCA.gov/CAFR).

**PREPARED BY:** Julie Nemes, Accounting Manager

**SUBMITTED BY:** Robert Samario, Finance Director/ Acting Assistant City Administrator

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



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** February 3, 2015

**TO:** Mayor and Councilmembers

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

**SUBJECT:** Contract For Design Of Montecito-Yanonali Street Bridge Replacement And Pedestrian Improvements

### **RECOMMENDATION:**

That Council authorize the Public Works Director to execute a City Professional Services contract with Drake Haglan & Associates, Inc., in the amount of \$651,771, for design services of the Montecito-Yanonali Street Bridge Replacement and Pedestrian Improvements Project, and authorize the Public Works Director to approve expenditures of up to \$65,177 for extra services that may result from necessary changes in the scope of work.

### **DISCUSSION:**

#### **BACKGROUND**

On January 27, 2014, Council authorized the use of \$433,000 of one-time available City funds for allocation towards the Montecito-Yanonali Bridge Sidewalk Project. The goal of that project was to provide pedestrian access across the Montecito-Yanonali Bridge, which is a very narrow bridge with no sidewalks. Originally, that project involved adding a cantilevered sidewalk attached to the existing vehicular bridge and upgrading the existing deficient bridge rail. Upon further investigation with hydrologists, structural engineers, and the City's Flood Plain Coordinator, it was determined that a cantilevered sidewalk and bridge rail would cause a rise in the floodway of Sycamore Creek, which could compromise the ability of nearby residents to obtain flood insurance in the City. Furthermore, Federal Emergency Management Agency (FEMA) regulations do not allow for projects to cause a rise in a floodway. The alternative is to construct a new bridge with a larger span which would not cause a rise in the floodway, but would meet the original goal of providing dedicated pedestrian access across the bridge.

In May 2014, staff applied for an Active Transportation Program (ATP) Grant for construction of a new bridge that would provide pedestrian access and meet FEMA regulations, as well as adding pedestrian improvements along Salinas Street. On

September 27, 2014, Caltrans notified staff that the Montecito-Yanonali Street Bridge Replacement and Pedestrian Improvements Project (Project) was selected to receive grant funding. The one-time City funds were used as a voluntary match to increase the competitiveness of the grant application, which proved to be a successful strategy.

Effective December 10, 2014, the California Transportation Commission (CTC) has given Caltrans approval to distribute the ATP funds, allowing the City to proceed with reimbursable work on the Project Approval and Environmental Document phase of this Project. As part of the grant requirements, ATP Funds must be appropriated within two years from CTC approval, with no more than a one-year extension for each phase. The Project is currently scheduled to begin construction in April 2016.

## PROJECT DESCRIPTION

The Project will construct a critical missing sidewalk link to an otherwise complete network of sidewalks. To accomplish this, the existing vehicular bridge will be demolished, and a new bridge will be constructed to include a sidewalk along the east side for pedestrians and shoulders for cyclists to use. The intersection of Montecito and Yanonali Streets will be converted to an all-way stop to improve pedestrian safety at a blind corner. Pedestrian-scale lighting is also included to improve pedestrian safety and visibility along the Salinas Street corridor, which is a common route to and from nearby schools (see Attachment).

## DESIGN PHASE CONSULTANT ENGINEERING SERVICES

Drake Haglan & Associates, Inc., (Drake Haglan) was selected as part of a Request for Qualifications process that followed strict Caltrans' Local Assistance Procedures Manual requirements. Consultants were rated based upon their qualifications and technical proposals. Two consultants submitted proposals, and both candidates were interviewed. Based upon the proposals and interview, Drake Haglan was ranked as the most qualified consultant and was asked to provide a cost proposal to perform the design services work. Negotiations with Drake Haglan produced a fair and reasonable price.

## COMMUNITY OUTREACH

In the spring of 2013, staff conducted a bilingual outreach effort in the Eastside Neighborhood to listen to resident's transportation concerns and develop action steps to address those concerns. The Eastside Neighborhood Transportation Management Plan (Plan), which was adopted by Council in July 2013, summarizes the process in which the neighborhood participated, the input they provided, and the plan of action they determined to address its concerns. The process was extensive and included the following: a survey, where Eastside families were members of the focus groups; two public workshops that were held at Franklin Elementary School; two hearings before the City's Transportation Circulation Committee; two hearings before the Neighborhood Advisory Council; two hearings at City Council; and one hearing at a joint City Council

and Santa Barbara School District meeting. Stakeholder outreach was also conducted with the following: Santa Barbara School District (Eastside School Principals/Parent Teacher Association/information distribution in students' Friday folders); the Coalition for Sustainable Transportation, COAST, who started the Eastside WALKS Program; the Santa Barbara Bicycle Coalition; the Milpas Community Association; Our Lady of Guadalupe (religious institution); and Eastside residents, with a targeted focus on Eastside families. This Project was one of the needs identified by the community to enhance the walking experience along this route to and from school.

A Project Development Team (PDT) will be assembled for the Project, consisting of the City Project Engineer and various City department representatives, along with the Consultant Project Manager and Caltrans Local Assistance. The PDT will review and recommend the Project through three distinct design phases: Conceptual, Preliminary, and Final. The level of environmental documentation anticipated for California Environmental Quality Act is an Initial Study/Mitigated Negative Declaration. The Project will continue through the City's community-based public participation process and will be reviewed by the Architectural Board of Review.

Additional public information will be disseminated throughout the Project in a timely manner, similar to what has been done for other recently completed bridge replacement projects. In addition, information will be available on the Public Works Department, Engineering Division's Interactive Map of Design and Construction Projects Map ([santabarbaraca.gov/gov/depts/pw/engineering/major\\_projects.asp](http://santabarbaraca.gov/gov/depts/pw/engineering/major_projects.asp)).

FUNDING

The following summarizes all estimated total Project costs:

**ESTIMATED TOTAL PROJECT COST**

	<b>City Share</b>	<b>ATP Share</b>	<b>Total</b>
Design Services (by Contract)	\$119,948	\$597,000	\$716,948
City Staff Costs - Design	150,000	0	150,000
City Staff Costs - Survey	32,000	0	32,000
<b>Subtotal</b>	<b>\$301,948</b>	<b>\$597,000</b>	<b>\$898,948</b>
Estimated Construction Contract w/Change Order Allowance	\$0	\$2,695,000	\$2,695,000
Estimated Construction Management/Inspection	250,000	150,000	400,000
Estimated Other Construction Costs	50,000	0	50,000
<b>Subtotal</b>	<b>\$300,000</b>	<b>\$2,845,000</b>	<b>\$3,145,000</b>
<b>TOTAL PROJECT COST</b>	<b>\$601,948</b>	<b>\$3,442,000</b>	<b>\$4,043,948</b>

The Project is funded with ATP Grant Funds and the City's Streets Funds. City Council previously authorized \$433,000 of City funds for this Project on January 27, 2014, which will cover the City's share of design costs and a portion of the City's share of estimated construction costs. The estimated shortfall of \$168,948 for the City's share of construction will be either included in a future City budget, or staff will request that Council appropriate funds from Streets Fund reserves in a separate action.

**SUSTAINABILITY IMPACT:**

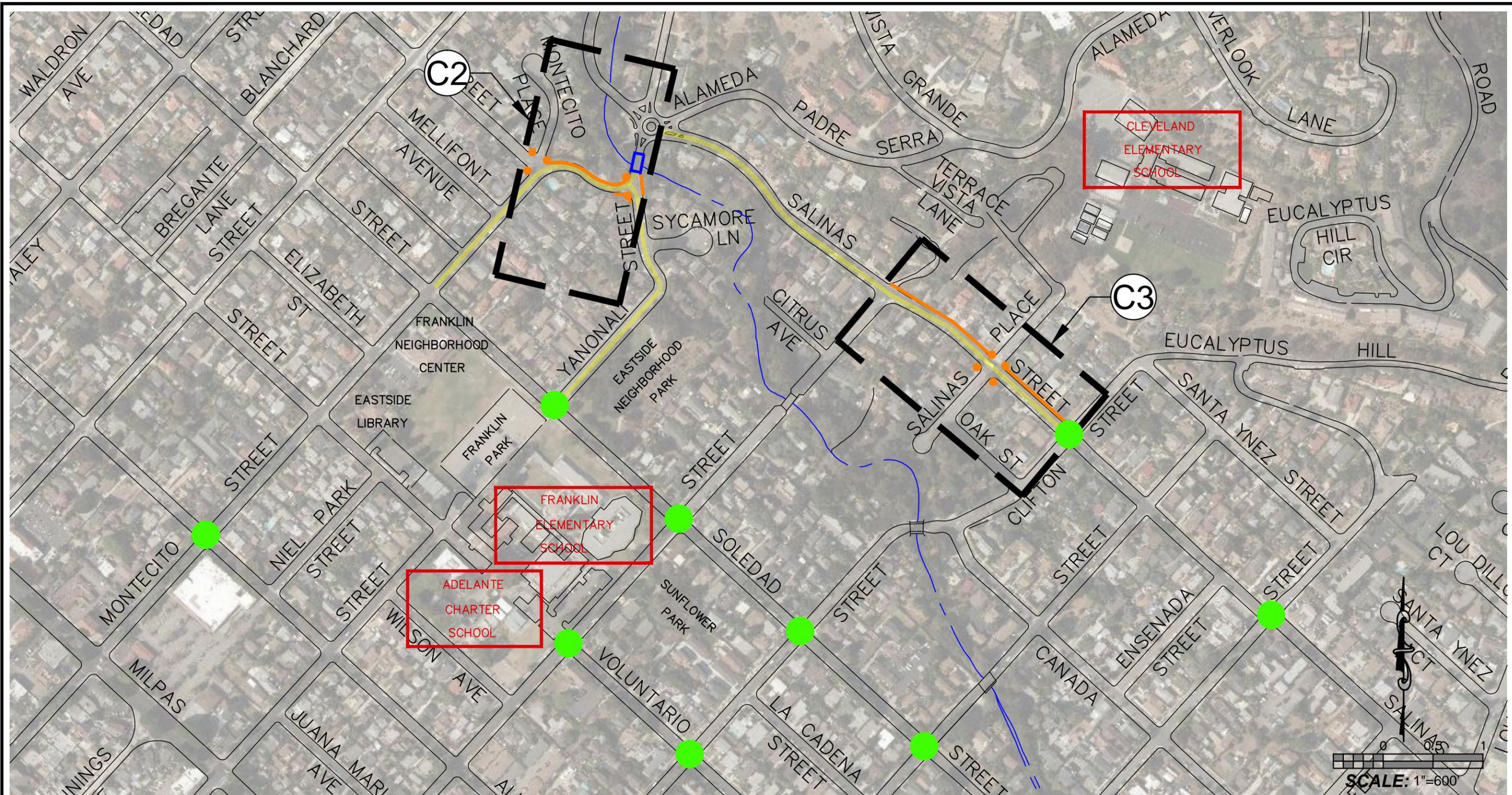
The Project will improve safety and accessibility for pedestrians and will contribute to the City's sustainability goals by encouraging more people to walk, reducing energy consumption and air pollution.

**ATTACHMENTS:** Montecito-Yanonali Street Bridge Replacement and Pedestrian Improvements Project Plan

**PREPARED BY:** John Ewasiuk, Principal Civil Engineer/AG/sk

**SUBMITTED BY:** Rebecca J. Bjork, Public Works Director

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



SITE PLAN

LEGEND:

- SIDEWALK INFILL
- PEDESTRIAN LIGHTING CORRIDOR
- RAMP INSTALLATION
- ▭ BRIDGE REPLACEMENT
- RECENT SAFE ROUTES TO SCHOOL IMPROVEMENTS
- SEE CORRESPONDING SHEETS

\*ALL DISTANCES SHOWN ARE APPROXIMATE WALKING DISTANCES FROM NEAREST PROPOSED PEDESTRIAN IMPROVEMENT TO SCHOOL ENTRANCE.



PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION

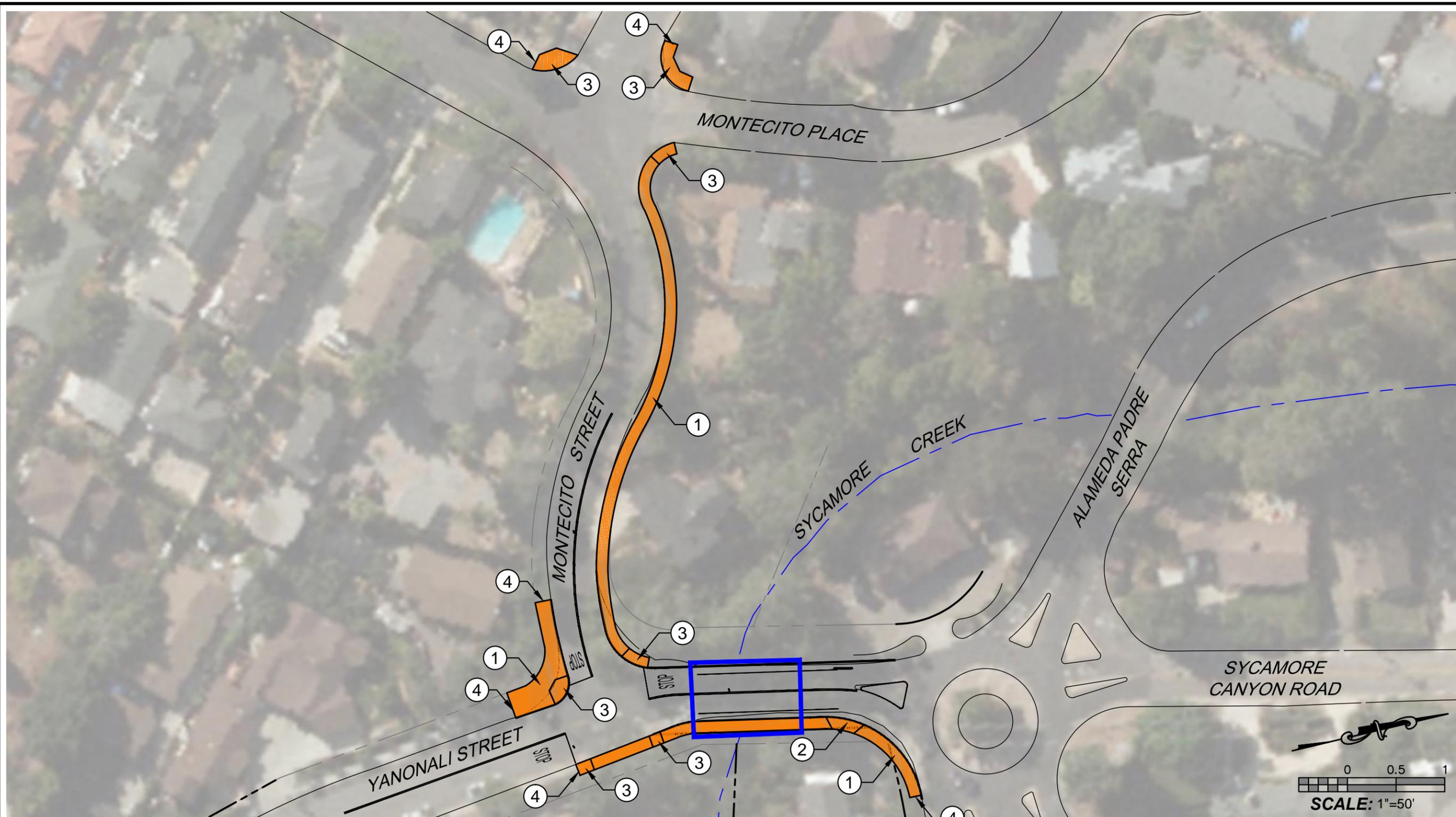
APPROVED:	DATE
CITY ENGINEER	ORIGINAL SIGNED DATE

DESIGN	AG	30 %
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NO.	DATE	APPROVED	REVISIONS

MONTECITO-YANONALI BRIDGE REPLACEMENT  
**SITE PLAN**

2014-XXXX	PBW. NO.
XXXX	C1
C-1-XXXX	DWG. NO.
SHT. 1	OF 3



SITE PLAN

**CONSTRUCTION NOTES:**

- ① CONSTRUCT CONCRETE SIDEWALK PER CITY STANDARD DETAILS
- ② CONSTRUCT CONCRETE DRIVEWAY PER CITY STANDARD DETAILS
- ③ CONSTRUCT CONCRETE ACCESS RAMP PER CITY STANDARD DETAILS
- ④ MEET & MATCH EXISTING STRUCTURE

**LEGEND:**

- CONCRETE CONSTRUCTION
- EXISTING EDGE OF PAVEMENT
- NEW EDGE OF PAVEMENT
- NEW BRIDGE LIMITS



Know what's below.  
Call before you dig.



PUBLIC WORKS  
DEPARTMENT  
ENGINEERING DIVISION

DESIGN	AG	DATE
DRAWN	AG	
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CITY ENGINEER	DATE	
ORIGINAL SIGNED DATE		

30 %  
DRAFT

NO.	DATE	APPROVED	REVISIONS

MONTECITO-YANONALI BRIDGE REPLACEMENT  
**MONTECITO STREET  
AT YANONALI STREET**

2014-XXXX	PBW. NO.
XXXX	C2
BID NO.	SHT. DES.
C-1-XXXX	DWG. NO.
SHT. 2	OF 3



**CONSTRUCTION NOTES:**

- ① CONSTRUCT CONCRETE SIDEWALK PER CITY STANDARD DETAILS
- ② CONSTRUCT CONCRETE DRIVEWAY PER CITY STANDARD DETAILS
- ③ CONSTRUCT CONCRETE ACCESS RAMP PER CITY STANDARD DETAILS
- ④ MEET & MATCH EXISTING STRUCTURE

**SITE PLAN**

LEGEND:  
 CONCRETE CONSTRUCTION



 PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION	
DESIGN <u>AG</u> DRAWN <u>AG</u> CHECKED <u>BD</u>	APPROVED: _____ DATE _____ CITY ENGINEER ORIGINAL SIGNED DATE _____
NO. _____ DATE _____ APPROVED _____ REVISIONS	
30 % DRAFT	
MONTECITO-YANONALI BRIDGE REPLACEMENT <b>SALINAS STREET</b> FROM MASON ST TO CLIFTON ST	
2014-XXXX PBW. NO.	
XXXX BID NO.	C3 SHT. DES.
C-1-XXXX DWG. NO.	
SHT. 3 OF 3	



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** February 3, 2015

**TO:** Mayor and Councilmembers

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

**SUBJECT:** Mission Park To Mission Canyon Multimodal Improvements Plan

### RECOMMENDATION:

That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Making the Mission Park to Mission Canyon Multimodal Improvements Plan a Project in the City's Capital Improvement Program and Direct Public Works Staff to Work with the County of Santa Barbara to Seek Funding for Design and Construction.

### EXECUTIVE SUMMARY:

In December 2012, Council authorized the City Administrator to enter into a Memorandum of Understanding with the County of Santa Barbara (County) to conduct a community planning process for the Mission Canyon Corridor. This action came at the request of a community group known as Concerned Citizens for Safe Passage. The Concerned Citizens for Safe Passage is now known as the Mission Heritage Trail Association (Association) and represents a diverse group of stakeholders that desires to improve pedestrian circulation in the Mission Canyon corridor. A community planning process was needed to discover what solutions could yield a consensus approach because previous solutions have been too controversial to move forward.

Staff from the City of Santa Barbara (City) and County developed a community planning process that involved two well-attended public workshops, preliminary engineer feasibility plans, and board and commission review from both jurisdictions. The result is the Mission Park to Mission Canyon Multimodal Improvements Plan (Plan). The City's Planning Commission (PC) is recommending that Council create a Capital Improvement Project (Project) from the Plan and work with County staff to pursue funding to complete environmental, design, engineering, and construction of the Project.

### DISCUSSION:

The Plan is a grant-funded community process and joint effort of the County and City to prepare concept level plans for pedestrian, bicycle, and vehicle circulation improvements in the historic Mission Canyon corridor. The Plan area extends from the intersection of

Laguna Street and East Los Olivos Street (in the City) to the intersection of Mission Canyon Road and Foothill Road (in the County).

No continuous pedestrian or bicycle connection exists through this narrow corridor. Although a few facilities exist at various points, they are not continuous, nor do they comply with the Americans with Disabilities Act. The lack of continuous facilities makes walking and biking in the area difficult and hazardous for residents and visitors.

The Association was formed several years ago to discuss the challenges of the corridor and the need for improvements. Similar community concerns have arisen in the past, but solutions have been too controversial to get approval or achieve community consensus. The Association members have attempted to develop consensus solutions by including a diverse range of interests in their group. While the Association has been successful in this effort, broader community planning and input was needed.

In 2012, the California Department of Transportation (Caltrans) awarded a Community-Based Transportation Planning grant in the amount of \$88,911, to the Santa Barbara County Planning and Development Department and the City's Public Works Department for the Plan. One goal of this grant was to provide the needed community process and input, following the initial work of the Association.

### **Community Engagement**

The community process included two well-attended public workshops (over 60 community members) to discover what improvements could possibly garner community support. The initial public meeting was a "listening workshop", where participants let staff know what works well in the corridor, what needs to be fixed, and what needs to be left alone. Based on community feedback, staff developed conceptual plans for a continuous walking path on the west side of the Mission Canyon corridor, and bike lanes on the roadway. Because of past controversy with projects proposed in the Mission area, staff was particularly sensitive to only include project elements that gained the highest level of community consensus.

A conceptual plan was developed from input at the first listening workshop and then presented at the second public workshop, which had greater attendance than the first. Once attendants understood the conceptual plan, staff asked participants to indicate if it could be supported or not. This voting exercise confirmed overwhelming community support (98 percent) for the concepts in the Plan.

Staff also tested other improvements separately that were suggested at the listening workshop, such as improvements to the intersection at Alameda Padre Serra and Mountain Drive. These elements did not have enough community support from the listening workshop to be included in the conceptual plan. Voting results for these separate improvements at the second workshop confirmed that participant support was divided. Staff, therefore, has purposely excluded these elements from the proposed conceptual plan in order to minimize controversy and maximize the possibility of the Project's execution.

The results of the process are concept level plans that can be developed into a capital project. Detailed engineering and environmental review were not included in the scope of work of the Caltrans grant. These tasks would need to be undertaken as part of a subsequent implementation phase and capital improvement.

### **Conceptual Engineering**

In a unique partnership opportunity, the County hired the City's Engineering Division (Engineering) to develop the conceptual plan and conduct the feasibility analysis. Engineering's scope of work provided a technical study of improving continuous pedestrian access between the Mission and the Natural History Museum on Puesta del Sol, while still accommodating appropriate vehicular and bicycle roadway geometries per city, state, and federal design standards. Additionally, Engineering studied feasible alternatives to improve pedestrian access across Mission Creek.

The results of Engineering's work are included in the Mission to Museum Conceptual Design Study (Study). The Study identifies corridor elements as well as design constraints, trade-offs, and design recommendations. It is available for review in the City Clerk's office. Also included in the reading file are written public comments to date.

### **Board and Commission Review**

Once it was developed and affirmed by workshop participants, staff vetted the Plan with various Boards and Commissions, including the City's Transportation and Circulation Committee (TCC), the Historic Landmark Commission (HLC), and the PC. The Transportation and Circulation Committee found the Plan consistent with the Circulation Element.

The HLC identified potential historic resources issues which led staff to have a Historic Resources Report conducted. Once finished, this report will be taken to HLC for further consideration or incorporated into any future environmental review. At issue is the level of impacts that proposed improvements may have to the many historic resources along the corridor.

The PC reviewed the Plan at a joint hearing with the County Planning Commission last December. It recommended that Council create a Capital Improvement Project and work with the County in a joint effort to fund, design, and construct the Project.

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

Based on the Study prepared by Engineering, the Project is estimated to cost approximately \$2.7 million to construct and approximately \$631,500 to design, including construction management and administrative costs. Public Works has included the Plan as a partially funded project in the draft Capital Improvement Program. Funding could come from various grants, with matching funds coming from the City's Streets Capital Fund.

**PREPARED BY:** Browning Allen, Transportation Manager/RJD/kts

**SUBMITTED BY:** Rebecca J. Bjork, Public Works Director

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



Agenda Item No. \_\_\_\_\_

File Code No.

# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** February 3, 2015

**TO:** Mayor and Councilmembers

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

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### RECOMMENDATION:

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Staff from the City of Santa Barbara (City) and County developed a community planning process that involved two well-attended public workshops, preliminary engineer feasibility plans, and board and commission review from both jurisdictions. The result is the Mission Park to Mission Canyon Multimodal Improvements Plan (Plan). The City's Planning Commission (PC) is recommending that Council create a Capital Improvement Project (Project) from the Plan and work with County staff to pursue funding to complete environmental, design, engineering, and construction of the Project.

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conceptual plan in order to minimize controversy and maximize the possibility of the Project's execution.

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The HLC identified potential historic resources issues which led staff to have a Historic Resources Report conducted. Once finished, this report will be taken to HLC for further consideration or incorporated into any future environmental review. At issue is the level of impacts that proposed improvements may have to the many historic resources along the corridor.

The PC reviewed the Plan at a joint hearing with the County Planning Commission last December. It found the Plan to be exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15262 of the CEQA Guidelines, and recommend that Council create a Capital Improvement Project and work with the County in a joint effort to fund, design, and construct the Project.

**BUDGET/FINANCIAL INFORMATION:**

Based on the Study prepared by Engineering, the Project is estimated to cost about \$2.7 million to construct and about \$631,500 to design, including construction management and administrative costs. Public Works has included the Plan as a partially funded project in the draft Capital Improvement Program. If approved, funding could come from various grant sources matched with City Streets Capital funds.

**PREPARED BY:** Browning Allen, Transportation Manager/RJD/kts

**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 MAKING THE MISSION PARK TO MISSION CANYON MULTIMODAL IMPROVEMENTS PLAN A PROJECT IN THE CITY'S CAPITAL IMPROVEMENT PROGRAM AND DIRECT PUBLIC WORKS STAFF TO WORK WITH THE COUNTY OF SANTA BARBARA TO SEEK FUNDING FOR DESIGN AND CONSTRUCTION

WHEREAS, for decades, community concerns have been expressed regarding safety for all modes of travel from the intersection of Laguna Street and East Los Olivos Street at Mission Santa Barbara to the intersection of Mission Canyon Road and Foothill Road (Mission Canyon Corridor), but little has been done because of the sensitive nature of the historic and environmental resources of the corridor;

WHEREAS, in 2011, community members formed the "Concerned Citizens For Safe Passage," a volunteer citizens organization of diverse interests now known as the "Mission Heritage Trail Association", and worked to build community stakeholder consensus regarding issues of concern along the Mission Canyon Corridor between Laguna Street and Foothill Road;

WHEREAS, on August 15, 2012, Caltrans awarded the County of Santa Barbara, hereinafter referred to as "County," and the City of Santa Barbara, hereinafter referred to as "City," a Community-Based Transportation Planning Grant for the Mission Park to Mission Canyon Multimodal Improvements Plan, hereinafter referred to as the "Plan";

WHEREAS, the County and City used the Caltrans grant funds to work in partnership on public outreach and to listen to public concerns and desires in an attempt to discover and prepare concept plans for circulation improvements to the Mission Canyon Corridor. Through two well-attended workshops, staff was able to identify minimum-level improvements with overwhelming community acceptance, while addressing the community-identified safety concerns;

WHEREAS, based on public input, the County and City prepared the concept level designs of a feasible approach for continuous pedestrian access on the west side of the corridor and improved circulation for bicyclist passage and vehicle safety. The Plan includes the following key components:

1. Continuous pedestrian path on the west side of the corridor (surface material to be determined). The path must comply with the Americans with Disabilities Act and be consistent with the historical setting.
2. Landscape buffers between path and roadway, where feasible.

3. New detached pedestrian bridge parallel and west of the existing stone bridge over Mission Creek (material and structure design to be determined).
4. Bike lanes extending north to Puesta del Sol and transitioning into bike routes in the County's jurisdiction where the road narrows.
5. Several crosswalks would be relocated.

WHEREAS, the Plan is a community consensus concept level design for multimodal improvements consistent with County and City policy direction for the project area (County Mission Canyon Community Plan, City Circulation Element, and Pedestrian Master Plan);

WHEREAS, from July 2014 to October 2014, the concept plans were reviewed by five County and City Boards and Commissions (County South Board of Architectural Review, County Historic Landmarks Advisory Commission, County Park Commission, City Historic Landmarks Commission, and Transportation and Circulation Committee);

WHEREAS, on December 10, 2014, the County and City Planning Commissions jointly held a duly noticed public hearing on the plan, at which hearing the concept plans were explained and public comment received;

WHEREAS, on February 3, 2015, Santa Barbara City Council received Planning Commission's recommendations at a duly noticed public hearing with an explanation of the plan;

WHEREAS, the grant scope of work states one outcome of the County and City could be to prepare an agreement for future phases of improvements to the Mission Canyon corridor, leading to engineered designs and construction; and

WHEREAS, it is in the beneficial interest of all parties to collaborate in future phases of improvements to the Mission Canyon Corridor in order to share staff expertise and information already existing, to promote intergovernmental coordination, and to serve the public interest by producing a more efficient project in both jurisdictions.

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

SECTION 1. Staff is directed to update the Capital Improvement Program to include the Mission Park to Mission Canyon Multimodal Improvements Plan.

SECTION 2. Staff is directed to continue collaborating with County Public Works Department staff to seek grants and other available funding sources for the design, permitting, and construction of the concept plans identified in the Plan.



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** February 3, 2015

**TO:** Mayor and Councilmembers

**FROM:** Water Resources Division, Public Works Department

**SUBJECT:** Stage Two Drought Update

### RECOMMENDATION:

That Council receive an update on the status of the current drought and related efforts.

### DISCUSSION:

On February 11, 2014, Council declared a Stage One Drought and asked customers to reduce water use by 20 percent. Council requested that staff keep them informed and report back monthly with a status update on the City's water supplies, conservation efforts, and current work efforts. On May 20, 2014, Council declared a Stage Two Drought in response to a continued water shortage forecasted for next year, and the inability of the community to reduce water usage by 20 percent. This report will cover the following items:

- Water Supply Outlook/Weather Forecast
- Drought Response Capital Projects
- Conservation Efforts

### Water Supply Outlook

Despite moderate rainfall in November and early December, our water supply outlook remains unchanged. We need prolonged wet weather to make a significant impact on our current water supplies. The National Oceanic and Atmospheric Agency (NOAA) is projecting above-average rainfall through March. Unfortunatley, January has remained dry, and any significant rainfall is not projected until mid-February. Due to the uncertainty in projected rainfall, staff is planning for continued drought conditions. Staff continues to work on securing additional supplemental water, accelerating drought related capital projects, and sustaining a strong message for extraordinary conservation. The most recent water conservation numbers for December 2014 show a 33.5 percent reduction in water use as compared to average water use in December.

This positive news means that the community continues to be responsive to the request for conservation, and that we remain on target with our goal of a 20 percent reduction in water use.

### Drought Response Capital Projects

Staff is moving forward with the design and construction of capital projects to assist with the water supply during the drought. This includes the acceleration of groundwater well replacement and projects that use poor-quality groundwater in place of potable water for irrigation. Groundwater wells include the Corporation Yard Well, which is currently online and whose water is being treated at the Ortega Groundwater Treatment Plant; Valle Verde Well, whose water is being pumped into the City's recycled water system; and the new Alameda Well that was recently awarded a contract for construction.

As reported at the December 16, 2014 Council meeting, the Request For Proposals to design, build, and operate the desalination facility was sent out to three pre-qualified firms on November 17, 2014. Proposals are now due on March 5, 2015. At the request of all three firms, an additional month was granted to ensure adequate time to put together a comprehensive response.

Staff submitted an application for a State Revolving Fund (SRF) loan in December and made a trip to Sacramento in January to discuss the critical timeline for the project and review the application. Based on our conversations with SRF staff, it appears that the earliest we would see final loan documents would be in May 2015, which would support a contract award for the reactivation of the desalination facility in June 2015. Based on our review of the schedule, we believe this timeline will still provide sufficient time to bring the plant online, should drought conditions continue.

### Conservation Efforts

Staff has increased the Water Conservation Outreach Program through an enhanced drought media campaign: additional targeted outreach, including increased weekly messaging through social media, online news outlets and industry contacts; presentations to community and industry groups; additional printed materials with drought messaging; targeted utility bill messaging; drought signage at City facilities; and additional trainings and workshops.

**PREPARED BY:** Joshua Haggmark, Water Resources Manager/JH/mh

**SUBMITTED BY:** Rebecca J. Bjork, Public Works Director

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



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** February 3, 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 *MHA Garden Street Owners' Association, et al., v. Trabucco General Incorporated, et al.*, SBSC Case No. 1374378.

**SCHEDULING:** Duration, 15 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:** February 3, 2015

**TO:** Mayor and Councilmembers

**FROM:** Risk Management Division, Finance Department

**SUBJECT:** Conference With City Attorney -- Anticipated Litigation -- Gov. Code § 54956.9(d)(2) & (e)(2)/(3): Significant Exposure To Litigation Arising Out Of The City's Subrogation Claim Against *Renee Savallo* To Recover Property Damage Costs Paid By The City Of Santa Barbara.

**RECOMMENDATION:**

That Council hold a closed session to consider pending litigation pursuant to subsections (d)(2) & (e)(2/3) of Section 54956.9 of the Government Code and take appropriate action as needed.

**SCHEDULING:** Duration, 10 minutes; anytime

**REPORT:** None anticipated

**PREPARED BY:** Ariel Calonne, City Attorney  
Mark W. Howard, Risk Manager

**SUBMITTED BY:** Robert Samario, Finance Director

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



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** February 3, 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 decide whether to authorize the initiation of litigation (one potential case) pursuant to Government Code sections 54956.96(a) and take appropriate action as needed.

**SCHEDULING:** Duration, 15 minutes; anytime

**REPORT:** Possible

**SUBMITTED BY:** Ariel Calonne, City Attorney

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