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
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Paul Casey
City Administrator

Ariel Pierre Calonne
City Attorney

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

NOVEMBER 17, 2015
AGENDA

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

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

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

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

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

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

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

ORDER OF BUSINESS

12:30 p.m.	-	Ordinance Committee Meeting, Council Chamber
2:00 p.m.	-	City Council Meeting Begins
5:00 p.m.	-	Recess
6:00 p.m.	-	City Council Meeting Reconvenes

ORDINANCE COMMITTEE MEETING - 12:30 P.M. IN THE COUNCIL CHAMBER (120.03)

Subject: Proposal To Establish A Definition For "Vessel" For Craft Berthed, Moored Or Anchored In The Harbor District

Recommendation: That the Ordinance Committee forward to Council for introduction An Ordinance of the Council of the City of Santa Barbara Amending the Santa Barbara Municipal Code By Amending Section 17.04.010 and Adding Section 17.12.050 Establishing a Definition of "Vessel" for Craft Berthed, Moored or Anchored in the Harbor District.

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

AFTERNOON SESSION

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CHANGES TO THE AGENDA

PUBLIC COMMENT

CONSENT CALENDAR

1. Subject: Receipt Of Grant From Santa Barbara County Community Awareness & Emergency Response For Outreach Materials In Spanish (520.02)

Recommendation: That Council:

A. Authorize the receipt of grant funds totaling $750 from the Santa Barbara County Community Awareness & Emergency Response Committee; and

B. Increase appropriations and estimated revenues by $750 in the Fire Department's General Fund Emergency Services & Public Education Division for Fiscal Year 2016.

2. Subject: Five-Year Lease Agreement With The National Park Service, Channel Islands National Marine Sanctuary, And The Santa Barbara Maritime Museum For Visitor Center (330.04)

Recommendation: That Council approve a five-year lease agreement with the National Park Service, Channel Islands National Marine Sanctuary, and the Santa Barbara Maritime Museum for a 547 square-foot public Visitor Center located on the third floor of the Waterfront Center Building at 113 Harbor Way.

CONSENT CALENDAR (CONT'D)

3. Subject: Approval Of Emergency Purchase Order For Lugar Del Consuelo Sewer Main Replacement (540.13)

Recommendation: That Council approve an Emergency Purchase Order to Tierra Contracting, Inc., in the amount of $36,400 to replace a failing sewer main on Lugar Del Consuelo.

4. Subject: Professional Services Agreement For Property Tax Management Services (270.06)

Recommendation: That Council:

A. Approve and authorize the Finance Director to execute a professional services agreement with HdL Coren & Cone to provide property tax management services, secured and unsecured parcel audits, budget projections, and Successor Agency support; and

B. Allocate $14,000 from General Fund appropriated reserves to the Fiscal Year 2016 Finance Department budget to cover the cost of the contract.

NOTICES

5. The City Clerk has on Thursday, November 12, 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.

6. Receipt of communication advising of vacancy created on the Building and Fire Code of Appeals with the resignation of Stephen Metsch. This vacancy will be part of the next recruitment.

This concludes the Consent Calendar.

REPORT FROM THE ORDINANCE COMMITTEE

CITY COUNCIL ADMINISTRATIVE AND ATTORNEY REPORTS

PUBLIC WORKS DEPARTMENT

7. Subject: Stage Three Drought Update (540.05)

Recommendation: That Council receive an update on the status of the current drought, drought-response capital projects, and continuing conservation efforts.

MAYOR AND COUNCIL REPORTS

8. Subject: Request From Councilmembers Hotchkiss And Francisco Regarding The Average Unit-Size Density Incentive Program (640.02)

Recommendation: That Council consider the request from Councilmembers Hotchkiss and Francisco regarding the Average Unit-Size Density (AUD) Incentive Program.

PUBLIC HEARINGS

9. Subject: Appeal Of Architectural Board Of Review Approval Of 806 Alberta Avenue (640.07)

Recommendation: That Council:

A. Deny the appeal of Catherine "Lily" Bastug Vicenti, David Hale, James and Karen Hurst, Roberta VanRossen, Susan Lafond, and Brian King, and uphold the Architectural Board of Review's Project Design Approval of the proposed accessory dwelling unit and new garages at 806 Alberta Avenue; and

B. Direct Staff to return to Council with Decision and Findings reflecting the outcome of the appeal.

COUNCIL AND STAFF COMMUNICATIONS

COUNCILMEMBER COMMITTEE ASSIGNMENT REPORTS

RECESS

EVENING SESSION

RECONVENE

ROLL CALL

PUBLIC COMMENT

MAYOR AND COUNCIL REPORTS

10. Subject: Interviews For City Advisory Groups (140.05)

Recommendation: That Council hold interviews of applicants to various City Advisory Groups.
(Continued from October 27, 2015, Item No. 16)

ADJOURNMENT

File Code 120.03

CITY OF SANTA BARBARA

ORDINANCE COMMITTEE MEETING

MEETING AGENDA

DATE: November 17, 2015
TIME: 12:30 p.m.
PLACE: Council Chambers

Randy Rowse, Chair
Frank Hotchkiss
Cathy Murillo

Office of the City Administrator

Kate Whan
Administrative Analyst

Office of the City Attorney

Ariel Pierre Calonne
City Attorney

ITEMS FOR CONSIDERATION

1. Subject: Proposal To Establish A Definition For "Vessel" For Craft Berthed, Moored Or Anchored In The Harbor District

Recommendation: That the Ordinance Committee forward to Council for introduction An Ordinance of the Council of the City of Santa Barbara Amending the Santa Barbara Municipal Code By Amending Section 17.04.010 and Adding Section 17.12.050 Establishing a Definition of "Vessel" for Craft Berthed, Moored or Anchored in the Harbor District.

File Code No. 120.03

CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: November 17, 2015

TO: Ordinance Committee

FROM: Operations Division, Waterfront Department

SUBJECT: Proposal To Establish A Definition For "Vessel" For Craft Berthed, Moored Or Anchored In The Harbor District

RECOMMENDATION:

That the Ordinance Committee forward to Council for introduction An Ordinance of the Council of the City of Santa Barbara Amending the Santa Barbara Municipal Code By Amending Section 17.04.010 and Adding Section 17.12.050 Establishing a Definition of "Vessel" for Craft Berthed, Moored or Anchored in the Harbor District.

BACKGROUND:

For years, there has existed an interest among some members of the public in placing man-made floating objects in the Harbor District of the City, especially in Santa Barbara Harbor. Owners of these floating objects ("floating homes") that are designed to remain stationary and never leave their slips, have found ways to meet the Department's "operability" requirement by demonstrating, solely for purposes of passing the test, an ability to maneuver safely under their own power from their point of origin to the open waters of the Pacific and back to their point of origin. Typically, this is done through deployment of small outboard engines, make-shift steering stations and temporary lookouts, all for the purpose of passing a single at-sea test—a purely ceremonial exercise without intent of using the floating object for actual boating purposes.

Berthing, mooring or anchoring these floating objects in the Harbor District directly conflicts with Coastal Act Section 30224Z: "Increased recreational boating use of coastal waters shall be encouraged," and Section 30234: "Existing commercial fishing and recreational boating harbor space shall not be reduced unless the demand for those facilities no longer exists or adequate substitute space has been provided." Also, the Harbor Master Plan states, "The Harbor shall be a working harbor with priority given to ocean dependent uses, such as commercial fishing and recreational boating."

Finally, using slips for floating homes that remain stationary does not serve the needs of persons on the Department's Slip Waiting List, some of whom have lingered decades on the list awaiting the opportunity to rent a slip and go boating.

DISCUSSION:

In 2013, the United States Supreme Court took up the question of whether all floating homes are “vessels” under Maritime Law. The Court held that not every structure that floats is a vessel. Instead, it held that, *“A floating residence is not a vessel… ‘unless a reasonable observer, looking to the home’s physical characteristics and activities, would consider it to be designed to any practical degree for carrying people or things on water.’”*

The Supreme Court’s recognition that not all floating objects are “vessels” has provided guidance to staff in developing a workable definition of “vessel” that precludes berthing, mooring or anchoring floating objects not designed or constructed for carrying people or goods over water (e.g. floating residences not intended for ocean travel) in the Harbor District. Working with the City Attorney’s Office, staff drafted a definition of “Vessel” to be included in Title 17 of the City’s Municipal Code that would serve the purpose of preserving use of the Harbor District for “vessels” that can actually be used for recreational boating or fishing.

There currently exists four floating objects in the Harbor District that do not meet the proposed definition of Vessel, and Waterfront staff consistently fields inquiries for more. The proposed amendment to the Municipal Code will not affect these existing floating homes. Only floating objects attempting to berth, moor or anchor in the Harbor District after December 1, 2015, or the effective date of the Ordinance amendment, whichever is later, will be precluded from doing so.

Additionally, the proposal to add a definition of “Vessel” to the Municipal Code has no effect on the Waterfront Department’s liveaboard program.

Staff presented this proposal for discussion at the September, 2013 Harbor Commission meeting, returning to the Commission in September, 2014, earning conceptual approval of a proposed definition for “Vessel”. Working with the City Attorney’s Office, staff returned to the Commission in September, 2015 with proposed Municipal Code language that would codify these proposals, and recommended City Council approval. The Commission supported that recommendation.

Adoption of the Ordinance is Categorically Exempt under the California Environmental Quality Act, Guidelines Section 15305, Minor Alteration to Land Use Limitations, and because it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

CONCLUSION:

With adoption of the proposed Ordinance, the City will have, as of the effective date of the Ordinance, the legal means to prevent the berthing, mooring or anchoring of man-made floating objects that do not meet the definition of “Vessel.”

This, in turn, will advance and protect the City’s priority obligations to accommodate recreational boating and commercial fishing.

ATTACHMENT: Proposed Ordinance

PREPARED BY: Mick Kronman, Harbor Operations Manager

SUBMITTED BY: Scott Riedman, Waterfront Director

APPROVED BY: City Administrator's Office

ATTACHMENT
STAFF DRAFT 11/17/15 SHOWING
CHANGE FROM CURRENT CODE

ORDINANCE NO. _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA BARBARA AMENDING THE SANTA BARBARA MUNICIPAL CODE BY AMENDING SECTION 17.04.010 AND ADDING SECTION 17.12.050 TO ESTABLISH A DEFINITION OF "VESSEL" FOR CRAFT BERTHED, MOORED OR ANCHORED IN THE HARBOR DISTRICT.

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

SECTION 1. Section 17.04.010 of Chapter 17.04 of Title 17 of the Santa Barbara Municipal Code is amended to read as follows:

17.04.010. Definitions.

The following words and phrases shall have the meaning indicated, unless the context or usage clearly requires a different meaning:

A. ANCHOR. A heavy metal device, fastened to chain or line, designed to help hold a vessel in position.

B. ANCHORING EQUIPMENT. An Anchor, line or chain and associated gear that is retrievable, stowable, non-permanent ground tackle designed to engage the seafloor and through its resistance to drag maintain a vessel within a given radius.

C. BERTH. A water surface area, delineated by either floating or fixed dock structures, intended for the purposes of embarking, disembarking and the wet storage of boats. A Berth is also known as a "Slip."

D. CITY-APPROVED MOORING INSPECTOR. An individual who, by satisfactorily demonstrating appropriate qualifications, has been included on a City-approved list of inspectors eligible to install, inspect and repair ground tackle for Mooring Permittees in the Santa Barbara Mooring Area.

E. CITY PIER. The City Pier is located adjacent to the Breakwater at the Southeastern end of Harbor Way in the Santa Barbara Harbor formerly known as the "Navy Pier."

F. DINGHY. A small boat used as a tender to a larger vessel. A Dinghy is also known as a “Skiff.”

G. DISCHARGE. To spill, leak, pump, pour, emit, empty, dump, deposit, or throw.

H. DOCK. A platform, either floating or fixed, provided in a marina for the wet storage of a boat and pedestrian access for and from the boat.

I. DOCKAGE. The daily rate assessed a vessel which ties up to any wharf or pier in the Harbor.

J. FLOAT. A wharf, pier, quay or landing.

K. GROUND TACKLE. All equipment used for Mooring or anchoring a vessel securely to the seafloor.

L. HARBOR. The area depicted on Exhibit “A” attached to Chapter 17.20 generally bounded by and including Stearns Wharf on the east, the Breakwater on the south, the seawall abutting Harbor Way and the Harbor commercial area on the west, the concrete walkway and seawall along currently-designated Marinas 2, 3 and 4 and including the area commonly known as West Beach on the north.

M. HARBOR DISTRICT. The entire Waterfront of the City, including all navigable waters and all tidelands and submerged lands, whether filled or unfilled, situated below the line of mean high tide, bounded by the limits of the City as now fixed or hereafter may be extended.

N. HARBORMASTER. The person designated by the Waterfront Director as the division manager of the Operations Division of the Waterfront Department.

O. HARBOR PATROL SUPERVISOR. The person designated by the Waterfront Director as the supervisor of the Harbor Patrol Officers in the Operations Division of the Waterfront Department.

P. LIVE-ABOARD. The use or occupancy of a vessel for habitation on any four (4) nights during a seven (7) day period. The term does not include the vacation use of a vessel, as defined in Section 17.18.090, by its registered owner and the owner's guests.

Q. MARINA. A connected system of slips in the Harbor.

R. MARINE SANITATION DEVICE. Equipment on board a vessel that is designed to receive, retain, treat, process, or discharge sewage.

S. MINIMUM GROUND TACKLE SPECIFICATIONS. The specifications for Ground Tackle used to moor a vessel, attached as Attachment “A” to the Resolution of the Council of the City of Santa Barbara Establishing Minimum Ground Tackle Specifications and Procedures for Installing, Inspecting and Repairing Moorings in the Santa Barbara Mooring Area, as may be amended from time to time by the Harbor Commission, with which all vessels intending to moor in the City of Santa Barbara Mooring Area must comply.

T. MOORING. An Anchor, chain, buoy, pendant, snubber, chafing gear and associated equipment, not typically stowed or carried aboard a vessel when underway, used to engage the seafloor and through its resistance to drag maintain a vessel within a given radius.

U. MOORING INSPECTION REPORT. A City form on which a City-Approved Mooring Inspector provides the results and recommendations of a Mooring Inspection.

V. MOORING PERMIT. An annual non-transferable Mooring Site rental agreement issued by the Waterfront Director to a Mooring Permittee to place a Mooring and vessel in a Mooring Site in the Santa Barbara Mooring Area.

W. MOORING SITE. A designated location within the Santa Barbara Mooring Area assigned by the Waterfront Director through a Mooring Permit to a Mooring Permittee for purposes of Mooring a vessel.

X. OPERABLE. A vessel's ability to maneuver safely under its own power from any place in the Harbor District to the open waters of the Pacific Ocean and back to its point of origin.

Y. RODE. All gear, collectively, that lies between a boat and its Anchor.

Z. SANTA BARBARA MOORING AREA. The area located in the City of Santa Barbara tidal waters east of Stearns Wharf as depicted on the reference map attached as Exhibit "A" to Chapter 17.20.

AA. SEASONAL ANCHORAGE. The area depicted on the reference map attached as Exhibit "A" to Chapter 17.20.

BB. SEWAGE. Human body wastes and the wastes from toilets and other receptacles intended to receive or retain body waste.

CC. SLIP. A docking space for a vessel within the Harbor.

DD. SLIP FEE. The monthly license fee paid by a slip permittee for berthing privileges in the Harbor, including the monthly fees paid for live-aboard privileges if applicable.

EE. SLIP PERMIT. A slip rental agreement issued by the Waterfront Director to a Slip Permittee to berth a vessel in a slip in the Santa Barbara Harbor.

FF. SPECIAL ACTIVITY MOORING PERMIT. A Mooring Permit issued by the Waterfront Director to individuals, organizations and governmental entities found to be operating research, scientific, clean-up or other functions necessary to the long-term health and operation of the Harbor District and marine environment, or critical to the safety, welfare and protection of persons and assets within the Harbor District.

GG. STEARNS WHARF. The wharf structure and all of its improvements located at the foot of State Street.

HH. TRANSFER FEE. The fee charged to transfer a Slip Permit.

II. VESSEL. A ~~self-propelled~~ craft whose physical characteristics indicate that it was designed and constructed for the purpose of carrying people or goods over water.~~II~~

JJ. WATERFRONT. The Harbor, Stearns Wharf, West Beach and all City-owned or -operated parking lots and related structures and facilities along Cabrillo Boulevard or Shoreline Drive within the City of Santa Barbara. ~~JJ~~

KK. WHARFAGE. The hourly rate assessed any vessel which uses or is tied up to any structure in the Harbor for the loading or unloading of merchandise, excluding the products of commercial fishing. ~~KK~~

LL. YEAR-ROUND ANCHORAGE. The area depicted on the reference map attached as Exhibit "A" to Chapter 17.20.

SECTION 2. Chapter 17.12 of Title 17 of the Santa Barbara Municipal Code is amended by adding Section 17.12.050 which reads as follows:

17.12.050. Vessels Berthed, Moored or Anchored in the Harbor District.

After December 1, 2015, only Vessels as defined in Section 17.04.010 II. shall be berthed, moored or anchored in the Harbor District. Man-made floating objects that are existing and berthed, moored or anchored in the Harbor District as of December 1, 2015, and do not meet the definition of "Vessel," as set forth in Section 17.04.010 II, shall be allowed to continue to berth, moor or anchor in the Harbor District and shall not be required to meet the definition of Vessel. All other requirements of Title 17 of the Santa Barbara Municipal Code shall apply to these man-made floating objects, with the following exceptions:

1. Waiver of operability requirements described in 17.20.005 K (I).
2. No length or bean variations after December 1, 2015.

Agenda Item No. 1

File Code No. 520.02

CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: November 17, 2015

TO: Mayor and Councilmembers

FROM: Emergency Services & Public Education Division, Fire Department

SUBJECT: Receipt Of Grant From Santa Barbara County Community Awareness & Emergency Response for Outreach Materials in Spanish

RECOMMENDATION: That Council:

A. Authorize the receipt of grant funds totaling $750 from the Santa Barbara County Community Awareness & Emergency Response Committee; and
B. Increase appropriations and estimated revenues by $750 in the Fire Department's General Fund Emergency Services & Public Education Division for Fiscal Year 2016.

DISCUSSION:

The City of Santa Barbara's Office of Emergency Services (OES) Public Education efforts are enhanced and supported by the receipt of this contribution from the Santa Barbara County Community Awareness & Emergency Response (CAER) Committee. CAER is an organization of emergency response agencies and community members that prepares for disasters involving hazardous materials. These funds will help support community outreach including Listos Day, which was held earlier this year. Listos is a basic emergency and disaster readiness public education program for Spanish-speaking populations.

The funds provided will be used to procure printed materials and other promotional materials including, but not limited to, Spanish coloring books, Listos pencils, badges, hats and Spanish family education tools.

BUDGET/FINANCIAL INFORMATION:

This $750 contribution will be appropriated in the Fire Department budget to cover costs associated with OES Public Education program.

PREPARED BY: Yolanda McGlinchey, Emergency Services Manager
SUBMITTED BY: Patrick McElroy, Fire Chief
APPROVED BY: City Administrator's Office

Agenda Item No. 2

File Code No. 330.04

CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: November 17, 2015

TO: Mayor and Councilmembers

FROM: Business Services Division, Waterfront Department

SUBJECT: Five-Year Lease Agreement With The National Park Service, Channel Islands National Marine Sanctuary, And The Santa Barbara Maritime Museum for Visitor Center

RECOMMENDATION:

That Council approve a five-year lease agreement with the National Park Service, Channel Islands National Marine Sanctuary, and the Santa Barbara Maritime Museum for a 547 square-foot public Visitor Center located on the third floor of the Waterfront Center Building at 113 Harbor Way.

DISCUSSION:

The National Park Service, National Oceanic and Atmospheric Association, Santa Barbara Maritime Museum, and the Waterfront Department proposed, designed, and constructed the Visitor Center in the former radio room located on the third floor of the Waterfront Center Building in 2000. The Visitor Center is open to the public free of charge, and provides marine and environmental education, focusing on the area of the Channel Islands National Park and the Channel Islands National Marine Sanctuary. Open daily from 10:00 a.m. to 4:00 p.m., the National Park Service and Maritime Museum volunteers operate the center and provide information to the public about these national resources and how to access them.

The Visitor Center provides the public with an educational opportunity, complements the other uses in the building and the Harbor Commercial Area, provides greater exposure for the Harbor Commercial Area, and has been a model of intergovernmental cooperation in an effort to benefit the general public. Continuing with the current lease rate of $0 is a reasonable approach considering that the Visitor Center is open to the public, is free of charge, does not generate direct revenues, and is staffed by volunteers.

The Harbor Commission recommended City Council approval of the proposed lease agreement at its meeting on October 15, 2015.

ATTACHMENT: Site Map

PREPARED BY: Brian J. Bosse, Waterfront Business Manager

SUBMITTED BY: Scott Riedman, Waterfront Director

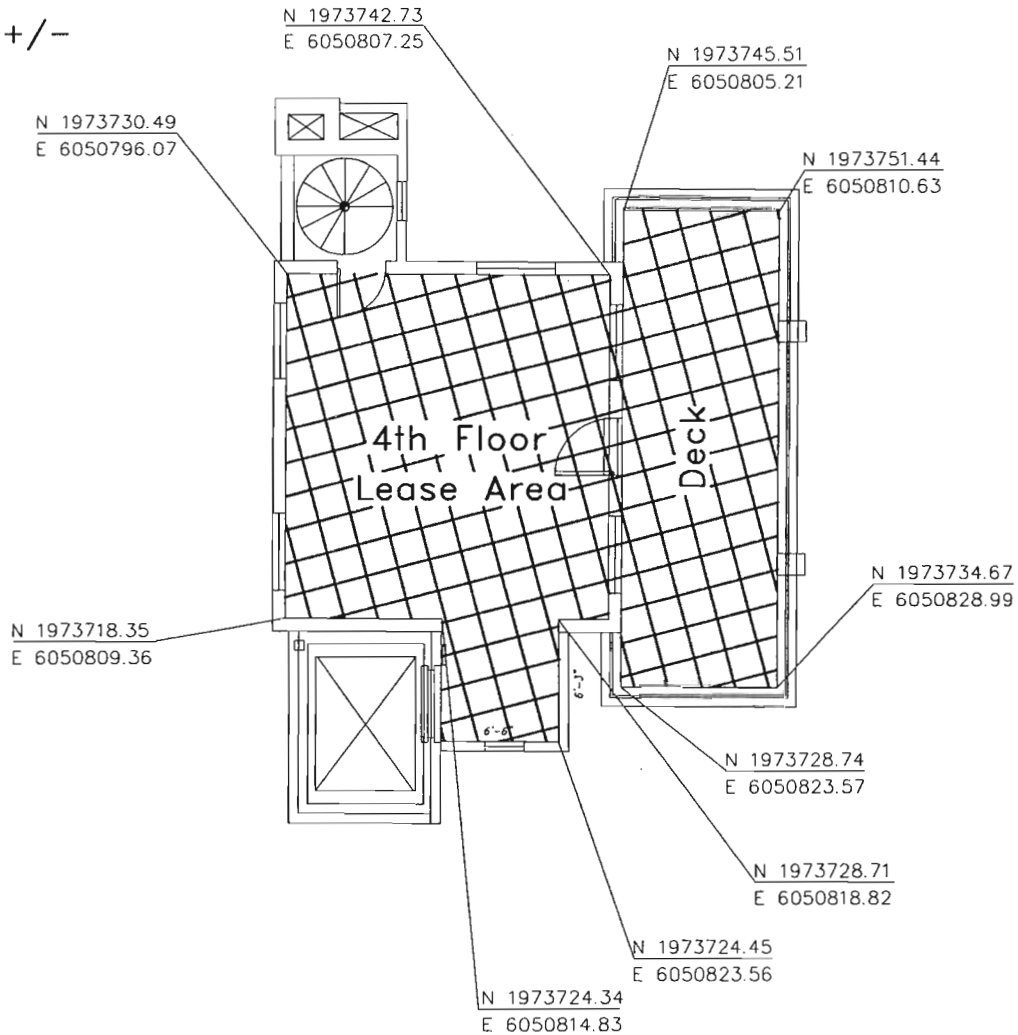
APPROVED BY: City Administrator's Office

Visitor Center
4th Floor Lease Area

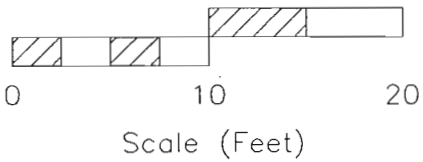
547 sq.ft.+/-

Waterfront
Center
Building

113



Project North



Visitor Center Lease Area

1=1	APPROVED BY:	DRAWN BY: TR
PLOTTED SETTING 11/18/02	ADDRESS: 113 HARBOR WAY-4th Floor	DRAWING NO. 1130-XXX
DATE:	City of Santa Barbara Waterfront Department	SHEET NO. 2 OF 2

Agenda Item No. 3

File Code No. 540.13

CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: November 17, 2015

TO: Mayor and Councilmembers

FROM: Engineering Division, Public Works Department

SUBJECT: Approval Of Emergency Purchase Order For Lugar Del Consuelo Sewer Main Replacement

RECOMMENDATION:

That Council approve an Emergency Purchase Order to Tierra Contracting, Inc., in the amount of $36,400 to replace a failing sewer main on Lugar Del Consuelo.

DISCUSSION:

On June 2, 2015, Council awarded the Fiscal Year 2015 Sewer Main Rehabilitation Project to Southwest Pipeline and Trenchless Corporation (Southwest). The sewer main on Lugar Del Consuelo in the San Roque area was scheduled for rehabilitation on that contract. The main consisted of 1920's vitrified clay pipe, approximately 350' long, and was in poor condition.

As part of Southwest's contract, they are required to clean and perform a pre-rehabilitation Closed Circuit Television (CCTV) inspection, prior to rehabilitating any sewer main. Southwest performed the cleaning and pre-rehabilitation CCTV inspection; however, while reviewing the CCTV video, staff noticed that the sewer main was failing and needed immediate replacement.

Staff contacted Tierra Contracting, Inc., (Tierra) to perform this emergency work because, on June 20, 2015, Council awarded them a contract to perform on-call sewer main repair work throughout the fiscal year. However, this work was outside the intended scope of work for the On-Call Sewer Main Repair contract, so an Emergency Purchase Order was issued to expedite the work.

On October 12, 2015, Tierra began the emergency replacement, which took approximately two days to complete. Tierra's final repair cost of $36,400 is based on the typical time and material billing method for Emergency Purchase Order construction contracts.

BUDGET/FINANCIAL INFORMATION:

There are sufficient appropriated funds in the Wastewater Capital Fund to cover the cost of this Emergency Purchase Order.

ATTACHMENT: Site Map

PREPARED BY: Linda Sumansky, Principal Civil Engineer/LA/mh

SUBMITTED BY: Rebecca J. Bjork, Public Works Director

APPROVED BY: City Administrator's Office

ATTACHMENT

City of Santa Barbara

Lugar Del Consuelo Sewer Main Replacement

N

0 150 300 Feet

Legend

- Emergency Sewer Main Replacement
- City Sewer Mains
- City Sewer Structures

Agenda Item No. 4

File Code No. 270.06

CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: November 17, 2015

TO: Mayor and Councilmembers

FROM: Treasury Division, Finance Department

SUBJECT: Professional Services Agreement For Property Tax Management Services

RECOMMENDATION: That Council:

A. Approve and authorize the Finance Director to execute a professional services agreement with HdL Coren & Cone to provide property tax management services, secured and unsecured parcel audits, budget projections, and Successor Agency support; and

B. Allocate $14,000 from General Fund appropriated reserves to the Fiscal Year 2016 Finance Department budget to cover the cost of the contract.

DISCUSSION:

For many years, the City of Santa Barbara has contracted for revenue recovery services, auditing services and revenue forecasting services for both sales tax and utility users' tax revenues. The revenue recovery and auditing services have resulted in additional sales and utility users' tax revenues for the City for many years. In addition, periodic reports provided through these agreements outlining the City's annual and quarterly results, year-to date comparisons charts and segmented multi-year revenue projections have enabled the Finance Department to more accurately forecast sales tax and utility users' tax revenues as part of the annual budget process.

Through Fiscal Year 2015, rather than utilizing contracted services, the Finance Department has primarily used data provided by the County of Santa Barbara to establish property tax revenue estimates on an annual basis.

Revenue projections are impacted by numerous factors, including ownership changes, assessment appeals, and Proposition 8 changes in value. However, the data provided by the County of Santa Barbara relative to these factors is limited or non-existent, and are not specific to a jurisdiction but rather are provided on a county-wide basis. As such, it is difficult to project current and future property tax revenues, which is the General Fund's largest revenue at $29 million.

Staff recommends securing the services of a professional property tax management firm that would be able to provide comprehensive information of the City's property tax revenues, similar to what is provided for sales tax and utility users' tax, and that would be specific to the City. This would enable Finance staff to more accurately project property tax revenues as well and ensure the City is accurately receiving its share of these revenues from the County.

After evaluating the proposals and qualifications of the two leading firms in this area, HdL Coren & Cone and MuniServices, staff recommends contracting with HdL Coren & Cone (HdL). HdL is experienced in property tax revenue forecasting and property data audits and has proposed a scope of work that would provide revenue forecasting services, audits of secured and unsecured parcels, and Successor Agency revenue reporting. Included in the scope of work is a detailed revenue analysis and periodic reporting as well as ad-hoc reports available to the City via HdL's web application.

The fees associated with the proposed agreement with HdL are comprised of a fixed annual fee of $14,000 for base property tax management services, budget projections and Successor Agency support; and a contingency fee of 25% of the misallocated revenues identified in the secured and unsecured parcel audits.

BUDGET/FINANCIAL INFORMATION:

Staff recommends allocating $14,000 from the General Fund appropriated reserves to the Finance Department to cover the cost of these services. Costs for the audit services will be offset by any revenues identified and collected as a result of the audits and, therefore, no appropriation authority is needed.

PREPARED BY: Julie Nemes, Treasury Manager

SUBMITTED BY: Robert Samario, Finance Director

APPROVED BY: City Administrator's Office

Agenda Item No. 7

File Code No. 540.05

CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: November 17, 2015

TO: Mayor and Councilmembers

FROM: Water Resources Division, Public Works Department

SUBJECT: Stage Three Drought Update

RECOMMENDATION:

That Council receive an update on the status of the current drought, drought-response capital projects, and continuing conservation efforts.

DISCUSSION:

On February 11, 2014, Council declared a Stage One Drought Condition and set a goal to reduce customer water use by 20 percent. Council requested that staff provide a monthly status update on the City's water supplies, conservation efforts, and current work efforts. On May 20, 2014, Council declared a Stage Two Drought Condition in response to a third consecutive year of below-average rainfall and the critical need to achieve a 20 percent reduction in water usage. On May 5, 2015, in response to the driest consecutive four-year period on record, Council declared a Stage Three Drought Emergency, increased the community's water conservation target to 25 percent, and adopted additional water use regulations by resolution on May 12, 2015.

This report will cover the following items:

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

Water Supply Outlook

Rainfall for the last four years has averaged less than half of the long-term average. Consistent with the City's Long Term Water Supply Plan, depleted surface water supplies have been replaced with increased groundwater production and purchases of supplemental water. This strategy has been successful in securing supplies sufficient to meet demand through 2016, assuming there is a 25 percent reduction in customer water use. In order to ensure adequate supplies to meet demand, supply projections

must recognize the potential for the current dry weather pattern to continue. Accordingly, staff's supply projections through 2016 assume no significant deliveries from Gibraltar Reservoir, no additional Lake Cachuma entitlement, and insufficient rainfall in Northern California to allow for dependable supplemental water purchases or State water deliveries. By 2017, the primary remaining potable supply would be groundwater, which has a limited production capacity, and the City's Charles E. Meyer Desalination Plant (Desalination Plant), which is scheduled to be reactivated by fall 2016.

Recent weather forecasts support an increased potential for strong El Niño conditions this winter. Such conditions are often associated with significant rainfall. However, there have also been years with strong El Niño conditions that have produced drier than average years. Given the unpredictable nature of El Niño events, this phenomenon cannot be counted on to improve the City's water supply, and the City is planning for continued dry conditions.

Drought Response Capital Projects

The City successfully completed a seven-day test of the newly rehabilitated Recycled Water Treatment Plant and, with the State's approval, began distributing recycled water on November 2, 2015. All recycled water customers have been notified, letting them know the facility is back online, and restrictions on recycled water use are no longer necessary.

Work continues to move forward on the reactivation of the Desalination Plant. As a recap, the current plant reactivation will produce 3,125 acre feet annually for City water customers, and startup is scheduled for late September 2016, with a contract completion date of October 7, 2016. Negotiations continue with the Montecito Water District on an arrangement to assist them with their current and long-term water needs. In accordance with the MOU initiating negotiations, the goal is to develop a draft agreement by January 2016.

Conservation Efforts

The City's water customers continue to meet and exceed both the City's and the State's conservation targets with extraordinary conservation measures. Under the State's current regulations, adopted in May 2015, mandated water use reductions for urban water suppliers range from 4 to 36 percent, depending on residential per-capita water use. For Santa Barbara, the State-mandated water use reduction is 12 percent below 2013 water usage, based on our summer 2014 residential water use of 79.6 gallons per person per day. However, the severity of the drought's impact on local water supplies requires a citywide 25 percent reduction target to ensure the City has adequate supplies through 2016.

The City's water conservation numbers for October 2015 show a reduction of 28%, compared to 2013 water demands. The community's success at conserving water has been critical to minimizing the need for additional regulations and allowing for greater flexibility if drought conditions continue or worsen.

With the Stage Three Drought Emergency declaration and the need for a 25 percent reduction, the Water Conservation Program has continued its enhanced public information campaign of targeted outreach to specific user types, 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 throughout the City; and
- additional training and workshops.

Revenues

Water revenues for Fiscal Year 2016, which includes August through October revenues, shows revenues are down 10.5% from projected. Given the revenue shortfall, staff has been looking at opportunities to temporarily reduce expenditures without compromising service. A contract to study water rates for Fiscal Year 2017 is tentatively scheduled for Council consideration on November 24. Staff will continue to monitor revenues and update Council on changes.

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

SUBMITTED BY: Rebecca J. Bjork, Public Works Director

APPROVED BY: City Administrator's Office

Agenda Item No. 8

File Code No. 640.02

CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: November 17, 2015

TO: Mayor and Councilmembers

FROM: City Administrator's Office

SUBJECT: Request From Councilmembers Hotchkiss And Francisco Regarding The Average Unit-Size Density Incentive Program

RECOMMENDATION:

That Council consider the request from Councilmembers Hotchkiss and Francisco regarding the Average Unit-Size Density (AUD) Incentive Program.

DISCUSSION:

Attached is a memorandum from Councilmembers Hotchkiss and Francisco requesting that Council discuss the implementation of the AUD incentive program based on information from City staff at the joint City Council/Planning Commission meeting and on recent appeals of AUD projects.

ATTACHMENT: Memorandum from Councilmembers Hotchkiss and Francisco

PREPARED BY: Nicole Grisanti, Administrator's Office Supervisor

SUBMITTED BY: Paul Casey, City Administrator

APPROVED BY: City Administrator's Office

ATTACHMENT

City of Santa Barbara
City Administrator's Office

Memorandum

DATE: October 13, 2015

TO: Paul Casey, City Administrator

FROM: Councilmembers Hotchkiss & Francisco

SUBJECT: Average Unit Density

Pursuant to Council Resolution 05-073 regarding the Conduct of City Council Meetings, we request that an item be placed on the Santa Barbara City Council Agenda regarding the Average Unit Density program trial period.

- Summary of information to be presented:
  Discuss the implementation of the Average Unit Density (AUD) trial program based on information from City staff at the joint City Council/Planning Commission meeting and on recent appeals of AUD projects.

- Statement of Specific Action:
  The Average Unit Density (AUD) program was authorized for a trial period of either eight years or 250 residential units to be constructed (as evidenced by issuance of a Certificate of Occupancy). The demand for the provisions of the program has exceeded expectations such that it appears possible that there could be applications for a large number of new units deemed complete prior to the expiration of the program that may be able to proceed under AUD rules. This could lead to a much larger number than 250 units to be approved under this trial period.

  Also, there have been recent projects that followed the AUD parking guidelines of 1 space per unit that appeared to be severely underparked. Council should clarify under what circumstances 1 parking space per unit will be allowed.

  Related to this, areas in which the Planning Commission has expertise, such as parking, have been dealt with less than successfully by the design review boards. Council may need to consider a greater role for the Planning Commission in AUD projects. How to achieve that and maintain a relatively streamlined process is a difficult policy issue that only Council can resolve.

- Statement of the Reasons Why it is Appropriate and Within the Jurisdiction of the Council to Consider this Subject Matter and to Take the Requested Action:

  Council should weigh in and provide policy direction with regard to the applications that exceed the 250 unit threshold for the trial period, a more

nuanced version of the parking requirements under AUD, and clarification of the role of the Planning Commission in the AUD process.

We are requesting that this be scheduled for a November 17, 2015 Council meeting.

cc: Mayor and Council
City Attorney
George Buell, Community Development Director

Agenda Item No. 9

File Code No. 640.07

CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: November 17, 2015

TO: Mayor and Councilmembers

FROM: Planning Division, Community Development Department

SUBJECT: Appeal Of Architectural Board Of Review Approval Of 806 Alberta Avenue

RECOMMENDATION: That Council:

A. Deny the appeal of Catherine "Lily" Bastug Vicenti, David Hale, James and Karen Hurst, Roberta VanRossen, Susan Lafond, and Brian King, and uphold the Architectural Board of Review's Project Design Approval of the proposed accessory dwelling unit and new garages at 806 Alberta Avenue; and

B. Direct Staff to return to Council with Decision and Findings reflecting the outcome of the appeal.

DISCUSSION:

Project History

On August 3, 2015, the Architectural Board of Review (ABR) granted Project Design Approval by a vote of 5/0/0 for an accessory dwelling unit and two new one-car garages at 806 Alberta Avenue. On August 13, 2015, an appeal of the ABR decision was filed by the appellants, who are adjacent neighbors: Catherine "Lily" Bastug Vicenti, David Hale, James and Karen Hurst, Roberta VanRossen, Susan Lafond, and Brian King (Attachment 1). The appellants assert that the project design is not consistent with the surrounding neighborhood, the project's massing is not consistent with development patterns on the narrow street, and that the project negatively affects the appellants' property values.

Project Description

The proposed project involves the construction of a 633 square foot, two-story accessory dwelling unit and two attached one-car garages of 210 square feet each at the rear of the site. The project proposes the demolition of an existing 182 square foot one-car garage, and illegal addition, fence and gate. The existing 650 square foot dwelling unit at the front of the site will remain unchanged. One additional uncovered tandem parking space in front of one of the garages is proposed for a total of three parking spaces.

The subject parcel is zoned R-2 (Two-Family Residence Zone) and is located in the Westside neighborhood, two blocks west of San Andres Street. The project proposal also addresses violations identified in an enforcement case involving an illegal dwelling unit.

Total development on the 5,061 square foot parcel will be 1,703 square feet (Attachment 2—Project Plans).

ABR Review

The ABR reviewed the proposal on three occasions (Attachment 3—ABR Minutes). Several neighbors who are now the appellants were in attendance at the first concept review on June 22, 2015 to voice compatibility concerns regarding the proposed project. The Board initially determined that the second-floor addition was small enough to be an acceptable addition to the building. However, in response to the neighbors' concerns, the ABR asked the architect to study reducing the massing and size of the second story. The Board's comments appeared focused on reducing possible privacy-related impacts to the adjacent neighbors by adjusting the second-floor windows. The Board also requested additional landscaping be provided for the project.

On July 20, 2015, the project returned with minor design revisions, and the Board determined the project's mass, bulk, and scale were acceptable; found the reduced size of windows facing the rear neighbor acceptable; and continued the project for further refinement of architectural details.

On August 3, 2015, the project returned to the ABR with changes to the size and location of the second floor, slightly increasing the setback from one neighboring property. During this ABR hearing, other concerns were raised by neighbors involving the negative appearance of the structure, regulations that should not allow build-out of the small parcel, and the potential for future illegal uses of the property. Some Board members indicated that some of these issues were outside their purview.

One Board member stated that the modest nature of the proposed project was sufficiently set back from the rear and side yards. It was also understood that the proposed project was intended for this type of small R-2 lot.

The ABR granted Project Design Approval with additional comments regarding building materials. The ABR stated that the adjustments made to the second-story window locations sufficiently addressed the privacy concerns of the adjacent neighbor.

APPEAL ISSUES

Neighborhood Compatibility

The appellants state that the ABR should only approve projects that are consistent with the patterns of development for the neighborhood. They specifically cite concerns with the two-story accessory unit being located at the back portion of the lot, which infringes on the privacy and sunlight access of adjacent properties. When the Municipal Code was amended in 2003 to allow Accessory Dwelling Units on R-2 zoned properties with a lot area of between 5,000 to 6,000 square feet, a proposal such as this was specifically envisioned. In order to accommodate two units and adequate parking, it is not uncommon that such projects would propose second-floor living areas above garage spaces. No zoning modifications are being requested; the project fits within the maximum unit size of

600 square feet and takes advantage of the reduced three-foot ground-floor setbacks allowed for garage structures. In addition, the proposed second-floor exterior walls are set back 10 to 15 feet from the property lines, which is beyond the minimum six-foot setback required. Furthermore, two-story structures and duplexes are found throughout the Westside neighborhood given the prevailing amount of R-2 and R-3 zoned properties. Staff agrees with the ABR and understands that while the project is unique for this particular street, it is not out of context with the immediate neighborhood (Attachment 4—Aerial Vicinity Map).

The appellants also express concern with the project designer's lack of consultation with neighbors during the initial planning stage in order to help lessen project impacts. While this type of outreach is encouraged, it is not a mandatory step in the architectural design review process for multi-unit residential development.

Zoning Ordinance Compliance and History of R-2 Zone Amendments

The project complies with all Municipal Code regulations for the addition of an accessory dwelling unit on certain R-2 zoned lots between 5,000 and 6,000 square feet, as allowed per SBMC §28.18.075.E. The zoning regulations that allow accessory dwelling specifically address standards for setbacks, parking, open space, and maximum unit size.

These accessory dwelling unit provisions were adopted by City Council in March 2003 based on recommendations from the Housing Action Task Force as a strategy to increase the potential for affordable housing. The Westside neighborhood was identified as one of the larger areas of the City where these non-conforming, undersized R-2 lots existed. In 2003, approximately 263 parcels of this 5,000 to 6,000 square foot lot size range existed on the Westside, 213 of which were developed with single-family units. Since that time, approximately 21 accessory dwelling units have been approved throughout the City, with only 9 in the Westside neighborhood.

ABR Design Guidelines Consistency

The appellants state that the approved project negatively affects property values, as allowing the project's windows and balcony on the second story facing neighbors will encroach upon their privacy. The ABR's design guidelines were amended following the adoption of the R-2 Zone accessory dwelling unit provisions to address these types of unit additions. It is staff's opinion that the additional design guidelines listed under Attachment 5 were adequately considered by the ABR as part of its Project Design Approval decision.

The project includes a small second-floor element for the accessory dwelling unit (350 s.f.), a small balcony (40 s.f.), and a few window openings that are purposefully set back away from property lines. The applicant adjusted the original design at the request of the ABR. One ABR member noted that the applicant had complied with previous requests from the Board to remove or reduce window size to address privacy concerns of adjoining neighbors even though the changes eliminated positive aesthetic aspects of the proposed project. Staff believes that the second-story design is of sufficient distance from other neighboring structures and that additional landscaping can be required as part of the final landscape plan to increase privacy screening, if necessary. Privacy issues would still be

evident if the design and location of the second story were shifted forward toward the center of the lot, as the appellants have requested.

Environmental Review

The project was found to be categorically exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15183. This project is within the scope of build-out of the 2011 General Plan and the associated Program EIR. The project is consistent with the residential density designated and analyzed in the Program EIR, and potential adverse, significant project-specific environmental effects are addressed with existing development standards and regulations.

Based on City staff analysis, no further environmental document is required for this project pursuant to the California Environmental Quality Act (Public Resources Code §21083.3 and Code of Regulations §15183- Projects Consistent with the General Plan). The City Council environmental findings adopted for the 2011 General Plan apply to this project. A separate City Council finding that the project qualifies for the §15183 CEQA determination is required.

CONCLUSION:

The proposed project has undergone a thorough review by the ABR and staff. It is staff's position that appropriate consideration has been given to the appellants' concerns as part of the Architectural Board of Review process, the project is consistent with the Zoning Ordinance and compatible with the general development patterns in the immediate neighborhood, and the proposed design was modified to address the appellants' privacy concerns. Staff recommends that Council deny the appeal and uphold the ABR's decision to grant Project Design Approval making the following finding:

The project is within the scope of build-out of the 2011 General Plan and the associated Program EIR. The project is consistent with the residential density designated and analyzed in the Program EIR, and potential adverse, significant project-specific environmental effects are addressed with existing development standards and regulations. Therefore, no further environmental review is required pursuant to CEQA Guideline Section 15183.

NOTE: The project plans were delivered separately to City Council for review and are available for public review at the City Clerk's office.

ATTACHMENTS:

1. Appellant letter, dated 8/13/15
2. Reduced site plan and building elevations
3. ABR Minutes, dated 6/22/15, 7/20/15, and 8/3/15
4. Aerial Vicinity Map
5. Excerpts of applicable ABR Design Guidelines

PREPARED BY: Jaime Limón, Senior Planner II

SUBMITTED BY: George Buell, Community Development Director

APPROVED BY: City Administrator's Office

ATTACHMENT 1

RECEIVED

2015 AUG 13 PM 4:38

CITY OF SANTA BARBARA
CITY CLERK'S OFFICE

TO: Santa Barbara City Council
FROM: Catherine "Lily" Bastug Vincenti

August 13, 2015

RE:Appeal of **8/3/15** ABR approval for the accessory building project at 806 Alberta Avenue submitted by Architect Jyl Ratkevich
Application # MST2015-00093

Dear Council Members

I am only one of a group of homeowners (from six separate households) who have committed time energy and in some cases significant amounts of cash to registering this appeal of the approval of the plans submitted to the ABR for the 2 story accessory dwelling with 2 attached garages at 806 Alberta Avenue on Santa Barbara's already densely populated Westside. I have encouraged members of the group to submit in their own words their reasons for appealing this decision. Those letters are attached at the end of the letter and documents I am submitting requesting the Appeal.

I am basing my request for an appeal on the set of general goals defining the major concerns and objectives of the ABR as listed Santa Barbara City Website, plus the various goals, duties and concerns the members have expressed during ABR public hearings. Those concepts, duties and concerns include but are not limited to the following:

ARCHITECTURAL BOARD OF REVIEW written GOALS:

D.to promote **high standards** in architectural and landscape design and the construction of aesthetically pleasing structures

G.to promote neighborhood compatibility;

And additional concepts further delineated on the City website:

Structure: elements should be consistent with the **best elements** that distinguish the particular area in which they are proposed. These elements include, but are not limited to volume size **massing** proportion scale bulk roof-lines colors textures materials. Consideration of the existing setback and **patterns of development** in the particular area can also be important.

Massing and patterns of development

Although the size of this project as designed is within the guidelines for the total square footage of the comparatively tiny 50 x101 ft lot, the architect, Jyl Ratkevich, made an arbitrary decision to condense all of the elements into the rear third (and extreme NE corner, of the lot) resulting in bulk and mass too overwhelming for the privacy of the homeowners living on the neighboring, and equally small, lots. (as illustrated in color coded illustration created from publicly available plan submitted to ABR).

The location of 2 story living quarters in that corner of the property should have elicited concerns about privacy, views and light entering into the yards of the neighboring properties from Ms. Ratkevich from the beginning but she failed to consider the need to consult with neighbors during initial planning stage, or later stages, about this predictable conflict, proceeding to design the plans in a vacuum. We only learned the details of Ms. Ratkevich's proposed design just prior to her presentation to the ABR on 6/22/15, at which time the neighbors rallied to attend the public hearing and voice their objections.

Although she has subsequently submitted changes that move the buildings slightly the concentrated mass of the project is still located to that rear NE corner.

I and the other neighbors oppose this project because of privacy issues based on mass and placement. The project as now proposed it is not compatible with the neighborhood in the blocks to the west of Chino St. where 2 story secondary living units built over garages are not the norm and placing secondary residences on the rear 3rd of the lot as close as legally permissible has been avoided. The area along the San Andres commercial corridor has a decidedly different character that the blocks to the west of Chino Street. We are already densely populate due to many illegal rentals (one of which has been This will negatively affect the character of our neighborhood and lower our property values by degrading the amount of winter sunlight and warmth coming into our gardens, onto our decks and into our windows allowing us to have passive solar heating instead of turning on gas and electric heaters.

Fairness

There seems to be a fairness issue as far a ABR is concerned in directing the process in allowing only 2 minutes comment once a month for 3 months in a row to the adjacent neighbors who are all older and who can be assumed will be living with the negative effects of the project for the rest of their lives when ABR is aware the architect did not or elicit any feedback or even speak to the neighbors before designing a project that would obviously impact their sunlight and privacy. It would have been more even handed given the issues of privacy and mass which are under the purview of ABR if they had been more positive and proactive in getting a dialog going.

When asked by ABR on 8/3/15 about making any subsequent efforts to contact the concerned neighbors about their issues Ms. Ratkevich stated had been offended by the demeanor of some of the neighbors, as well as being called 'Honey' by one of them, so therefore felt justified to only listen to the comments voiced during the 2 minutes granted to each neighbor who happens to available to attend one of the ABR Public Hearings.

Ms. Ratkevich finally called me yesterday morning 8/12/15 only 29 hours before the deadline for the Appeal deadline to discuss the project. I had just been preparing to email a letter (attached) I'd written to Ms. Ratkevich because Susan Gantz at Planning had indicated that she had suggested Ms. Ratkevich reach out to us but no one had heard from her. While she made promising comments about an alternative plan for the project because she did not have the time to get any even preliminary drawings or plans drawn to be approved by her client or shown to the appropriate City departments she had nothing to present to us.

Late yesterday afternoon she called and asked me to write a waiver into our Appeal stating that we would not object to any plan she submitted for 806 Alberta as long as it was 1 story. I naturally declined to include such an agreement into our Appeal since that would be a pig in a poke; and I certainly could not make a commitment for the other members of the group especially the neighbors adjacent to the project who have contributed the vast majority of the significant fee required to try to stop a project which threatens not only their privacy, sunlight, and property values but also will have great impact on the density of the entire neighborhood. We feel is the density and character of the neighborhood to be especially under threat by this project because of the known propensity of the owner of 806 Alberta, Mary Martinez, to violate the City Zoning laws (and I'm told other California laws) by restoring and continuously renting out an illegal unit ordered removed as a condition of sale when Ms. Martinez bought the property in Jully of 2013.

High standards to promote in architectural and landscape design and the construction of aesthetically pleasing structures

During the most recent public hearing on 8/3/15, upon viewing the current version of the plans Ms. Ratkevich presented to the ABR, at least two at the members commented that as a consequence of her efforts to address the concerns of the neighbors Ms. Ratkevich had now committed to design decisions that resulted in a **"bastardized" overall design**. Mr. Cung expressed disappointment indicating that he had hoped he would see a better result from the architect.

After listening to the members of the Board and hearing the word ***Bastardized*** repeated by more than one of the members (and opposed by none) it is hard for me to reconcile concept of ***Architectural Integrity*** when I hear at that same meeting the Board propose and vote for ***Approval*** of this project with only minor aesthetic tweaks. If the Santa Barbara ABR does not stand up for good standards of integrity in architectural design and instead allows Ms. Ratkevich to proceed with her *bastardized* project it:

1. sets a precedent for her future behavior;
2. leaves the neighbors of 806 Alberta with a *bastardized project.* which not only cuts the winter sunlight into their gardens; but also represents a potentially constant zoning violation,
3. reduces the values of the surrounding properties because of its substandard appearance
4. becomes an example of the lowed standards for our neighborhood, which will in turn be cited as a precedent for more poor design,
5. will reduce property values as similar poorly designed projects are approved by precedent

Instead of approving it would be better for the ABR to hold Ms. Ratkevich to standards and send the plans back directing the her to eliminate the self imposed constraint of constructing every element at the rear third of the lot - suggesting she could locate the second living space over the main dwelling providing her and the client the possibility of improving the architectural merit of both. It would be helpful given the history of the client to ask that the project honor the zoning laws by specifying that a separate garage unit with no windows and plumbing be built as parking for the main dwelling at the rear of the property so it is not adjacent to any plumbed living spaces thus limiting further temptation of her client to continue violating zoning regulations by renting out illegally converted spaces. Specifying that the second required parking structure be a covered carport with permeable pavers alternated with gravel wouldencourage discourage future illegal conversion to living space and mitigate current rain run-off tendencies.

Patterns of development and setting precedents

The reason that this project is so important to us personally and our Westside neighborhood in general is that if allowed to go ahead as designed the project at 806 Alberta Ave. will be used by architects in the future to claim an established pattern of development in our neighborhood favoring the right of a single neighbor who cannot afford to build up over the original dwelling being allowed condense the mass of construction into the rear 1/3 of the lot thus most impinging on the neighbors by building a 2nd story unit at the back portion of the property with attached garages which will be easily converted into illegal un-permitted bedrooms. The result of any such project is that it devalues the value of adjacent properties by diminishing the outdoor appeal of the residences by plunging their yards into shadow during the fall and winter. Allowing a known zoning violator to build easily converted garages adjacent to plumbed living units encourages further the density of the entire neighborhood exacerbating the very parking problems that the mandated garages (which at 90% of the residences are not used for cars) are ostensibly supposed to alleviate.

It would be much better to continue the precedents in the 800 block of Alberta Avenue (and any of the blocks on the west of Chino St.) to follow the pattern of only permitting 2 story secondary living areas on the block which are located in the middle (and not the rear third of the lot). Requiring balconies which are not oriented or accessed in a way that impinges on the visual privacy of neighbors (an issue addressed in detail in the attached letter emailed to Ms. Ratkevich by me at 11:41on 8/12/15

Garages are more appropriate than carports on the ground floor of multiple story buildings as they provide a more visually substantial mass to support the visual mass of upper stories

Although a model was submitted to ABR demonstrating the advantages of a permitted second parking spot under a covered carport that was not under the second story but was located nearest the lot line no consideration was given to the proposal whatsoever, even though it spoke to mitigating the mass of the project, the exclusion of light to neighboring lots and the possibility of the garages directly adjacent to the fully plumbed lower living unit being converted into illegal bedrooms by an owner known to create then rent out illegal un-permitted living spaces.

Summation:

Since the architectural integrity was pronounced 'bastardized' by multiple members of the ABR after of concessions needed to protect neighbors privacy the plan for the project at 806 Alberta Ave. (approved on 8/3/15) I believe it does not **promote high aesthetic standards** which is one of the responsibilities of the ABR. How low a bar is acceptable for the Westside? Is there an ABR classification lower than 'bastardized'? The **massing** of the entire project in the rear 1/3 of the lot is not consistent with anything else on that block and sets a low standard and is an aberrant **pattern of development** for the neighborhood. That **pattern of development** will set a precedent for future inappropriate construction when homeowners lacking the funds to develop a secondary unit that respects the existing **pattern of development** and **placement of mass** on this block will cite and photograph 806 Alberta as a **precedent**. A project being defined by such a low bar as "bastardized" should not be allowed to become a precedent in this neighborhood as it masses the living quarters and the garages all in the back 1/3 or the lot. It is **unfair** to saddle adjacent neighbors and the neighborhood in general with construction that has a low standard of aesthetics because the owner does not have the funds to build a project that would meet a high aesthetic standard and improve the neighborhood instead of devaluing the surrounding area and I believe that fairness is one of the requirements of the ABR .**Not in the character with the neighborhood:**The neighborhood to the west of Chino has different character than blocks between San Andres and Chino units jammed into the rear of the lot impinging on neighbors is not a characteristic of the 800 block of Alberta or the 800 block of W. Arrellaga

Thank you for your consideration of these issues of importance to the individual adjacent neighbors and the quality of life and property values of the neighborhood in general.

Sincerely,

Lily Bastug Vincenti

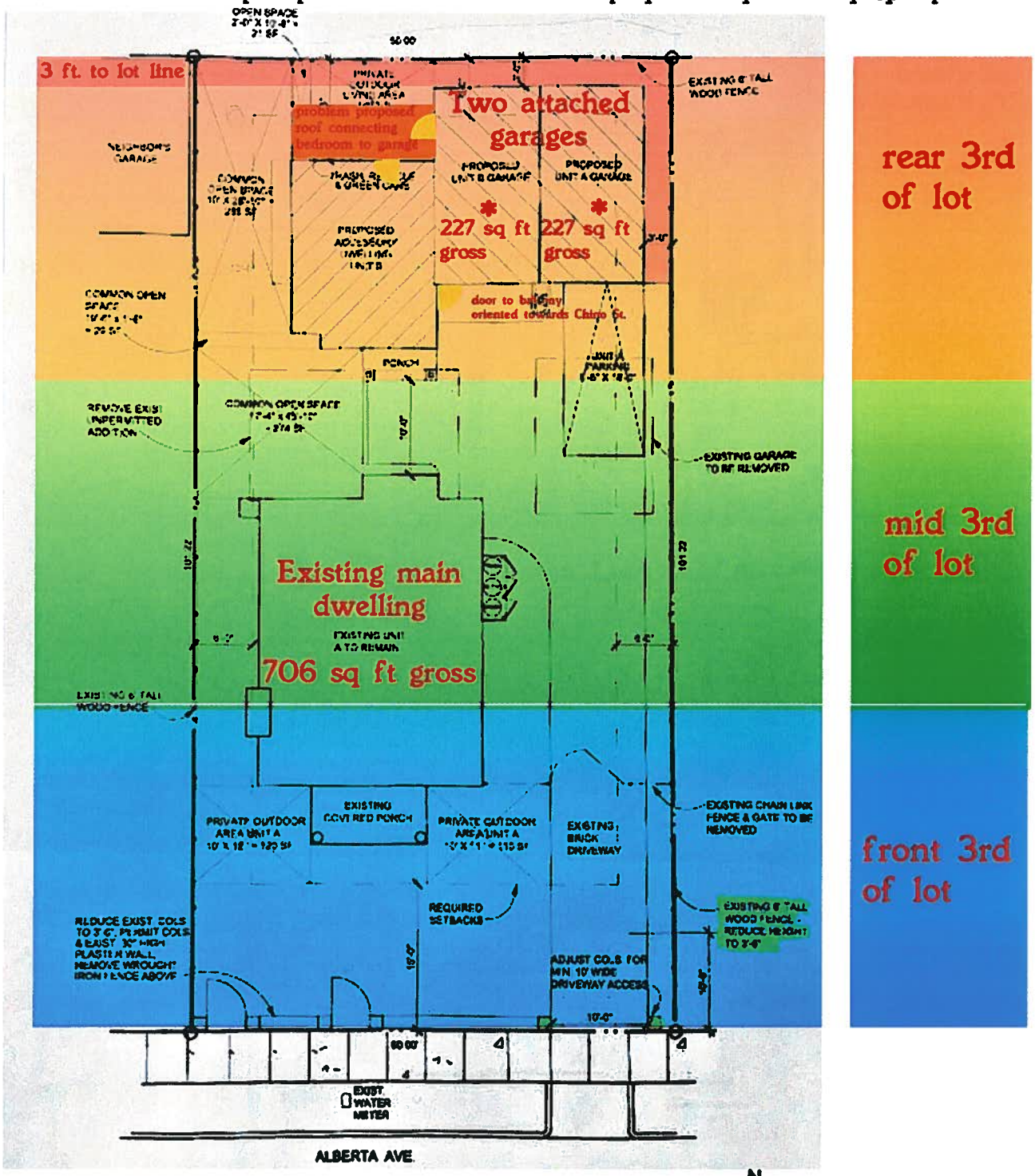
Catherine "Lily" Bastug Vincenti
(805) 680-3494

Encl. 8/12/15 Letter and color coded plan sent to architect Jyl Ratekevich regarding plan of project at 806 Alberta Ave as approved by ABR 8/3/15.
photos illustrating difference between west side of Chino Street and east side of Chino Street
photos illustrating only 2 story building on the 800 Alberta /w.Arrellaga is centered on lot

Proposed 806 Alberta Ave Project - Too Dense to fit Rear 1/3 of Small Lot

Original plan unnecessarily diminished visual privacy and winter sunlight to neighbors. ABR now proclaims concessions to neighbors have bastardized all design integrity. Solution: redesign to locate the living space over the main dwelling and place separate garage and covered carports at rear of lot to reduce mass, and bulk plus address merited illegal conversion concerns

Attached garages (which ABR now suggests have doors with windows) favor illegal conversion of ground floor into to a separate unpermitted 2 bdroom unit by connecting easily converted garage/bedrooms to the fully plumbed lower level living area via a newly proposed continuous roof extinding accross paved outdoor living area from garage backdoor to interior living area back door. Note: wner has record of 2 years continuous violations of zoning laws due to illegal rental studio ordered removed by City but reinstalled immediately upon her purchase property in 2013.



August 12, 2015

TO: Jyl Ratkevich
FROM: Catherine "Lily" Bastug Vincenti
RE: SB Planning Division Susan Gantz' suggestion of communication re: 806 Alberta Ave project.

Dear Ms. Ratkevich,

I spoke with Susan Gantz yesterday morning at Planning seeking guidance about the details of the Appeal of the ABR approval of the project at 806 Alberta Ave which we intend to file. As part of our conversation she told me that she had encouraged you to reach out to the concerned neighbors. To facilitate this I gave her my cell number and email address to pass along to you, but so far to my knowledge you have not tried to contact me or the other neighbors. Therefore I'm hoping to initiate communication with you through this email, which I will also request Ms. Gantz to forward to you.

I am sorry that you feel you have been treated poorly. I do not believe that you and I have spoken, or that I have been rude to you, but if I have I do apologize. Please understand that we as neighbors will be living for the rest of our lives with the consequences of the design decisions made for the project. Sadly we feel that you have not treated us with respect from the very inception of your design process for Ms. Martinez' secondary unit. It is truly regrettable that you did not perceive from the beginning that the surrounding neighbors who have well manicured-front yards (many with high hedges) might be fiercely proud of the gardens they have nurtured and worked so hard to create and over many years, and therefore understand how they would likely be very attached to both their privacy and the sunlight that renders their yards, decks and interiors light-filled pleasant retreats (despite being located in Santa Barbara's the most densely populated district, District 3, the Westside,).

As a consequence of your having resisted reaching out to us both before and after presenting your plans to ABR the neighbors were kept in the dark and had no direct input regarding changes in the plans you presented in response to ABR feedback. Your statement recorded on the video of the 8/3/15 meeting (02:12:53) reveals you as feeling justified to limiting your understanding of the individual neighbor's concerns to whatever you could glean from their "2 minutes each" of allowed public comment at whichever of the 3 ABR meetings those individual neighbors were able to attend on that specific day at that specific time. We are all owner residents, from 6 separate households, with serious concerns about how the project will affect us and our entire neighborhood from here on out. Unfortunately limiting any two way communication with the neighbors in this way has contributed to your misconstruing various neighbor's concerns. The result is that you have come up with solutions which really do not mitigate the or respect our issues. For instance:

1. We do not seriously believe that the exterior storage closets in the proposal represented much potential for conversion into un-permitted bedrooms. Therefore your suggestion that the relocation of those outside storage closets was not a credible manner in which to mitigate our justifiable concerns that the owner, Ms. Martinez will convert the attached garages into bedrooms. She has a continuing known pattern of violating the Santa Barbara City zoning laws (and I am told State laws) from first day she acquired the property in July of 2013 by reinstalling plumbing and kitchen facilities then renting out the un-permitted unit at 806 Alberta which was ordered removed by City Zoning as a condition of sale.
2. The neighbors are concerned about the proximity of the attached garages to the fully plumbed lower level of the unit and the manner in which their placement favors conversion into adjoining bedrooms which will allow the upper and lower floors to be rented as independent

units. The 8/3/15 recommendation of multiple ABR members that the garage doors have windows to render the look more "cottagey" increases our concern since those windows will make garage conversion into bedrooms even more tempting (a fact briefly noted by Mr. Cung)

3. Even more worrisome is the change to the original plan of a new continuous roof for the ground floor on the NW face of the unit extending over the "people door" at the back of garage as well as the "people door" at the rear of the fully-plumbed lower level habitable space. This particular inclusion has set off a giant red flag for us since the new roof section is shown above a paved area 'Outdoor *Living Space*' making it readily apparent how someone already inclined to create illegal rental units would glass in the area under the roof to create an illegal enclosed hallway leading from an illegal un-permitted garage/bedroom into the permitted fully plumbed 1st floor.
4. Regarding the balcony, my apologies that my previous document was unclear about the problem. Access to the balcony from a hinged door facing NE towards Chino St directs traffic (and therefore line-of-sight) towards the neighboring yards, decks and window of the houses located on Chino. Enclosing the bottom of the balcony does not remedy that*.A traditional entrance to the balcony from the Living Room through sliding doors facing Alberta Ave. orients the traffic and gaze out towards Alberta into the unit's own yard, instead of towards neighbors who wish to avoid the necessity of planting trees which then cut out more light to their yards and houses. A 4' wide open sliding door on the SE wall also provides better cross ventilation.

Since the reactions of the neighbors to the significant negative changes a two story unit condensed into the rear 1/3 of the lot came as a surprise to you I imagine it is possible your previous projects didn't involve owner/resident neighbors who had invested so many years in creating peaceful garden retreats as extensions of tiny homes. Privacy is the reason that many of us maintain 7-8ft. high hedges which work well to shelter us from the view of neighbors living in adjacent single story houses while allowing a maximum of winter light to enter into our gardens, onto our decks and into our windows. Hedges do not work to screen 2 story dwellings especially those with balconies because the maximum height for a hedge at the interior of a lot is 12 ft.. That only reaches to the height of the railing of a balcony leaving people standing on the balcony visible from the waist up with their sight-line unimpeded into our gardens and widows. Trees are not a good solution because our lots are very small, so if trees to are planted visually screen that additional 3 feet above the balcony rail we immediately start losing sunlight into our yards due to the spread of the tree and the angle of the winter sun – net result loss of light and warmth into yard and home. There are no trees which politely remain at the ideal 15 or 16 foot height so we then are faced with constantly trimming trees that just want to grow taller and taller. To observe the invasion of privacy caused by the 2nd story balcony visit 815 Alberta, see how the balcony at 811 invades privacy from various points in yard and inside the home. *Talk to the residents of both and learn how screening balconies from the railing down does not address the problem. Check the backyard at 811 to observe how screening trees now diminish light into that and neighboring lots.

Yesterday Ms. Gantz mentioned that she felt a single story project was possible by getting a variance. As long as the garages are un-attached and distant from the plumbed areas that would be a preferable alternative for the neighbors and neighborhood. Another variation acceptable to neighbors would be to build the living quarters over the main dwelling which would allow you to design a project that could improve the aesthetic appeal of the current structure as well and thereby entire look of 806 Alberta. Un-attached covered parking is key - in reality only 1 in 10 (or less) of the residents park a car in the garages on the Westside, so considering a covered carport as the second required covered parking spot could eliminate 1 bedroom conversion temptation, augment the open feeling and decrease rain run-off.

Thank you for taking these concerns seriously and considering possible solutions,
Sincerely, Catherine "Lily" Bastug Vincenti

Noth East side of Chino toward San Andres and the Riviera

Chino Street side of San Andres commercial corridor block
composed of single houses mixed w apartment buildings

South West side of Chino toward Gillespie and the Mesa

Gillespie/Harding Elementary School single story Cottage Neighborhood block
except for 1 two story located in center of lot on Arrellaga

The only two story house on the same block as 806 Alberta is one at 827 W. Arrellaga where they have successfully built in the center of the lot, avoided building any tall buildings on the rear 1/3 of the lot, and have a balcony that does not direct the gaze towards the neighbors.

Gmail by Google

David Hale <k2tibter@gmail.com>

RECEIVED
2015 AUG 13 PM 4:38
CITY OF SANTA BARBARA
CITY CLERK'S OFFICE

806 Alberta Ave MST2015-012

David Hale <k2tibter@gmail.com> Thu, Aug 13, 2015 at 10:28 AM
Draft

David Hale
1531 chino st
Santa Barbara 93101
805 403 4502
K2tibter@gmail.com

Dear ABR appeals process personnel.

I would like to express my desire for an appeal of the ABR's decision to approve the development at 806 Alberta Ave. The property owner and the Architect made no effort to confer with the neighbors that would be affected by this proposed development prior to the ABR meeting where our concerns were limited to 2 minutes each in a very uncomfortable setting.

This design fails to meet the following guidelines of the ABR.

D.to promote high standards of architectural design and construction of aesthetically pleasing structures.

this design has been called a Bastardization by members of the board and will be an eyesore in the neighborhood.

G. To promote neighborhood compatibility.

This design does not fit into this immediate neighborhood at all. Most of the existing houses have no structures in the back yard at all and none in the immediate area are 2 stories set all the way back on the lot.

I. To promote visual relief thoughout the community by preservation of public scenic ocean and moutain vistas, creation of open space and variation of styles of architecture.

This design blocks the view from several areas and creates no open space at all.

This development also fails to meet the ABR guidelines section 4. Multi-family Accessory Buildings, Garages and carports.

1.4.1. Garage doors facing the street.

1.4.2 Accessory building should not be large or located in visually prominent areas.

This design puts the 2nd story where all of the immediate neighbors will see it from their decks kitchens yards and bedrooms.

This neighborhood is 85 years old and many of the immediate neighbors have owned their homes, that they live in, for decades and to have this development design forced on them by an absentee landlord with a history of violations is completely unacceptable. This development will result in a loss of value of the affected properties and the ability of the homeowners to enjoy their homes and backyards.

If there must be a 2 story development it should be located at the front of the lot.

There is room for a single story development on the lot that would be much more acceptable.

Thank you for your consideration of my concerns.

David L.Hale

JAMES & KAREN HURST
809 W. ARRELLAGA ST. 805-252-1192
SANTA BARBARA, CA.

WE HAVE LIVED HERE FOR 55 YEARS AS OWNER OCCUPANTS. WE OPPOSE THIS PROJECT IN ITS ENTIRETY, AND THE TWO STORY DESIGN IS NOT COMPATIBLE WITH THE QUAINT ONE STORY SPANISH STYLE NEIGHBOR HOOD AND ARCHITECTURE. ALL NEIGHBORS WE HAVE SPOKEN WITH OPPOSE THIS PROJECT, AND IS BECOMING A HIGH DENSITY AREA WITH LARGE FAMILIES DOUBLING-UP ON THE PROPERTIES, OVER WHELMING AMOUNT OF VEHICLES PARKING ON THE STREETS AT CAPACITY & VERY LITTLE ON SITE PARKING IS FUNCTIONALLY INEFFICIENT. THE PROJECT WOULD DESTROY OUR VIEW OF THE MOUNTAIN TO THE SOUTH, AS WELL AS LOSING OUR REAR YARD PRIVACY. IF THIS PROJECT IS APPROVED, I CAN GUARANTEE IT WILL BE RENTED UP WITH NUMEROUS TENANTS, THE GARAGES AS DESIGNED WOULD BECOME LIVING SPACES AS WHAT IS HAPPENING ALL OVER SANTA BARBARA. THERE IS ENOUGH SQUARE FOOTAGE ON THE PROPERTY TO DESIGN A ONE STORY PROJECT AND HAVE THE PROPER REAR & SIDEYARD SET BACK AS PER CODE. PLEASE PRESERVE THIS NEIGHBOR HOOD.

RESPECTFULLY
James & Karen Hurst

Roberta M. VanRossen
1515 Chino Street (corner of Alberta & Chino)
Santa Barbara CA 93101
805 687-5639
rbishopsd@aol.com
In regards to : 806 Alberta Ave
Application #: MST2015-00093
APN: 043-241-012

As a homeowner on the west side I agree with Catherine Bastug and the other surrounding neighbors that the remodel submitted for 806 Alberta Ave does not agree with the goals that the ABR has assigned. Nor will bring any added value to our west side neighborhood.

Following the goals that the ABR has created:

D.to promote high standards in architectural and landscape design and the construction of aesthetically pleasing structures; ***As noted in one of the ABR meetings just because this style had been approved on other properties doesn't mean it looks appealing and therefore doesn't mean its okay to be duplicated.***

G.to promote neighborhood compatibility; ***As a homeowner that has a similar structure next door to me, the high structure blocks my views to the hill side as well as I always have a neighbor's balcony and or window looking not only into my yard but my kitchen and bedroom.***

H.to encourage the preservation of pre1925 and Hispanic styles of architecture; I ***do not see in the plans submitted conforming to the preservation of our surrounding architectures.***

I.to promote visual relief throughout the community by preservation of public scenic ocean and mountain vistas, creation of open space, and variation of styles
of architecture; The ***plans proposed block my neighbor's views of the hillside and they will now be looking at a second story as I unfortunately have to.***

K. to encourage landscape design that utilizes water-wise plants and the most efficient irrigation technology available for the protection and conservation of our
water resources; ***The concerns of drainage addressed in the first meeting have not been brought up since. Currently the drainage all goes into the back neighbor's lot, needs to be rectified to avoid flooding.***

L.to ensure that the review process is fair and consistent both in policy and implementation to allow all who are involved to benefit from the process; ***We appreciate the opportunity to voice our concerns and our intentions are not to prevent Ms. Martinez from improving her property just not at the detriment of the surrounding neighbors. Again as a neighbor living directly next door to this style of plan, it's intrusive, lowers my property value and steals my views which is part of the reason we live in such a beautiful place.***

Thank you,
R.M. Van 8/13/15
Roberta M. VanRossen
Director of Sales, Sherwin Williams

City of Santa Barbara
630 Garden St.
Santa Barbara, CA 93101
Attn: Architectural Board of Review/Planning Division

August 13, 2015

Re: 806 Alberta; MST2015-00093

Dear ABR Members,

I am writing in reference to the proposed improvements to the property at 806 Alberta Avenue, in the Westside neighborhood of Santa Barbara. The project is not appropriate for this neighborhood.

This area of the Westside is very densely populated and this additional unit will just add to the problem. Parking is nearly impossible. Once again I counted how many cars were parked on this one block long street last night and the number was 28. There is literally nowhere to park on this street in the evening hours. The unfortunate fact is only a very few residents use their garages or driveways to park in so the required stipulation of providing off street parking in effect does not help the neighborhood what so ever.

The other issue I have with this property is "building up". So called vertical improvements takes away from other neighbor's privacy. I personally have experienced losing ALL of my privacy due to an "improvement" at 811 Alberta Ave. I welcome anyone from the ABR to come to my residence so I may show you. I can only speak officially for myself, but the impression I get from speaking with my neighbors is if an addition is to be approved we would rather see the homeowner build out and ask for variances than build up. The other concern I have is once construction is complete and the building inspector has signed off on the project is that it will quickly be converted into more than one dwelling, the design configuration lends to this possibility. It is a fact in Santa Barbara that there are thousands of unpermitted dwellings.

Also I would like to bring to your attention that the home owner Ms. Martinez has made no effort, to my knowledge, to speak with any of the neighbors to confer with them about the proposed "improvements". It has been brought to my attention that the architect Ms. Jyl Ratkevitch has only spoke with Catherine "Lily" Bastug about the project and that effort was only made within the last 30 hours prior to this appeal, so a very last minute effort to converse with the neighborhood with anyone in the neighborhood.

Please think out the lasting effect this will have on our neighborhood.

Thank you,
Susan Lafond

815 Alberta Avenue

Santa Barbara, CA 93101

Brian King
1525 Chino Street
Santa Barbara, CA 93101
tel 805 452 0471
briansking@aol.com

Reviewing the goals of the Architectural Board of Review, it is difficult to comprehend how this project ever survived the planning process.

- Have the historic and architectural qualities of Santa Barbara really been protected by the approval of this building?

- Do we have, in this building the high standards of architectural design that the City is keen to promote?

- Beauty is in the eye of the beholder, but by any stretch of the imaginatioin, can this proposed building really be an aesthetically pleasing structure?

- Does this addition improve the general qulaity of the environment?

- And how does the approval of this eyesore promote compatability within the neighbourhood?

All the main residences surrounding the proposed development, are of a similar size, yet none of the owners has sought to turn their residence into a source of income or construct an additional building as "a residence for a declining relative" .

None has the desire to construct as many buildings as are permitted into the grounds of their principal private residence. Indeed neighbourhood goodwill is very prevalent and reflected in the usual mundane ways, such as

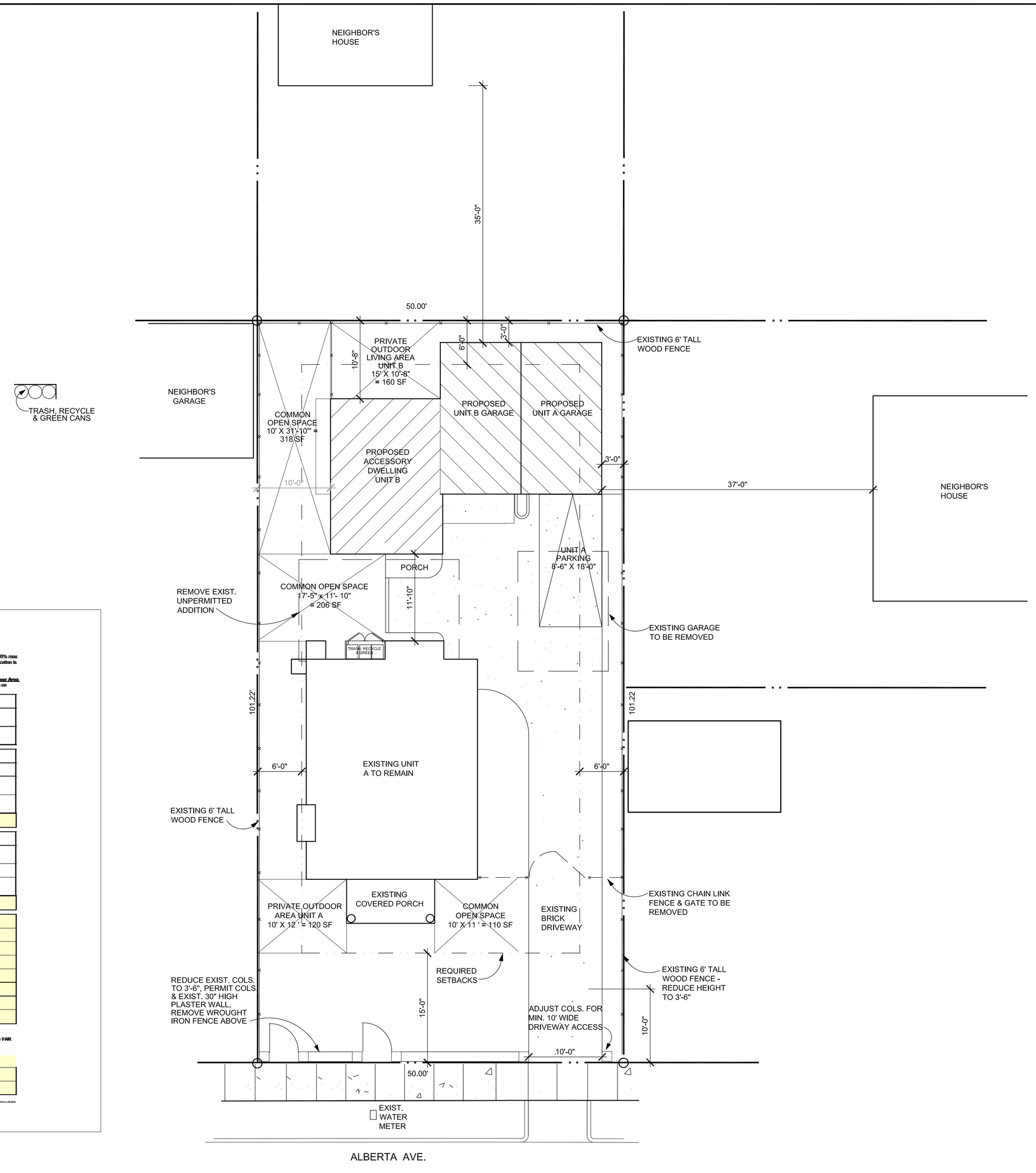
- the shared fencing costs of neighbouring properties

- the pruning of overhanging or light obstructing foliage

The owner of 806 Alberta Avenue purchased the property just two years ago. Since that time the property has been rented out almost the whole time. There is an illegal extension at the rear, which is to be demolished.

This proposed structure fulfils the pecuniary interest of one individual at the expense of many neighbours and the enhancement of the historic Westside.

ATTACHMENT 2



SITE PLAN

SCALE: 1/8" = 1'-0"

F.A.R. Calculator

Instructions: Enter the information in the white boxes below. The spreadsheet will calculate the proposed FAR (floor area ratio), the 100% max FAR (per the Zoning Ordinance), and the 85% max FAR (per the Zoning Ordinance). Additionally it will determine whether a FAR Modification is required.

The **Net Lot Area** does not include any Public Road Easements or Public Road Right-of-Way areas. The proposed **TOTAL Net FAR Floor Area** shall include the net floor area of all stories of all building, but may or may not include basement/cellar floor area. For further clarification on these definitions please refer to SBMC §28.15.083.

ENTER Project Address:	806 Alberta Ave.
Is there a basement or cellar existing or proposed?	No
ENTER Proposed TOTAL Net FAR Floor Area (in sq. ft.):	1,703

ENTER Zone ONLY from drop-down list:	R-2
ENTER Net Lot Area (in sq. ft.):	5,061
Is the height of existing or proposed buildings 17 feet or greater?	Yes
Are existing or proposed buildings two stories or greater?	Yes
The FAR Requirements are:	GUIDELINE**

ENTER Average Slope of Lot:	2.00%
Does the height of existing or proposed buildings exceed 25 feet?	No
Is the site in the Hillside Design District?	No
Does the project include 500 or more cu. yds. of grading outside the main building footprint?	No
An FAR MOD is not required per SBMC §28.15	

FLOOR AREA RATIO (FAR):	0.336
Lot Size Range:	4,000 - 9,999 sq.ft.
MAX FAR Calculation (in sq. ft.):	1,200 + (0.25 x lot size in sq.ft.)
100% MAX FAR:	0.487
100% MAX FAR (in sq. ft.):	2,465
85% of MAX FAR (in sq. ft.):	2,095
80% of MAX FAR (in sq. ft.):	1,972
The 1703 square foot proposed total is 70% of the MAX FAR.*	

* **NOTE:** Percentage total is rounded up.

****NOTE:** If your project is located on a site with multiple or overlay zones, please contact Planning Staff to confirm whether the FAR limitations are "Required" or "Guideline".

Acreage Conversion Calculator	
ENTER Acreage to Convert to square footage:	0.12
Net Lot Area (in sq. ft.):	5227.2

Statistics

Owner : Mary Martinez
806 Alberta Ave.
Santa Barbara, CA 93101
805 886-1585

Address: 806 Alberta Ave.
Santa Barbara, CA 93101

A.P.N. : 043-241-012 Zone : R-2 High Fire : no
Lot Size = .12 acre 5061 s.f. Slope of Lot : 2%
Construction Type: V - NR Occupancy: R-3
Existing Residential Units: 1 Existing Parking Spaces: 1
Proposed Residential Units: 2 Proposed Parking Spaces: 3

Existing Residence - Unit A :	706 sf gross	650 sf net
Proposed Storage :	6 sf gross	4 sf net
Proposed Accessory Dwelling - Unit B: 1st floor :	297 sf gross	250 sf net
2nd floor:	410 sf gross	350 sf net
Total Habitable Space	707 sf gross	600 sf net
Storage & Mechanical.:	45 sf gross	31 sf net
Proposed Garage - Unit A:	227 sf gross	210 sf net
Proposed Garage - Unit B	227 sf gross	210 sf net
Proposed Balcony:	49 sf gross	42 sf net
Total Building Area:	**1919 sf gross**	**1705 sf net**

Area of Garage to be removed : 201 sf gross 182 sf net

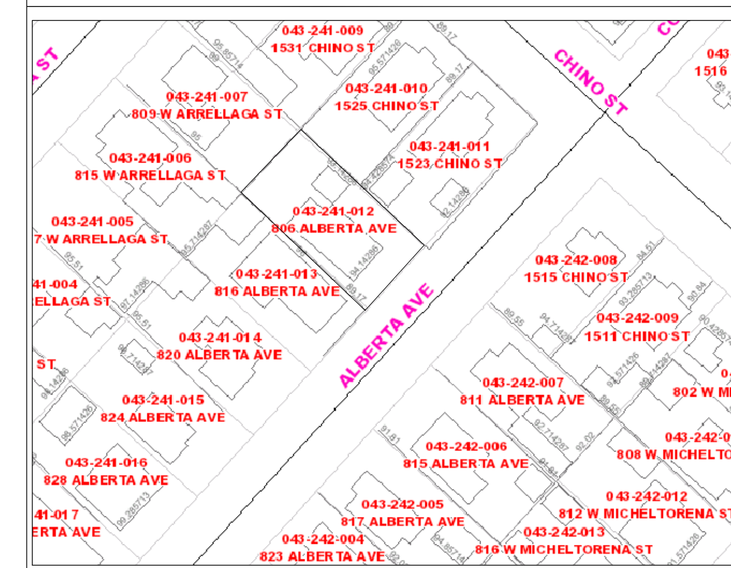
Common Open Yard required: 600 sf
Common Open Yard provided: 110 + 206 + 318 = **634 sf**

Private Outdoor Living Space required Unit A (2-bedroom): 84 sf
Unit B (1-bedroom): 72 sf
Private Outdoor Living Space provided Unit A: **120 sf**
Unit B: **160 sf**
Private Storage Areas Required: 200 cf
Private Storage Areas Provided: Unit A - 118 cf + 82 cf = **203** cf
Unit B - 118 cf + 82 cf = **203** cf

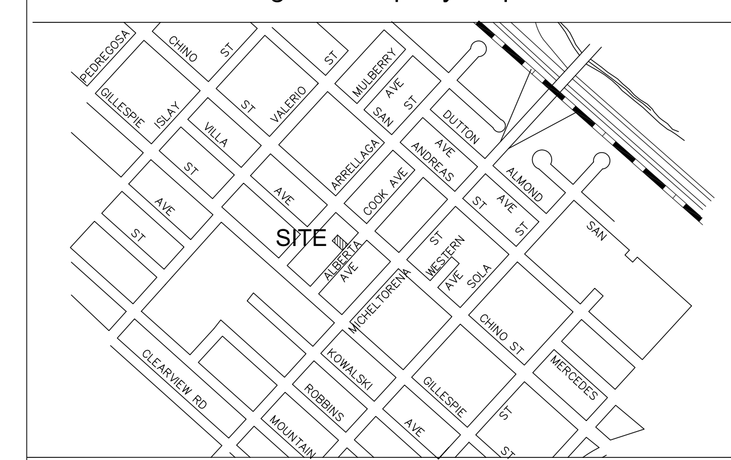
Area of Building Coverage: 1921 sf 38%
Area of Paving: 1296 sf 26%
Area of Landscaping: 1844 sf 36%
Existing FAR = .164 Proposed FAR = .337 70% Max FAR

Project Description

Construction of a new 2 - story Accessory Dwelling Unit with 2 - 1 car garages and 1 un-covered tandem parking space. The existing 1-story 2 bedroom house will remain, the existing 1 car garage will be demolished. The existing non-permitted 2nd unit at the rear of Unit A will be demolished. Permit as-built 30" high plaster wall and 4' high columns, remove wrought iron railing. Reduce existing 6' fence to 3.5' and remove chain link fence and gate. No noise generating equipment is proposed.



Neighbor Property Map



Vicinity Map NO SCALE

Jyl Ratkevich, Architect
SANTA BARBARA, CA 93103
(805) 682-5607 Email: jylraker@silcom.com

LICENSED ARCHITECT
JYL RATKEVICH
C 20490
9-30-2015
RENEWAL DATE
STATE OF CALIFORNIA

Proposed Accessory Dwelling for
Mary Martinez
806 Alberta Ave
Santa Barbara, Ca.

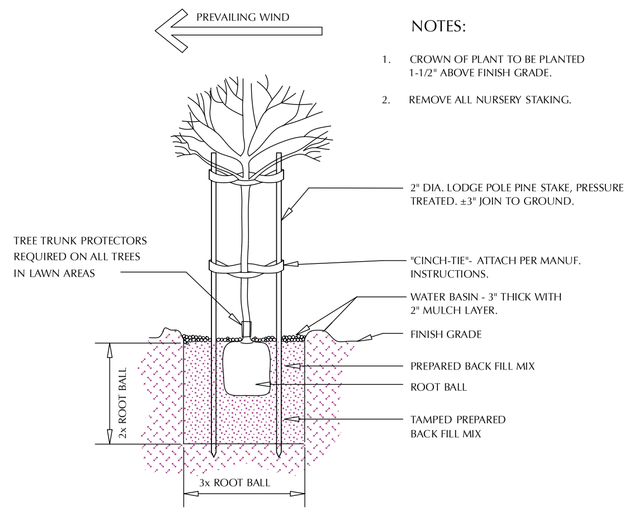
SITE PLAN, STATISTICS, GENERAL NOTES

Date: 6-1-15

Revisions:

JYL RATKEVICH
ARCHITECT
All design ideas and information represented on these drawing plans were created for use in connection with the specified project and are the exclusive copyright and property of Jyl Ratkevich Architect. These plans are not to be reproduced, changed, or copied for any purpose whatsoever without the written permission of Jyl Ratkevich Architect.

A-1

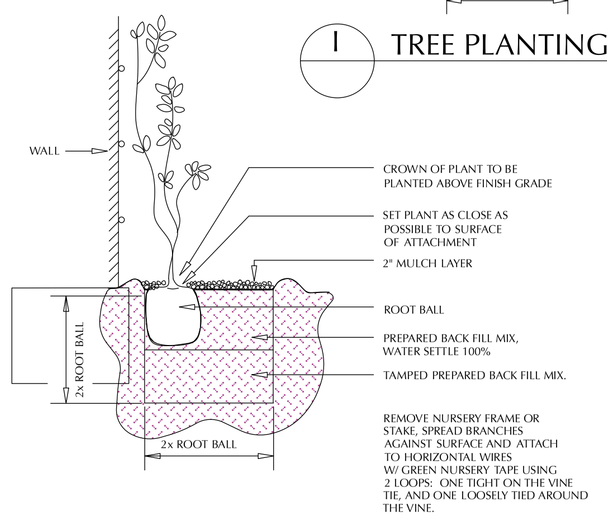


NOTES:

1. CROWN OF PLANT TO BE PLANTED 1-1/2" ABOVE FINISH GRADE.
2. REMOVE ALL NURSERY STAKING.

I TREE PLANTING DETAIL

NOT TO SCALE

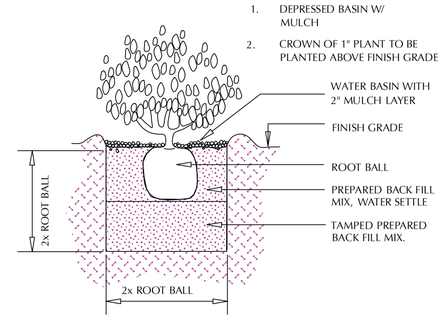


K VINE PLANTING & TYING DETAIL

NOT TO SCALE

NOTES:

1. DEPRESSED BASIN W/ MULCH
2. CROWN OF 1" PLANT TO BE PLANTED ABOVE FINISH GRADE



J SHRUB PLANTING DETAIL

NOT TO SCALE

Water Compliance Statement

Landscape Compliance Requirements

Landscape Design for Water Conservation
Compliance Statement

Mandatory Measures: *(Show calculations of required areas on referenced sheets)*	**Sheet#**
No turf in parkways, medians or other areas with any dimension of < 8 feet	L-1
No turf on >20% slope	L-1
For residential, mixed-use and institutional projects, 80% or > of landscape area water wise plants For commercial, 100% of landscape area water wise plants	L-1
For residential, <20% of area in turf of high-water using plants	L-1
Three inches of mulch specified as required	L-2
Areas of sprinkler coverage avoids overspray and runoff, including optimum distribution uniformity, head-to-head spacing and setbacks from walkways and pavement	**
Sprinklers have matched precipitation rates within each valve and circuit	**
Valves separated for individual hydrozones based on plant water needs and sun/shade requirements	**
Weather based irrigation controller with a rain shutoff sensor for the entire irrigation system if including an automatic irrigation system	**
Areas less than 8' wide irrigated only with bubblers, rotating nozzles on pop-up bodies, sub-surface, or drip irrigation	**
Drip/low volume irrigation system on >25% of landscaped area (pressure compensating specified)	**
Check valves at low end of irrigation lines to prevent unwanted draining of irrigation lines	**
Pressure regulators, unless the Public Works Director determination one is not necessary	**
Grading encourages water retention and infiltration by preserving open space and creating depressed areas/swales	*
Grading mimics natural, pre-development hydrologic flow paths and maintains and/or increases the width of flow paths in order to decrease flow rates	*

I state that I am familiar with the Landscape Design Standards for Water Conservation as most recently adopted by the Santa Barbara City Council and that the landscape design for this project complies with those standards.

It is my understanding that verification of compliance will be necessary upon final building inspection. I shall inspect the completed installation and I will submit in writing that the installation substantially conforms to the approved plans.

Signature — Name: Charles McClure

Cal. 3114 — 3-31-2015

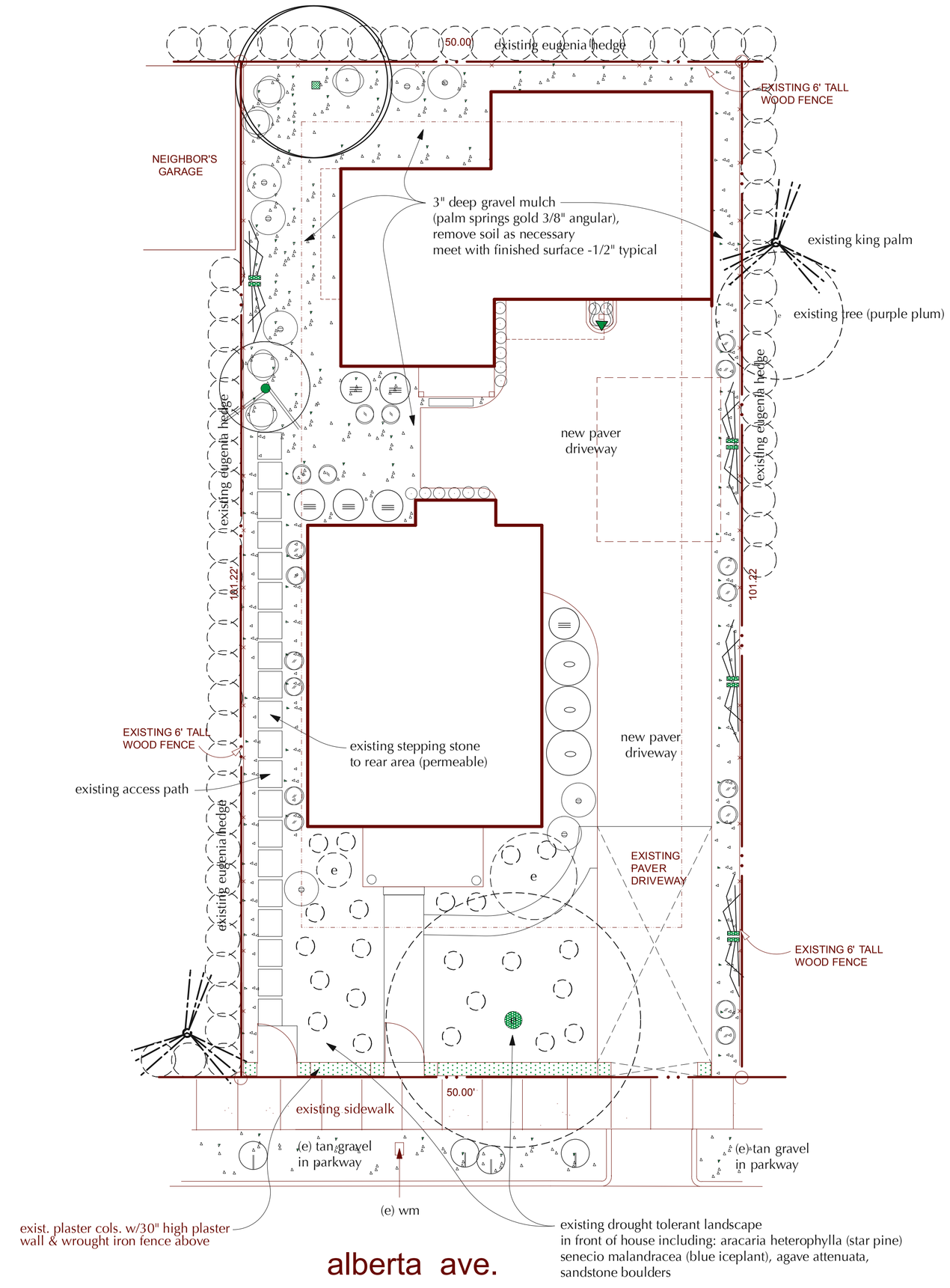
License # — Exp. Date

* grading and drainage by others

** irrigation not required for single family (irrigation by C-27 contractor)

H:\Group Folders\PLAN\Handouts\Official Handouts\Design Review\Landscape Compliance Requirements.doc — Revised September 10, 2008

City of Santa Barbara Planning Counter / 630 Garden St. / (805) 564-5578 — Page 2 of 2



Plant Legend

plan symbol, quantity, size, botanic, common

- 1 - 15 gal avocado (haas) install per detail on this sheet
- 5 gal citrus (eureka lemon)
- 5 gal mahonia aquafolium 'compacta'
- 1 gal miscanthus sinensis ''adagio' (ncn)
- 5 gal dietes vegata 'variegata' (striped leafed fortnight lily) (various)
- 1 gal rosmarinus prostratus 'irene'
- 1 gal trachelospermum jasminioides (star jasmine)
- 1 gal aloe blue elf
- 1 gal aloe variegata

VINES provide galvanized wire supports as applicable

- 3 - 5 gal pyrostegia venusta (flame vine) provide galvanized wire supports
- 5 gal trachelospermum jasminioides (star jasmine), provide galvanized wire supports

Planting Plan

Scale: 1/8" = 1' 0"

CM+LA

Charles McClure + Landscape Architect & Associates, Inc.

5290 Overpass Road
Suite 115
SANTA BARBARA
CA. 93111

Ca. License No. 3114

Ph: (805) 696-6864
since 1989

what can be conceived can be created

landscape planning for:

Mary Martinez

806 Alberta Avenue
Santa Barbara, California

CMLA
Charles P. McClure
landscape architect
Ca. Lic. No. 3114
exp. 3-31-2017
Santa Barbara
Since 1988

signature

7-22-15

date

REVISION :

7-22-15 revised
pre ABR comments

SHEET TITLE :

Planting Plan

DATE : May 5, 2015

SCALE : 1/8 = 1'-0"

DRAWN : C.M.

JOB :

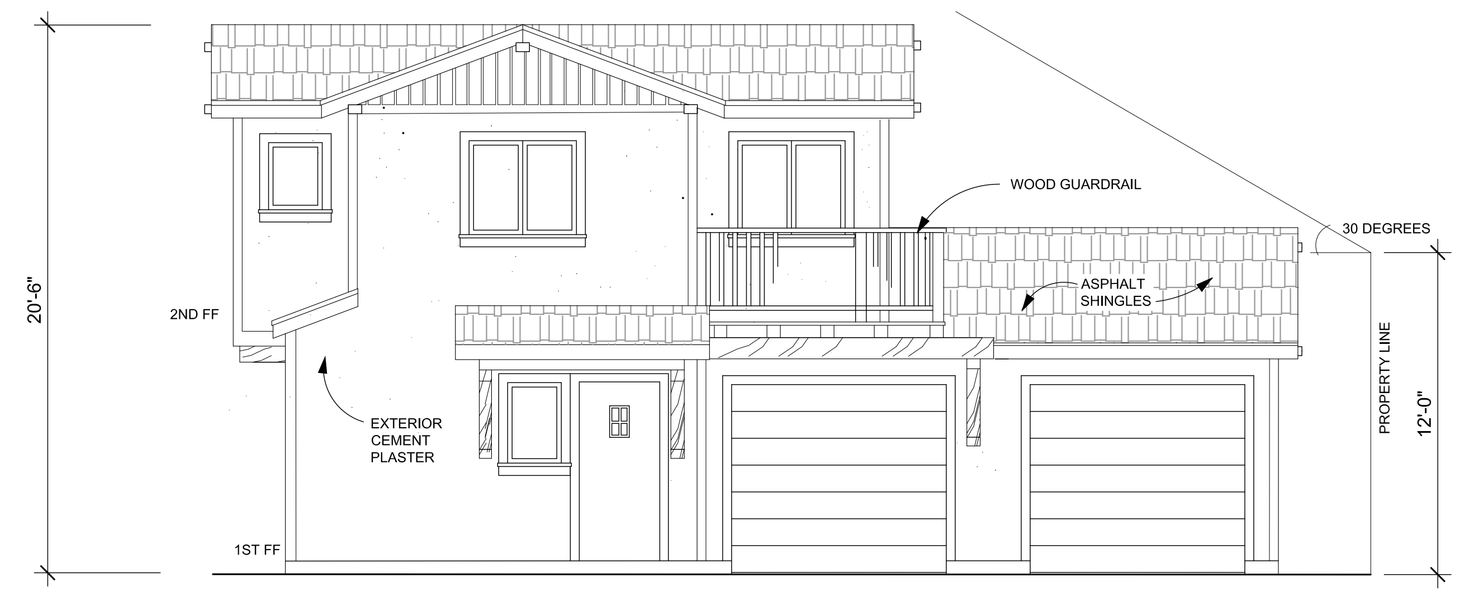
SHEET :

L-1

OF 2 SHEETS

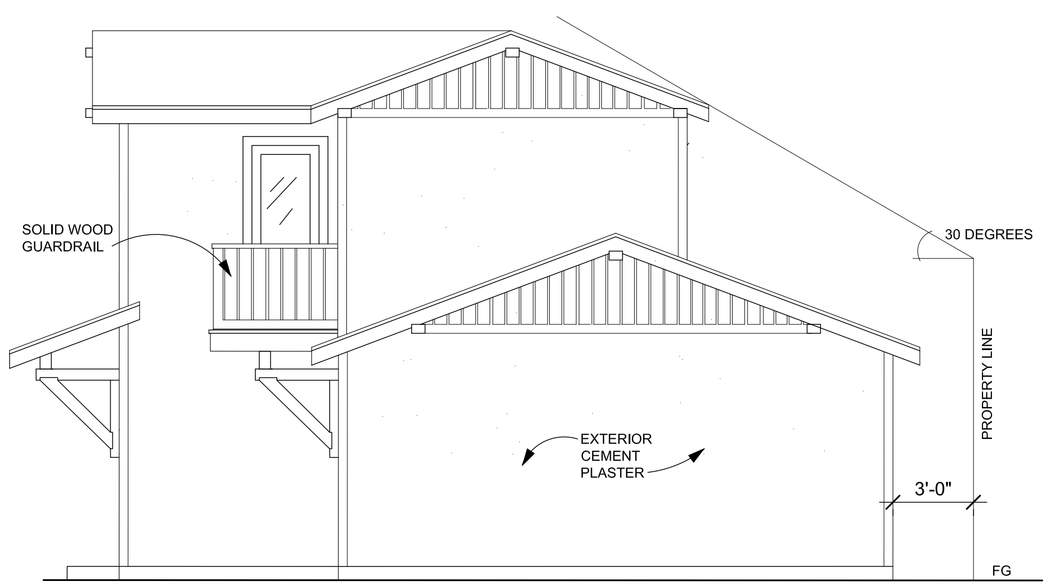
SOUTH WEST ELEVATION

1/4" = 1'-0"



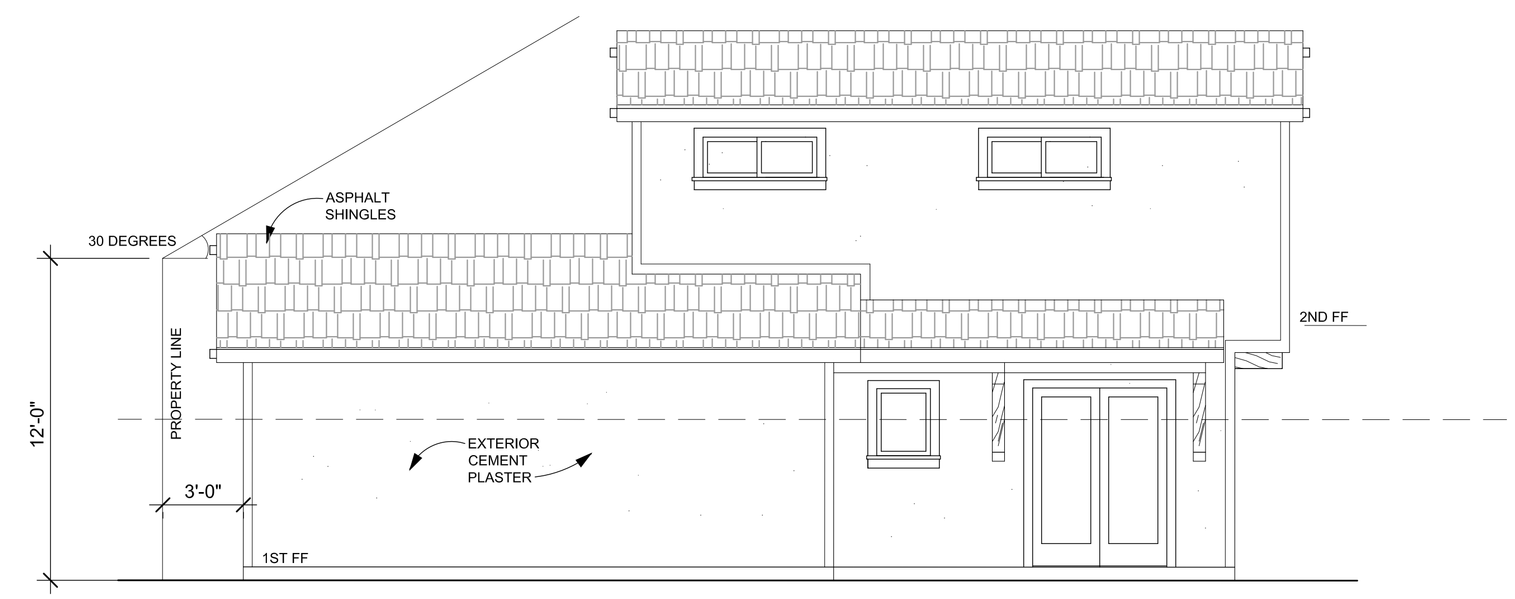
SOUTH EAST ELEVATION

1/4" = 1'-0"



NORTH EAST ELEVATION

1/4" = 1'-0"



NORTH WEST ELEVATION

1/4" = 1'-0"

Jyl Ratkevich, Architect
SANTA BARBARA, CA 93103
(805) 682-5607 Email: jylraker@silcom.com

LICENSED ARCHITECT
JYL RATKEVICH
C 20490
9-30-2015
RENEWAL DATE
STATE OF CALIFORNIA

Proposed Accessory Dwelling for
Mary Martinez
806 Alberta Ave
Santa Barbara, Ca.

EXTERIOR ELEVATIONS

Date: 5-29-15

Revisions:

JYL RATKEVICH ARCHITECT
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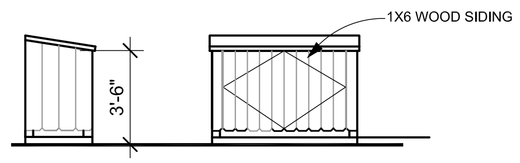
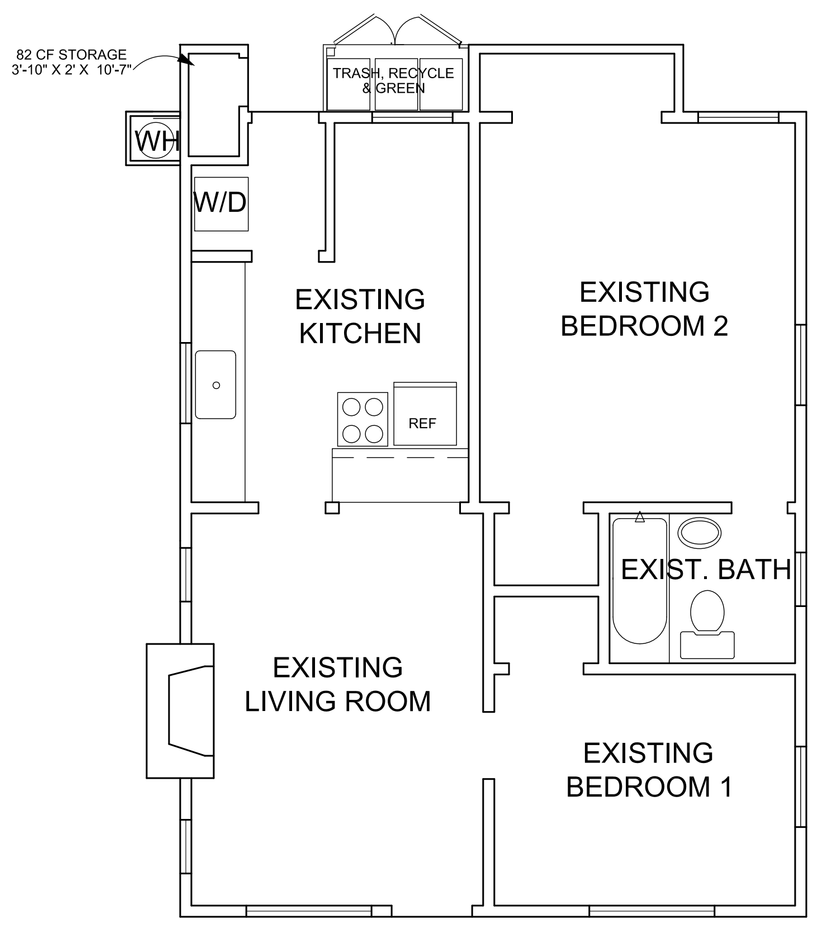
A-3



TRASH ENCLOSURE

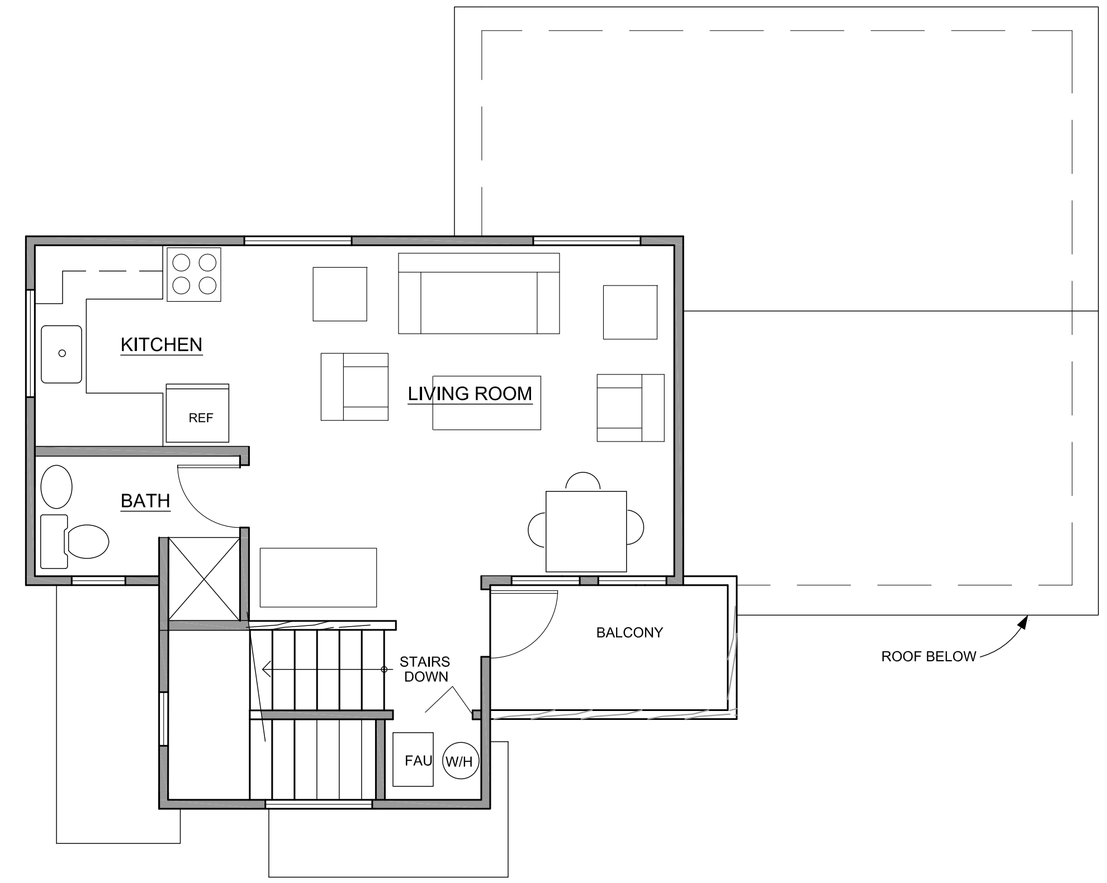


UNIT A FLOOR PLAN

EXISTING

1/4" = 1'-0"

N

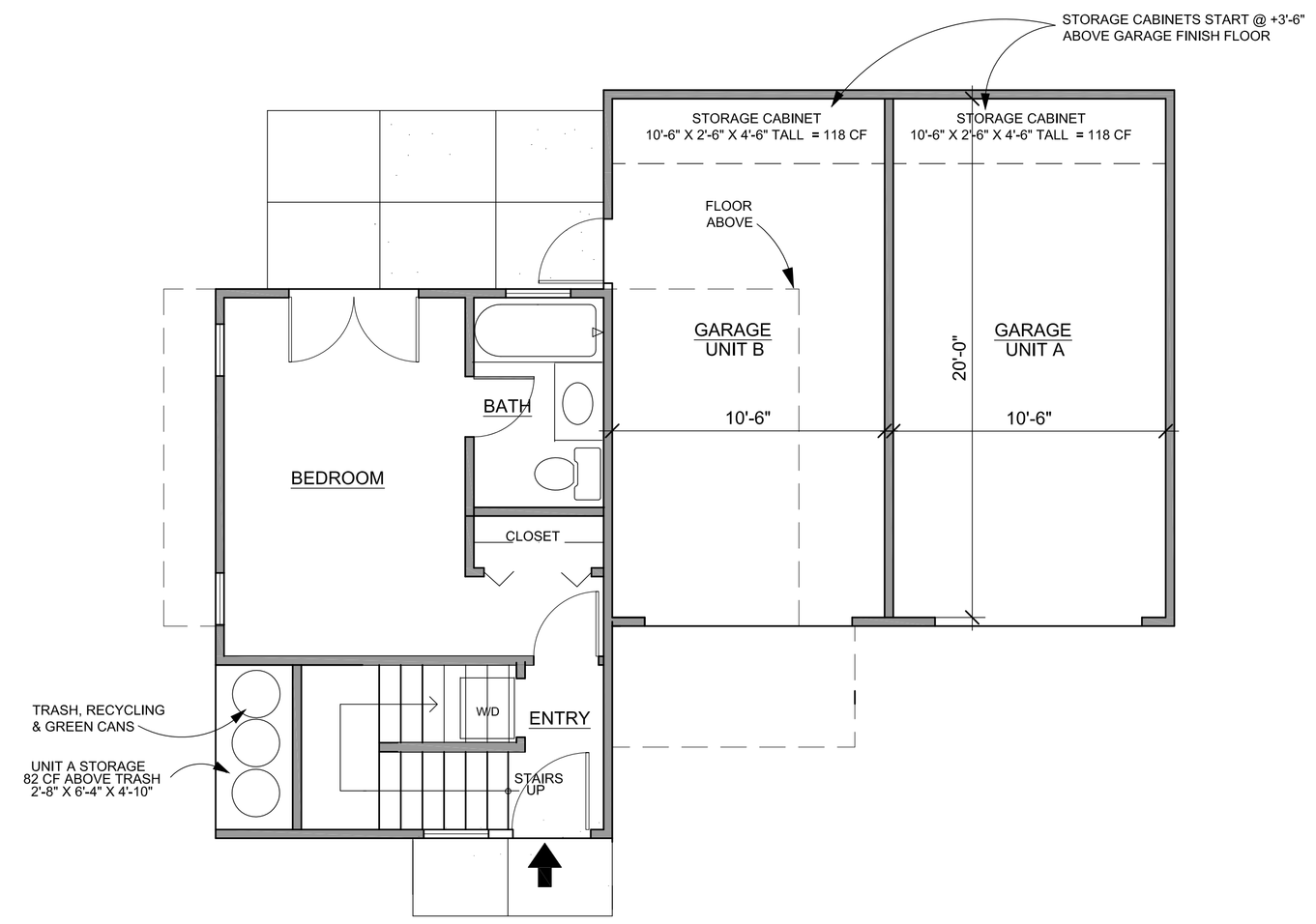


UNIT B 2ND FLOOR PLAN

350 SF NET

1/4" = 1'-0"

N



UNIT B 1ST FLOOR PLAN

250 SF NET

1/4" = 1'-0"

N

Jyl Ratkevich, Architect
SANTA BARBARA, CA 93103
(805) 682-5607 Email: jylraker@silcom.com

LICENSED ARCHITECT
JYL RATKEVICH
C 20490
9-30-2015
RENEWAL DATE
STATE OF CALIFORNIA

Proposed Accessory Dwelling for
Mary Martinez
806 Alberta Ave
Santa Barbara, Ca.

FLOOR PLANS

Date: 5-29-15

Revisions:

JYL RATKEVICH ARCHITECT
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ABR MINUTES
June 22, 2015

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

5. 806 ALBERTA AVE **R-2 Zone**
(6:20) Assessor's Parcel Number: 043-241-012
Application Number: MST2015-00093
Owner: Mary Martinez
Architect: Jyl Ratkevich, Architect

(Proposal to demolish an existing 182 square foot, 1-car garage and chain link fence with gate and to construct a 633 square foot, 2-story accessory dwelling unit and two, attached 1-car garages of 210 square feet each at the rear of the site. The existing 650 square foot dwelling unit at the front of the site will remain unchanged. Total development on this 5,061 square foot parcel will be 1,703 square feet. One additional uncovered tandem parking space is proposed for a total of three parking spaces. This project addresses violations identified in enforcement case ENF2015-00308.)

(Action may be taken if sufficient information is provided. Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan.)

Actual time: 6:33 p.m.

Present: Jyl Ratkevich, Architect; and Ed Bertling, Project Manager.

Public comment opened at 6:51 p.m.

1) Susan Lafond, opposition; concerns regarding privacy, prefers single-story, adjacent shaded vegetation; previous project violation concerns regarding wall, trench work for sewer pipe installation, and landscape concerns regarding the health of the trees on the property.
2) Catherine L. Bastug, opposition; concerns regarding privacy with reduction of the hedge height, and second story neighborhood compatibility.
3) David Hale, (adjacent neighbor, submitted email) opposition; with privacy concerns, drainage, access and parking, and second story neighborhood compatibility.
4) Brian King, (submitted email) opposition; with concerns regarding consistency with the General Plan, height of the addition, second story neighborhood compatibility, and maintaining the neighborhood charm and character.
5) James Hurst, opposition; with concerns regarding privacy and the rear windows, of the hedge height, and second story neighborhood compatibility.
6) Roberta VanRussen, (adjacent neighbor) opposition; with concerns regarding privacy, rental concerns and impacts, and narrow driveway causing potential problematic ingress and egress.

Letters and emails of concern from Scott Branch, Brian King, and David Hale were acknowledged.

Public comment closed at 7:00 p.m.

Motion: **Continued four weeks to Full Board with comments:**

1) The Board finds that the size of the second floor addition is small enough to be an acceptable addition to the building.
2) The Board had some concern about the second floor windows. Applicant to study either removal of the windows or making them higher or possibly adding skylights to help protect the privacy of adjacent neighbors. Applicant to study replacement of windows with architectural embellishment details.
3) Study reducing the size of the second floor.
4) Study incorporating additional landscape plant screening or reducing the height of the rear windows to address neighborhood privacy concerns and to soften the appearance of the exterior building façade.
5) Study removing the parking aisle and extending the space between the side yard and back yard setbacks to more than the proposed three feet.
6) Study a reduction to the second floor massing.
7) Study incorporating additional landscaping.

Action: Hopkins/Cung, 5/0/1. Motion carried. [Gradin opposed (elimination of the second floor shower is outside the Board's purview--on the date of ratification of these minutes, this part of the motion was removed.), Poole absent].

ABR MINUTES
July 20, 2015

CONCEPT REVIEW - CONTINUED ITEM

6. 806 ALBERTA AVE **R-2 Zone**

(6:30) Assessor's Parcel Number: 043-241-012
Application Number: MST2015-00093
Owner: Mary Martinez
Architect: Jyl Ratkevich, Architect

(Proposal to demolish an existing 182 square foot, 1-car garage and chain link fence with gate and to construct a 633 square foot, 2-story accessory dwelling unit and two, attached 1-car garages of 210 square feet each at the rear of the site. The existing 650 square foot dwelling unit at the front of the site will remain unchanged. Total development on this 5,061 square foot parcel will be 1,703 square feet. One additional uncovered tandem parking space is proposed for a total of three parking spaces. This project addresses violations identified in enforcement case ENF2015-00308.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan. Project was last reviewed on June 22, 2015.)

Actual time: 6:33 p.m.

Present: Jyl Ratkevich, Architect.

Public comment opened at 6:41 p.m.

1) David Hale, neighbor, opposition; concerned with the size of the proposed project and the impact to views.
2) Catherine Bastug, (submitted models and pictures), neighbor, opposition; expressed concerns and recommendations for the floor plan and details of the proposed project.
3) Brian King, neighbor, opposition; had questions on the design review and building permitting process.
4) James Hurst, neighbor, opposition; concerned with the proximity of the proposed project and loss of his private views.

An email of concern from Susan Lafond was acknowledged.

Public comment closed at 6:53 p.m.

Motion: **Continued two weeks to Full Board with comments:**

1) The Board finds the mass, bulk, and scale of the project acceptable.
2) Address the roof break and shower on the southwest elevation; consider a smaller kitchen size, and moving the bathroom and shower for a better fit.
3) Study off-setting the storage units below and consider adding a roof piece.
4) Remove the posts in front of the garage and entry and replace with brackets.
5) Provide schematic details to show how the posts and beam of the balcony on the side elevation are resolved.
6) Add more architectural details and interest to the northeast and northwest elevation.

Action: Wittausch/Hopkins, 5/0/0. Motion carried. (Gradin/Cung absent).

ABR MINUTES
August 3, 2015

CONCEPT REVIEW - CONTINUED ITEM

4. 806 ALBERTA AVE **R-2 Zone**

(5:05) Assessor's Parcel Number: 043-241-012
Application Number: MST2015-00093
Owner: Mary Martinez
Architect: Jyl Ratkevich

(Proposal to demolish an existing 182 square foot, 1-car garage and chain link fence with gate and to construct a 633 square foot, 2-story accessory dwelling unit and two, attached 1-car garages of 210 square feet each at the rear of the site. The existing 650 square foot dwelling unit at the front of the site will remain unchanged. Total development on this 5,061 square foot parcel will be 1,703 square feet. One additional uncovered tandem parking space is proposed for a total of three parking spaces. This project addresses violations identified in enforcement case ENF2015-00308.)

(Third Concept Review. Action may be taken if sufficient information is provided. Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan. Project was last reviewed on July 20, 2015.)

Actual time: 5:04 p.m.

Present: Jyl Ratkevich, Architect.

Public comment opened at 5:09 p.m.

1) James Hurst, opposition; expressed concerns regarding neighborhood compatibility, backyard privacy, property value declines, water, sewer, and street parking density issues, unacceptable side yard and rear yard setbacks; over population affecting services in the area, and requested a one story design instead of the proposed two story structure since there is sufficient space.
2) David L. Hale (adjacent neighbor), opposition; expressed concerns regarding privacy and property value declines, parking density, neighborhood compatibility, and lack of communication with the neighborhood.

A letter of concern from Ms. Catherine "Lily" Bastug Vincenti was acknowledged.

Board comments:
Some Board members clarified that certain issues are beyond the purview of this aesthetic design review Board, such as changes in property values, future vacation rental and home sharing rental, and whether second story additions which that comply with the Ordinance should be allowed or not. The ABR can only address aesthetics, mass, bulk, scale, landscaping, screening, site circulation, and accessibility to/from the project site.

One Board member acknowledged the modest and diminutive nature of the proposed project and noted that is sufficiently set back from the rear and side yards. It was also noted that the Applicant has complied satisfactorily with previous requests from the ABR to remove windows due to privacy concerns from adjacent neighbors, even though the change eliminated positive aesthetic potential from the proposed project.

Board member Miller asked the Applicant if there had been any communication with adjacent neighbors. Ms. Ratkevich replied that she had previously attempted to speak with several members of the neighborhood but was either rebuffed or spoken to in appropriately, and therefore ceased efforts to contact them. However, she clarified there has been some minimal, though unhelpful, communication during and after recent design review meetings.

Public comment closed at 5:15 p.m.

Motion: **Project Design Approval and continued indefinitely to Full Board with comments:**

1) Study the windows in the stairwell.
2) Relocate the balcony on the second floor plan over the bracket so that the balcony fits the stationary bracket and still remains functional. Add the eyebrow not shown on the plans.
3) Provide paneled garage doors with glass lights to provide light to the garage and as an aesthetic improvement.
4) Add a cottage treatment or character-giving details to the front door and garage doors to match the rest of the building, including various details such as corbel and wood stucco details.
5) Provide a color board.

6) Provide additional landscaping.
7) Board member Wittausch read the following finding into the record: "The ABR finds that the project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City staff analysis and CEQA Certificate of Determination on file for this project."

Action: Wittausch/Poole, 5/0/0. Motion carried. (Gradin/Tripp absent).

The ten-day appeal period was announced.

ATTACHMENT 4

ABR Design Guidelines Excerpt - Page 11

1.9.2 **Two Family (R-2) Zone Accessory Dwelling Units.** Review of accessory dwelling units proposed on lots with a total lot area of between 5,000 and 6,000 square feet in the R-2 Zone shall be guided by the following. Also, note landscaping guidelines specific to the R-2 zone in the ABR Landscaping Guidelines.

A. Accessory dwelling units shall be reviewed for neighborhood compatibility and neighborhood character preservation.

B. Encourage existing building preservation when feasible.

C. Consider second-story window placement in relationship to neighboring buildings to preserve the privacy of existing uses on neighboring parcels.

D. Fencing or barriers consistent with zoning shall be required along driveways to prevent parking on front yards.

ABR Landscape Design Guidelines Excerpt - Page 32

2.3.3 **Two-Family (R-2) Zone**

Two-family (R-2) Zone projects are subject to the following guidelines. These projects should also be designed with special consideration for consistency with Street and Driveway Guideline 2.4.B, above.

A. **Street Presence.** Street presence is an important consideration. When required private outdoor living space is provided in the front yard, avoid high hedges and/or solid walls.

B. **Open Yard Area Landscaping.** The required 600 square foot open yard area should include landscaping (e.g. trees and plant materials).

C. **Pavement Minimization.** Consider the great value in minimizing pavement to the fullest extent possible and including pervious surfaces.

Agenda Item No. _____

File Code No. 140.05

CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: October 20, 2015

TO: Mayor and Councilmembers

FROM: City Clerk's Office, Administrative Services Department

SUBJECT: Interviews For City Advisory Groups

RECOMMENDATION: That Council:

A. Hold interviews of applicants to various City Advisory Groups; and
B. Continue interviews of applicants to October 17, 2015, and November 17, 2015.

DISCUSSION:

Interviews of applicants for various positions on City Advisory Groups are to be held on October 20, 2015, at an estimated time of 4:00 p.m. Applicants will also have the option to be interviewed on October 27, 2015, at an estimated time of 4:00 p.m. and November 17, 2015, at 6:00 p.m.

For the current 56 vacancies, 58 individuals submitted 61 applications. A list of eligible applicants and pertinent information about the City Advisory Groups is attached to this report.

Applicants have been notified that to be considered for appointment they must be interviewed. Applicants have been requested to prepare a 2-3 minute verbal presentation, in response to a set of questions specific to the group for which they are applying. Applicants applying to more than one advisory group may have up to 5 minutes for their presentation.

Appointments are scheduled to take place on December 8, 2015.

ATTACHMENT: List of Applicants

PREPARED BY: Deborah L. Applegate, Deputy City Clerk

SUBMITTED BY: Kristy Schmidt, Administrative Services Director

APPROVED BY: City Administrator's Office

ACCESS ADVISORY COMMITTEE

- One vacancy.
- Term Expiration:
  - One term: December 31, 2017
- Qualifications/Category: Resident of the City or a full-time employee of an entity doing business within the City who demonstrates an interest, experience, and commitment to issues pertaining to disability and access.
  - One representative from the Architectural/Engineering/Building Community.
- Appointees may not hold any full-time paid office or employment in City government.

CATEGORY (Number of Vacancies)	APPLICANT	Incumbent Appt. Dates (Years Served)	Applicant's Preference (1st, 2nd, 3rd)	Notes
Architectural/Engineering /Building Community (1)	Shella Comin-DuMong			
	James R. Marston			

ARCHITECTURAL BOARD OF REVIEW

- Two vacancies.
- Term Expirations:
  - December 31, 2019
- Qualifications/Category:
  - Qualified elector of the City.

  (At this time ABR has met the minimum licensing requirements and may appoint non-licensed architects.)
- Appointees may not hold any full-time paid office or employment in City government.

CATEGORY (Number of Vacancies)	APPLICANT	Incumbent Appt. Dates (Years Served)	Applicant's Preference (1st, 2nd, 3rd)	Notes
Qualified Elector of the City (2)	Kirk B. Gradin	12/31/2011 - 12/31/2015 (4 years)		Licensed Architect
	Kevin Moore			Licensed Architect
	Joan Rutkowski			

ARTS ADVISORY COMMITTEE

- Three vacancies.
- Term Expirations:
  - December 31, 2019
- Qualifications/Category:
  - Member should be a qualified elector with the City or County with acknowledged accomplishments in the arts and demonstrates an interest in and commitment to cultural and arts activities.
- Appointees may not hold any full-time paid office or employment in City government.

CATEGORY (Number of Vacancies)	APPLICANT	Incumbent Appt. Dates (Years Served)	Applicant's Preference (1st, 2nd, 3rd)	Notes
Qualified Elector of the City (2 or 3)	Joan Rosenberg-Dent			
	Linda Wolcott Moore			
	Thea A. Palencia			
	William Smithers			
	John Thomas		Also applied: Neighborhood Advisory Parks & Recreation Rental Housing Mediation Board	
	Nathan Vonk	12/13/2011 – 12/31/2015 (4 Years)		
	Margie Yahyavi	12/09/2014 – 12/31/2015 (1 Year)		
Qualified Elector of SB County (0 -1)	Darian Bleecher	06/22/2004, 12/18/2007, 12/13/2011 – 12/31/2015 (11 Years)		
	Nancy Gifford			
	Albert Mercado			

CIVIL SERVICE COMMISSION

- Two vacancies.
- Term Expirations:
  - December 31, 2019
- Qualifications/Categories:
  - Must be a qualified elector of the City.
- Appointees may not hold any full-time paid office or employment in City government, and for one year after ceasing to be a member, shall not be eligible for any salaried office or employment with the City.

CATEGORY (Number of Vacancies)	APPLICANT	Incumbent Appt. Dates (Years Served)	Applicant's Preference (1st, 2nd, 3rd)	Notes
Qualified Elector of the City (2)	Alan T. Kasehagen	11/25/2003, 12/18/2007, 12/13/2011 – 12/31/2015 (12 Years)		
	Donna Lewis	06/28/2005, 12/18/2007, 12/13/2011 – 12/31/2015 (10 Years)		

COMMUNITY DEVELOPMENT AND HUMAN SERVICES COMMITTEE

- Five vacancies.
- Term Expirations:
  - One term expires December 31, 2016 (Lower Westside Neighborhood)
  - One term expires December 31, 2018 (Human Services Agencies)
  - Three terms expire December 31, 2019 (Eastside Neighborhood, Senior Community, Youth Oriented Services)
- Must be residents or employees of the designated organizations, but need not be qualified electors of the City, and must represent one of the specified categories or organizations. One representative from each:
  - Lower Westside Neighborhood
  - Human Services Agencies
  - Eastside Neighborhood
  - Youth Oriented Services
  - Senior Community
- Appointees may not hold any full-time paid office or employment in City government.

CATEGORY (Number of Vacancies)	APPLICANT	Incumbent Appt. Dates (Years Served)	Applicant's Preference (1st, 2nd, 3rd)	Notes
Lower Westside Neighborhood (1)	None.			
Human Services Agencies (1)	None.			
Eastside Neighborhood (1)	Nicolas M. Crisosto		1) Community Development & Human Services Committee 2) Neighborhood Advisory Committee 3) Rental Housing Mediation Board	
	Veronica Loza	07/03/2007, 12/18/2007, 12/13/2011 – 12/31/2015 (8 Years)		
Youth Oriented Services (1)	None.			
Senior Community (1)	Doedy Orchowski	06/24/2014 – 12/31/ 2015 (1 Year)		

COMMUNITY EVENTS & FESTIVALS COMMITTEE

- Four vacancies.
- Term Expirations:
  - Four terms expire December 31, 2019 (Business/Lodging/Retail Industry, Cultural Arts)
- Qualifications/Category:
  - Three representatives from the Business/Lodging/Retail Industry.
  - One representative from Cultural Arts.
- Appointees may not hold any full-time paid office or employment in City government.

CATEGORY (Number of Vacancies)	APPLICANT	Incumbent Appt. Dates (Years Served)	Applicant's Preference (1st, 2nd, 3rd)	Notes
Business/Lodging/ Retail Industry (3)	Katrina Carl*	12/17/2013 – 12/31/2015 (2 Years)		
	Antoinette Chartier			
	Barry Dorsey	06/23/2015 – 12/31/2015 (6 Months)		
	Brad Nack*	06/24/14 – 12/31/2015 (1 Year, 6 Months)		
	Doreen Stevenson			
Cultural Arts (1)	Katrina Carl*	12/17/2013 – 12/31/2015 (2 Years)		
	Brad Nack*	06/24/14 – 12/31/2015 (1 Year, 6 Months)		

***Eligible for more than one category.**

CREEKS ADVISORY COMMITTEE

- Four vacancies.
- Term Expirations:
  - December 31, 2019
- Qualifications/Category:
  - Member must be a resident of the City or County of Santa Barbara and shall have some experience in ocean use, business, environmental issues and provide community-at-large representation.
  - Total of four (4) positions open
- Appointees may not hold any full-time paid office or employment in City government.

CATEGORY (Number of Vacancies)	APPLICANT	Incumbent Appt. Dates (Years Served)	Applicant's Preference (1st, 2nd, 3rd)	Notes
Resident of the City or County of Santa Barbara (0-4)	James Hawkins	12/17/2013 – 12/31/2015 (2 Years)		City
	Lee Moldaver	07/11/2006, 12/18/2007, 12/13/2011 – 12/31/2015 (9 Years)		City
	Kathleen "Betsy" Weber	12/13/2009, 12/13/2011 – 12/31/2015 (5 Years)		City

DOWNTOWN PARKING COMMITTEE

- Two vacancies.
- Term Expirations:
  - December 31, 2019
- Qualifications/Category:
  - Appointee shall demonstrate an interest and knowledge of downtown parking issues and must be a resident of the City.
- Appointees may not hold any full-time paid office or employment in City government.

CATEGORY (Number of Vacancies)	APPLICANT	Incumbent Appt. Dates (Years Served)	Applicant's Preference (1st, 2nd, 3rd)	Notes
Resident of the City (2)	Ed France	06/23/2015 – 12/31/2015 (6 Months)		
	Ethan Shenkman			

FIRE AND POLICE COMMISSION

- Two vacancies.
- Term Expirations:
  - Two terms expire, December 31, 2019.
- Qualifications/Category:
  - Qualified elector of the City.
- Appointees may not hold any full-time paid office or employment in City government.

CATEGORY (Number of Vacancies)	APPLICANT	Incumbent Appt. Dates (Years Served)	Applicant's Preference (1st, 2nd, 3rd)	Notes
Qualified Electors of the City (2)	Melody Joy Baker			
	Jennifer Christensen	12/15/2009, 12/13/2011 – 12/31/2019 (10 Years)		
	John J. Torell	12/13/2011 – 12/31/2015 (4 Years)		

FIRE AND POLICE PENSION COMMISSION

- Three vacancies.
- Term Expirations:
  - One term expires December 31, 2017 (Active/Retired Police Officer)
  - Two terms expire December 31, 2018 (Qualified Electors)
- Qualifications/Categories:
  - Two qualified electors of the City who are not an active fire fighters or police officers.
  - One active or retired police officer who is a member of the Fire and Police Pension System who need not be a resident or elector of the City.
- Appointees may not hold any full-time paid office or employment in City government.

CATEGORY (Number of Vacancies)	APPLICANT	Incumbent Appt. Dates (Years Served)	Applicant's Preference (1st, 2nd, 3rd)	Notes
Qualified Electors (2)	Derek L. Pacheco		1) Fire and Police Pension Commission 2) Harbor Commission 3) Planning Commission	
	Scott Tracy	12/16/2008, 12/07/2010 – 12/31/2015 (7 Years)		
Active or Retired Police Officer Who is a Member of the Fire and Police Pension System (1)	None.			.

HARBOR COMMISSION

- Two vacancies.
- Term Expirations:
  - December 31, 2019
- Qualifications/Categories:
  - Qualified elector of the City.
- Appointees may not hold any full-time paid office or employment in City government.

CATEGORY (Number of Vacancies)	APPLICANT	Incumbent Appt. Dates (Years Served)	Applicant's Preference (1st, 2nd, 3rd)	Notes
Qualified Elector of the City (2)	Stephen MacIntosh	06/24/2014 – 12/31/2015 (1 Year, 6 Months)		
	Derek Pacheco		1) Fire and Police Pension Commission 2) Harbor Commission 3) Planning Commission	

HISTORIC LANDMARKS COMMISSION

- Two vacancies.
- Term Expiration:
  - Two terms: December 31, 2019
- Qualifications/Categories: One member shall be a qualified elector of the City (Public at Large) and one member may be a non-resident (Public at Large).
  - Two members must be a qualified electors of the City and two members may be non-residents (Public at Large)
  - (At this time HLC has met the minimum architect licensing requirements and may appoint non-licensed architects.)
- Appointees may not hold any full-time paid office or employment in City government.

CATEGORY (Number of Vacancies)	APPLICANT	Incumbent Appt. Dates (Years Served)	Applicant's Preference (1st, 2nd, 3rd)	Notes
Public at Large (2)	Michael Drury	07/01/2008, 12/13/2011 – 12/31/2015 (6 Years, 6 Months)		City (Public at Large)
	Wendy M. Edmunds			City (Public at Large)
	Anthony Grumbine			Non-resident (Public at Large)

COUNTY OF SANTA BARBARA LIBRARY ADVISORY COMMITTEE

CITY OF SANTA BARBARA REPRESENTATIVE

- One vacancy.

  One member from each County District (5), 8 City Nominees (Carpinteria, Santa Barbara, Lompoc, Santa Maria, Solvang, Guadalupe, Goleta, and Buellton), and 1 County Service Area 3 representative.
- Term Expiration:
  - June 30, 2016
- Qualifications/Categories:
  - Member must be a qualified elector of the City.
- Appointees may not hold any full-time paid office or employment in City government.

CATEGORY (Number of Vacancies)	APPLICANT	Incumbent Appt. Dates (Years Served)	Applicant's Preference (1st, 2nd, 3rd)	Notes
Qualified Elector (1)	Patricia Saley			

LIBRARY BOARD

- Two vacancies.
- Term Expirations:
  - December 31, 2019
- Qualifications/Categories:
  - Qualified elector of the City.
- Appointees may not hold any full-time paid office or employment in City government.

CATEGORY (Number of Vacancies)	APPLICANT	Incumbent Appt. Dates (Years Served)	Applicant's Preference (1st, 2nd, 3rd)	Notes
Qualified Elector (2)	None.			

LIVING WAGE ADVISORY COMMITTEE

- One vacancy.
- Term Expirations:
  - June 30, 2016 (Employee of Local Santa Barbara Area Non-Profit Entity)
- Qualifications/Categories:
  - One member of the Committee shall be employed by a local Santa Barbara area non-profit entity.
- Appointees may not hold any full-time paid office or employment in City government.

CATEGORY (Number of Vacancies)	APPLICANT	Incumbent Appt. Dates (Years Served)	Applicant's Preference (1st, 2nd, 3rd)	Notes
Employed by a Local Santa Barbara Area Non-Profit Entity (1)	None.			

MEASURE P COMMITTEE

- Four vacancies.
- Term Expirations:
  - One term expires December 31, 2016 (Criminal Defense Attorney)
  - One term expires December 31, 2016 (Civil Liberties Advocate)
  - One term expires December 31, 2018 (Resident of the City)
  - One term expires December 31, 2018 (Drug Abuse, Treatment & Prevention Counselor)
- Qualifications/Categories:
  - Criminal Defense Attorney
  - Civil Liberties Advocate
  - Resident of the City
  - Drug Abuse, Treatment & Prevention Counselor
- Appointees may not hold any full-time paid office or employment in City government.

CATEGORY (Number of Vacancies)	APPLICANT	Incumbent Appt. Dates (Years Served)	Applicant's Preference (1st, 2nd, 3rd)	Notes
Criminal Defense Attorney (1)	None.			
Civil Liberties Advocate (1)	None.			
Resident of the City (1)	None.			
Drug Abuse, Treatment & Prevention Counselor (1)	None.			

NEIGHBORHOOD ADVISORY COUNCIL

- Three vacancies.
- Term Expirations:
  - Terms expire December 31, 2019
- Qualifications/Categories:
  - Public at Large (2)
  - One representative must be from the Eastside Neighborhood
- Appointees may not hold any full-time paid office or employment in City government.

CATEGORY (Number of Vacancies)	APPLICANT	Incumbent Appt. Dates (Years Served)	Applicant's Preference (1st, 2nd, 3rd)	Notes
Public at Large (0-1)	Nicolas M. Crisosto*		1) Community Development and Human Services Committee 2) Neighborhood Advisory Committee 3) Rental Housing Mediation Task Force	
	John Thomas*		Also applied: Neighborhood Advisory Parks & Recreation Rental Housing Mediation Board	
Eastside Neighborhood Representative (1-2)	Nicolas M. Crisosto*		1) Community Development and Human Services Committee 2) Neighborhood Advisory Committee 3) Rental Housing Mediation Task Force	
	John Thomas*		Also applied: Neighborhood Advisory Parks & Recreation Rental Housing Mediation Board	

***Eligible for more than one category.**

PARKS AND RECREATION COMMISSION

- Two vacancies.
- Term Expiration:
  - One term expires December 31, 2016
  - One term expires December 31, 2019
- Qualifications/Categories:
  - Qualified electors of the City.
- Appointees may not hold any full-time paid office or employment in City government.

CATEGORY (Number of Vacancies)	APPLICANT	Incumbent Appt. Dates (Years Served)	Applicant's Preference (1st, 2nd, 3rd)	Notes
Qualified Elector of the City (2)	LeeAnne French	12/09/2014 – 12/31/2015 (1 Year)		
	John Thomas		Also applied: Neighborhood Advisory Parks & Recreation Rental Housing Mediation Board	

PLANNING COMMISSION

- Two vacancies.
- Term Expirations:
  - December 31, 2019.
- Qualifications/Categories:
  - Qualified elector of the City
- Appointees may not hold any full-time paid office or employment in City government.

CATEGORY (Number of Vacancies)	APPLICANT	Incumbent Appt. Dates (Years Served)	Applicant's Preference (1st, 2nd, 3rd)	Notes
Qualified Elector of the City (2)	John P. Campanella	01/24/2012 – 12/31/2015 (3 Years)		
	Derek L. Pacheco		1) Fire and Police Pension Commission 2) Harbor Commission 3) Planning Commission	
	Addison Thompson	12/31/2011 – 12/31/2015 (4 Years)		

RENTAL HOUSING MEDIATION BOARD

- Four vacancies.
- Term Expirations:
  - Terms expire December 16, 2019
- Qualifications/Categories: Non-City members must be affiliated with a landlord tenant organization within City limits.
  - Two Tenants (City or County)
  - One Landlord (City or County)
  - One Homeowner (City or County)
- Appointees may not hold any full-time paid office or employment in City government.

CATEGORY (Number of Vacancies)	APPLICANT	Incumbent Appt. Dates (Years Served)	Applicant's Preference (1st, 2nd, 3rd)	Notes
Tenant - City or County (2)	David Brainard	06/28/2011, 12/31/2011 – 12/31/2015 (3 Years, 6 Months)		City
	Lynn E. Goebel	06/30/2009, 12/15/2009, 12/17/2013 – 12/31/2015 (5 Years, 6 Months)		City
	John Thomas		Also applied: Neighborhood Advisory Parks & Recreation Rental Housing Mediation Board	City
	Jayme Turla			City
Landlord – City or County (1)	None.			
Homeowner – City or County (1)	Nicolas M. Crisosto		1) Community Development and Human Services Committee 2) Neighborhood Advisory Committee 3) Rental Housing Mediation Board	City

SANTA BARBARA YOUTH COUNCIL

- Twelve vacancies.
- Term Expiration:
  - One term expires June 30, 2016, (Local Alternative, Community, or Continuation HS)

- Qualifications/Categories: Members must be between the ages of 13-19 years.
  - One member from local alternative, community, or continuation high school (City or County).

*Applicants must appear for an interview before the Santa Barbara Youth Council and City Council.

CATEGORY (Number of Vacancies)	APPLICANT	Incumbent Appt. Dates (Years Served)	Applicant's Preference (1st, 2nd, 3rd)	Notes
Members From Local Alternative, Community, or Continuation High School (1)	None.			

SINGLE FAMILY DESIGN BOARD

- Two vacancies.
- Terms expire June 30, 2019 (Professional Qualifications); and
  One term expires June 30, 2018 (Licensed Architect).
- Members shall reside within Santa Barbara County.
- One member shall be a licensed architect;
- One member shall possess professional qualifications in fields related to architecture, including, but not limited to, building design, structural engineering, industrial design, or landscape contracting.
- Members may serve on the Architectural Board of Review or the Historic Landmarks Commission and the Single Family Design Board.

CATEGORY (Number of Vacancies)	APPLICANT	Incumbent Appt. Dates (Years Served)	Applicant's Preference (1st, 2nd, 3rd)	Notes
Licensed Architect (1)	Fred L. Sweeney	06/28/2011 – 12/31/2015 (4 Years)		
Professional Qualifications (1)	Lisa E. James	06/26/2012 – 12/31/2015 (2 Years, 6 Months)		

WATER COMMISSION

- Two vacancies.
- Term Expirations:
  - Terms expire December 31, 2019.
- Qualifications/Categories:
  - Qualified elector of the City.
- Appointees may not hold any full-time paid office or employment in City government.

CATEGORY (Number of Vacancies)	APPLICANT	Incumbent Appt. Dates (Years Served)	Applicant's Preference (1st, 2nd, 3rd)	Notes
Qualified Elector (2)	Megan Birney	06/26/2012 – 12/31/2015 (3 Years)		
	James Davis			
	Larry C. Falberg			
	Barry Keller	07/01/2008, 12/13/2011 – 12/31/2015 (6 Years, 6 Months)		
	Jordan Sager			