

CITY OF SANTA BARBARA CITY COUNCIL

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



Paul Casey
City Administrator

Ariel Pierre Calonne
City Attorney

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

DECEMBER 15, 2015 AGENDA

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

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

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

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

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

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

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

ORDER OF BUSINESS

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

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

Subject: Comprehensive Annual Financial Report For The Fiscal Year Ended June 30, 2015

Recommendation: That the Finance Committee recommend that Council:

- A. Receive a report from staff on the Comprehensive Annual Financial Report for the Fiscal Year Ended June 30, 2015; and
- B. Accept the Comprehensive Annual Financial Report for the Fiscal Year Ended June 30, 2015.

(See Council Agenda Item No. 19)

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CHANGES TO THE AGENDA

PUBLIC COMMENT

CONSENT CALENDAR

1. Subject: Minutes

Recommendation: That Council waive further reading and approve the minutes of the regular meeting of November 24, 2015.

2. Subject: Introduction Of Ordinance For The Grant Of Easements To The Santa Barbara County Flood Control District, Cota Bridge Replacement Project (330.03)

Recommendation: That Council introduce, and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Approving the Granting of Easements on City-Owned Properties Adjacent to Mission Creek to the County of Santa Barbara Flood Control and Water Conservation District for Flood Control and All Related Purposes, and Authorizing the City Administrator to Execute as Necessary the Easement Deeds in a Form Approved by the City Attorney.

3. Subject: Acceptance Of Bicycle And Pedestrian Easement Gift At 350 Hitchcock Way (330.03)

Recommendation: That Council:

- A. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Accepting an Easement for Use as a Public Bicycle and Pedestrian Pathway, and all Related Purposes, on the Real Property Commonly Known As 350 Hitchcock Way, and Consenting to the Recordation of the Easement Deed in the Official Records, County of Santa Barbara; and

(Cont'd)

CONSENT CALENDAR (CONT'D)

3. (Cont'd)

- B. Authorize and direct the Public Works Director to execute IRS Form 8283 acknowledging the easement as a charitable donation to the City.

4. **Subject: Avigation And Noise Easement For 6300 Hollister Avenue, Goleta (560.14)**

Recommendation: That Council:

- A. Approve and authorize the City Administrator to execute and record a grant deed of avigation and noise easement and agreement imposing conditions on real property by and between 6300 Hollister Associates, LP, and the City of Santa Barbara; and
- B. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Accepting an Avigation and Noise Easement Imposing Conditions on Real Property Known As Assessor's Parcel Number 073-050-046, and Consenting to the Recordation of the Easement Deed in the Official Records, County of Santa Barbara.

5. **Subject: Fiscal Year 2016 Interim Financial Statements For The Four Months Ended October 31, 2015 (250.02)**

Recommendation: That Council accept the Fiscal Year 2016 Interim Financial Statements for the Four Months Ended October 31, 2015.

6. **Subject: November 2015 Investment Report (260.02)**

Recommendation: That Council accept the November 2015 Investment Report.

7. **Subject: Self-Insured Workers' Compensation Program Annual Report (350.08)**

Recommendation: That Council receive the Annual Self-Insured Workers' Compensation Program Annual Report for the year ended June 30, 2015.

8. **Subject: Agreement For Surface Water And Groundwater Monitoring (540.10)**

Recommendation: That Council:

- A. Authorize the Public Works Director to execute a joint funding agreement with United States Geological Survey for water resources investigations related to surface water and groundwater measurements for the period of November 1, 2015, through October 31, 2016, with a City cost share not to exceed \$152,900; and
- B. Authorize the Public Works Director to approve expenditures up to \$20,000 for extra monitoring services.

CONSENT CALENDAR (CONT'D)

9. Subject: Agreement For Hilda McIntyre Ray Park Resident Caretaker (570.05)

Recommendation: That Council authorize the Acting Parks and Recreation Director to execute a Caretaker Rental Agreement for Hilda McIntyre Ray Park with Robert Cerda, commencing on January 1, 2016, through December 31, 2016.

10. Subject: Contract Building Plan Check Services (640.04)

Recommendation: That Council:

- A. Approve the execution of a \$70,000 Professional Services Agreement with Bureau Veritas North America, Inc., for contract Building & Safety plan review services; and
- B. Authorize an increase in Fiscal Year 2016 appropriations and estimated revenues in the Community Development Department, General Fund, by \$70,000 to cover the cost of the contracted services, funded from increased and unbudgeted revenues generated from greater than expected building permit activity.

11. Subject: Professional Services Agreement For Utility Users Tax Management and Audit Services (270.06)

Recommendation: That Council approve and authorize the Finance Director to execute a professional services agreement with MuniServices, LLC, to provide utility users tax management and audit services for a term of three years with two optional two-year extensions.

12. Subject: Receipt of California Youth Gang Reduction 2016 Grant Funds (520.04)

Recommendation: That Council:

- A. Increase Fiscal Year 2016 estimated revenues and appropriations in the Miscellaneous Grants Fund by \$246,852; and
- B. Authorize the City Administrator to extend the current agreements by one year and to accept and distribute the CalGRIP calendar year 2016 grant funds.

CONSENT CALENDAR (CONT'D)

13. Subject: Purchase Of Lockers For Police Department Men's Locker Room Project (520.04)

Recommendation: That Council:

- A. Approve a transfer of \$100,000 from the Police Department, General Fund, salary savings to the Facilities Capital Fund for the purchase of new lockers for the Men's Locker Room Project; and
- B. Increase estimated revenues and appropriations in the Facilities Capital Fund by \$100,000 to provide the budgetary authority for the purchase of the new lockers.

14. Subject: Reclassification Of Two Senior Building Inspector Positions In Community Development (410.06)

Recommendation: That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Amending Resolution No. 15-056, the Position and Salary Control Resolution for Fiscal Year 2016, Affecting the Community Development Department Effective July 4, 2015.

15. Subject: Adoption of Ordinance To Establish A Definition For "Vessel" For Craft Berthed, Moored Or Anchored In The Harbor District (570.03)

Recommendation: That Council adopt, by reading of title only, 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.

16. Set A Date For Public Hearing Regarding Appeal Of The Historic Landmarks Commission's Decision To Add The Structure Located At 29-37 East Victoria Street To The City's List Of Potential Historic Structures/Sites

Recommendation: That Council:

- A. Set the date of January 26, 2016, at 2:00 p.m. for hearing the appeal filed by Virginia Rehling of the Historic Landmarks Commission's ("HLC") decision to add the building located at 29-37 East Victoria Street, Assessor's Parcel No. 039-133-009, to the City's List of Potential Historic Structures/Sites. The C-2 zoned property is owned by Tioga Holdings LP and is represented by the Radius Group, Commercial Real Estate. The Historic Landmarks Commission held a Public Hearing on November 4, 2015, to consider the historic significance of the 1922 Spanish Colonial Revival commercial building and found it to be eligible as a Structure of Merit based on the recommendation of the HLC Designation Subcommittee; and
- B. Set the date of January 25, 2016, at 1:30 p.m. for a site visit to the property located at 29-37 E. Victoria Street.

CONSENT CALENDAR (CONT'D)

NOTICES

17. The City Clerk has on Thursday, December 10, 2015, posted this agenda in the Office of the City Clerk, on the City Hall Public Notice Board on the outside balcony of City Hall, and on the Internet.
18. Cancellation of the regular City Council meetings of December 22 and December 29, 2015, and January 5, 2016.

This concludes the Consent Calendar.

REPORT FROM THE FINANCE COMMITTEE

CITY COUNCIL ADMINISTRATIVE AND ATTORNEY REPORTS

FINANCE DEPARTMENT

19. **Subject: Comprehensive Annual Financial Report For The Fiscal Year Ended June 30, 2015 (250.02)**

Recommendation: That Council:

- A. Receive a report from staff on the Comprehensive Annual Financial Report for the Fiscal Year Ended June 30, 2015; and
- B. Accept the Comprehensive Annual Financial Report for the Fiscal Year Ended June 30, 2015.

REDEVELOPMENT AGENCY REPORTS

20. **Subject: Successor Agency Transfer Of Property To The City And City Acceptance Of Property And Assumption Of Obligations (620.03)**

Recommendation:

- A. That the Successor Agency adopt, by reading of title only, A Resolution of the Successor Agency to the Redevelopment Agency of the City of Santa Barbara Transferring All Right, Title and Interest to the Real Property Described Herein, Subject to Certain Existing Leasehold Interests, Agreements, and Other Encumbrances on the Multiple Parcels of Real Property, Which Are Together Most Commonly Known As "Paseo Nuevo Retail Center," Owned By the Successor Agency to the Former Redevelopment Agency of the City of Santa Barbara, and Authorizing the Executive Director to Execute Such Agreements and Related Documents as Necessary to Effectuate the Transfer of Real Property Interests to the City of Santa Barbara;

(Cont'd)

REDEVELOPMENT AGENCY REPORTS (CONT'D)

20. (Cont'd)

- B. That Council introduce and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Accepting All Right, Title and Interest to the Real Property Described Herein, Subject to Certain Existing Leasehold Interests, Agreements, and Other Encumbrances on the Multiple Parcels of Real Property, Which Are Together Most Commonly Known As "Paseo Nuevo Retail Center," Owned By the Successor Agency to the Former Redevelopment Agency of the City of Santa Barbara, and Authorizing the City Administrator to Execute Such Agreements and Related Documents as Necessary to Effectuate the Transfer of Real Property Interests to the City of Santa Barbara;
- C. That the Successor Agency adopt, by reading of title only, A Resolution of the Successor Agency to the Redevelopment Agency of the City of Santa Barbara Transferring For Public Transportation, Public Parking, and All Related Purposes All Right, Title and Interest to the "Governmental Purpose" Real Property Described Herein, Which Are Together Most Commonly Known As "Santa Barbara Railroad Depot," Owned by the Successor Agency to the Former Redevelopment Agency of the City of Santa Barbara, and Authorizing the Executive Director to Execute Such Agreements and Related Documents as Necessary to Effectuate Such Transfers of Real Property Interests to the City of Santa Barbara; and
- D. That Council introduce and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Accepting and Assuming For Public Transportation, Public Parking, and All Related Purposes All Right, Title and Interest to the "Governmental Purpose" Real Property Described Herein, Which Are Together Most Commonly Known As "Santa Barbara Railroad Depot," Owned by the Successor Agency to the Former Redevelopment Agency of the City of Santa Barbara, and Authorizing the City Administrator to Execute Such Agreements and Related Documents as Necessary to Effectuate Such Transfer of Real Property Interests to the City of Santa Barbara.

21. **Subject: Successor Agency Real Estate And Business Items (620.03)**

Recommendation: That the Successor Agency:

- A. Execute a Professional Services Agreement with Radius Group, for real estate services regarding 125 Calle Cesar Chavez; and
- B. Approve a \$15,000 increase in the contract, for a total contract of \$90,000, for legal services with Price, Postel, and Parma to the Oversight Board.

CITY COUNCIL ADMINISTRATIVE AND ATTORNEY REPORTS (CONT'D)

PARKS AND RECREATION DEPARTMENT

22. Subject: Contract With Santa Barbara Golf, LLC, For Management And Operation Of Santa Barbara Golf Club (570.02)

Recommendation: That Council approve, and authorize the City Administrator to enter into, a management contract with Santa Barbara Golf, LLC, a wholly-owned subsidiary of CourseCo, Inc., to manage and operate Santa Barbara Golf Club.

PUBLIC HEARINGS

23. Subject: Zoning Information Report Process Improvements - Municipal Code Amendment To Establish A Minor Zoning Exception Process (640.09)

Recommendation: That Council introduce and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Amending Municipal Code Chapter 28.92 to Add Section 28.92.130 Regarding Minor Zoning Exceptions for Errors in Zoning Information Reports.

COUNCIL AND STAFF COMMUNICATIONS

COUNCILMEMBER COMMITTEE ASSIGNMENT REPORTS

PUBLIC COMMENT (IF NECESSARY)

CLOSED SESSIONS

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

Recommendation: That Council hold a closed session to consider pending litigation pursuant to subsection (d)(1) of section 54956.9 of the Government Code and take appropriate action as needed. The pending litigation is *Daniel Corrigan v. City of Santa Barbara*; WCAB Case number ADJ10007046.

Scheduling: Duration, 20 minutes; anytime

Report: None anticipated

CLOSED SESSIONS (CONT'D)

- 25. Subject: PUBLIC EMPLOYEE APPOINTMENT (See Government Code Section 54954.5): Parks And Recreation Director (440.05)**

Recommendation: That Council hold a closed session, per Government Code Section 54957, to discuss the appointment for the position of Parks and Recreation Director.

Scheduling: Duration, 20 minutes; anytime

Report: Anticipated

ADJOURNMENT

CITY OF SANTA BARBARA

FINANCE COMMITTEE

MEETING AGENDA

DATE: December 15, 2015

Dale Francisco, Chair

TIME: 12:30 P.M.

Bendy White

PLACE: David Gebhard Public Meeting Room
630 Garden Street

Gregg Hart

Paul Casey
City Administrator

Robert Samario
Finance Director

ITEMS TO BE CONSIDERED:

1. Subject: Comprehensive Annual Financial Report For The Fiscal Year Ended June 30, 2015

Recommendation: That the Finance Committee recommend that Council:

- A. Receive a report from staff on the Comprehensive Annual Financial Report for the Fiscal Year Ended June 30, 2015; and
- B. Accept the Comprehensive Annual Financial Report for the Fiscal Year Ended June 30, 2015.

(See Council Agenda Item No. 19)



CITY OF SANTA BARBARA CITY COUNCIL MINUTES

REGULAR MEETING November 24, 2015 COUNCIL CHAMBER, 735 ANACAPA STREET

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Mayor Schneider.

ROLL CALL

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

Councilmembers absent: None.

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

PUBLIC COMMENT

Speakers: Wayne Scoles, Cassandra Ensberg, Scott Wenz, Richard Robinson, Kurt Magness, Kenneth Loch, Phil Walker, Melody Joy Baker, Peter Marin, Bob Hansen, Bill Hawksworth, Andrea Roselinsky.

ITEM REMOVED FROM CONSENT CALENDAR

10. Subject: Adoption Of Ordinance Amending Chapter 2.04 Of The Santa Barbara Municipal Code Pertaining To Council Meetings (120.02)

Recommendation: That Council adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Amending Chapter 2.04 of the Santa Barbara Municipal Code Pertaining to Council Meetings.

(Cont'd)

10. (Cont'd)

Documents:

Proposed Ordinance.

The title of the ordinance was read.

Motion:

Councilmembers Murillo/White to approve the recommendation;
Ordinance No. 5727.

Vote:

Majority roll call vote (Noes: Councilmember Hart).

CONSENT CALENDAR (Item Nos. 1 – 9 and 11)

The titles of the resolution related to Item No. 4 was read.

Motion:

Councilmembers Murillo/Rowse to approve the Consent Calendar as recommended.

Vote:

Unanimous roll call vote.

1. Subject: Minutes

Recommendation: That Council waive further reading and approve the minutes of the regular meeting of November 10, 2015.

Action: Approved the recommendation.

2. Subject: Fiscal Year 2016 First Quarter Review (250.02)

Recommendation: That Council:

- A. Accept the Fiscal Year 2016 interim financial statements for the three months ended September 30, 2015; and
- B. Approve the proposed first quarter adjustments to Fiscal Year 2016 appropriations and estimated revenues as detailed in the Schedule of Proposed First Quarter Budget Adjustments.

Action: Approved the recommendations (November 24, 2015, report from the Finance Director).

3. Subject: October 2015 Investment Report (260.02)

Recommendation: That Council accept the October 2015 Investment Report.

Action: Approved the recommendation (November 24, 2015, report from the Finance Director).

4. Subject: Approval Of Final Map And Execution Of Agreements For 210 Meigs Road And Acceptance Of Adjacent Easement At Washington School (330.03)

Recommendation: That Council:

- A. Approve and authorize the City Administrator to execute and record Final Map Number 20,815 and standard agreements relating to the approved subdivision at 210 Meigs Road, and authorize the City Engineer to record, upon completion of any required public improvements, a recital document stating that the public improvements have been completed and that the previously recorded Land Development Agreement may be removed from the title document; and
- B. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Accepting a New Water and Sewer Easement on Santa Barbara Unified School District Property, known as Washington Elementary School, Located at 290 Lighthouse Road.

Speakers:

- Staff: Supervising Transportation Engineer Derrick Bailey.
- Members of the Public: Scott Wenz.

Action: Approved the recommendations; Resolution No. 15-092; Agreement Nos. 25,368 – 25,370 (November 24, 2015, report from the Public Works Director; proposed resolution).

5. Subject: Purchase Order For The Maintenance And Repair Of The El Estero Wastewater Treatment Plant Digester No. 1 Lining (540.13)

Recommendation: That Council:

- A. Find that it is in the best interest of the City to waive formal bidding requirements section 4.52.070(L) of the Santa Barbara Municipal Code; and
- B. Authorize the Public Works Director to execute a Purchase Order with Olympos Painting, Inc., in the amount of \$191,000 for maintenance and repair of the El Estero Wastewater Treatment Plant Digester No. 1, and authorize the Public Works Director to approve expenditures up to \$19,100 to cover any cost increases that may result from necessary changes in the scope of work.

Action: Approved the recommendations (November 24, 2015, report from the Public Works Director).

6. Subject: Increase In Construction Change Order Authority For Cabrillo Boulevard Bridge Replacement/Anacapa Street Crosswalk Enhancement (530.04)

Recommendation: That Council:

- A. Accept Highway Safety Improvement Program grant funding increase in the amount of \$270,000 for a revised total amount of \$763,500 for the Cabrillo Boulevard at Anacapa Street Crosswalk Enhancement Project;
- B. Authorize an increase in appropriations and estimated revenues related to the Highway Safety Improvement Program grant funding by \$270,000 in the Fiscal Year 2016 Streets Grant Fund to cover a portion of the cost of construction for the Cabrillo Boulevard at Anacapa Street Crosswalk Enhancement Project;
- C. Approve the transfer of \$180,000 in available appropriations from the Streets Capital Fund to the Streets Grant Fund for the City's share of the construction cost for the Cabrillo Boulevard at Anacapa Street Crosswalk Enhancement Project;
- D. Authorize an increase in the Public Works Director's Change Order Authority to approve expenditures for extra work for the Cabrillo Boulevard at Anacapa Street Crosswalk Enhancement Project, Contract No. 24,977, in the amount of \$430,512.50, for a total contract expenditure authority of \$15,818,578.00; and
- E. Authorize an increase in the extra services amount with Bengal Engineering, Incorporated, for design support services during construction for the Cabrillo Boulevard Bridge Replacement Project, Contract No. 24,979, in the amount of \$43,122.50, for a total contract expenditure authority of \$292,624.50.

Speakers:

- Staff: Supervising Transportation Engineer Derrick Bailey.
- Members of the Public: Scott Wenz.

Action: Approved the recommendations (November 24, 2015, report from the Public Works Director).

7. Subject: Contract For Fiscal Year 2017 Water Rate Modeling Services (540.01)

Recommendation: That Council authorize the Public Works Director to execute a City Professional Services contract with Raftelis Financial Consultants, Inc., in the amount of \$50,221 for development of proposed water rates for Fiscal Year 2017, and authorize the Public Works Director to approve expenditures of up to \$12,555 for extra services that may result from necessary changes in the scope of work, for a total not-to-exceed amount of \$62,776.

Action: Approved the recommendation; Contract No. 25,371 (November 24, 2015, report from the Public Works Director).

8. Subject: Cancellation Of Certain Council Meetings In 2016 (120.09)

Recommendation: That Council cancel the regular Council Meetings on the following dates: January 5, January 19, February 16, April 5, May 31, July 5, August 16, August 23, August 30, November 29, December 20, and December 27, 2016.

Action: Approved the recommendation (November 24, 2015, report from the City Administrator).

9. Subject: Collection Of High Resolution 3D Elevation/Terrain Data (LiDAR) (170.04)

Recommendation: That Council:

- A. Approve the expenditure of \$75,000 and authorize the Administrative Services Director to negotiate, subject to approval by the City Attorney, an agreement with Channel Islands Regional Geographic Information Systems Collaborative for the acquisition and processing of High Resolution 3D Elevation/Terrain Data for the City's Centralized Geographic Information System; and approve an additional \$7,500 for contingency costs that may be necessary; and
- B. Appropriate \$82,500 from Information Systems Fund Reserves to the Fiscal Year 2016 Information Systems Budget for this purpose.

Action: Approved the recommendations; Agreement No. 25,372 (November 24, 2015, report from the Administrative Services Director).

NOTICES

- 11. The City Clerk has on Thursday, November 19, 2015, posted this agenda in the Office of the City Clerk, on the City Hall Public Notice Board on the outside balcony of City Hall, and on the Internet.

This concluded the Consent Calendar.

REPORT FROM THE FINANCE COMMITTEE

Finance Committee Chair Dale Francisco reported that the Committee met to review interim financial statements for the three months ended September 30, 2015, and to approve proposed first quarter adjustments to Fiscal Year 2016 appropriations and estimated revenues. Both items were approved as part of this agenda's Consent Calendar (Item No. 2).

CITY COUNCIL ADMINISTRATIVE AND ATTORNEY REPORTS

ADMINISTRATIVE SERVICES DEPARTMENT

12. Subject: Certification Of The Election Results Of The Official Canvass For The General Municipal Election Of November 3, 2015 (110.03)

Recommendation: That Council:

- A. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Reciting the Fact of the Vote-By-Mail General Municipal Election Held on November 3, 2015, Declaring the Results and Such Other Matters as Required by the State Elections Code; and
- B. Receive a final presentation on the November 3, 2015 Election.

Documents:

- November 24, 2015, report from the Administrative Services Director.
- PowerPoint presentation prepared and made by Staff.

Speakers:

Staff: City Clerk Services Manager Gwen Peirce.

Motion:

Councilmembers White/Hart to approve Recommendation A; Resolution No. 15-093.

Vote:

Unanimous roll call vote.

PUBLIC WORKS DEPARTMENT

13. Subject: Approval Of The Citywide Wayfinding Directional Signage Program Including Project Funding And Installation Plan (530.04)

Recommendation: That Council approve the Citywide Wayfinding Directional Signage Program and authorize the Public Works Director to implement the installation of the signage as outlined in the recommended phasing plan and provide staff direction on funding future phases of the Wayfinding program.

Documents:

- November 24, 2015, report from the Public Works Director.
- Citywide Wayfinding Signage Program, prepared by Hunt Design.
- PowerPoint presentation prepared and made by Staff.

Speakers:

- Staff: Transportation Manager Browning Allen, Supervising Transportation Engineer Derrick Bailey.

(Cont'd)

13. (Cont'd)

Speakers (Cont'd):

- Consultant: Principal Jennifer Bressler, Hunt Design.
- Members of the Public: Maggie Campbell, Downtown Santa Barbara; Ed France; Ken Oplinger, Santa Barbara Chamber of Commerce; Matt LaBrie; Trey Pinner; Peter Marin.

Motion:

Councilmembers Francisco/Hotchkiss to approve the recommendation, authorize the beginning of Phase 1 of the Program, and approve the color of blue for parking signs.

Vote:

Unanimous voice vote.

RECESS

3:46 p.m. – 3:55 p.m.

MAYOR AND COUNCIL REPORTS

14. Subject: Request From Councilmembers Rowse And Francisco Regarding Recreational Vehicle Restrictions (550.01)

Recommendation: That Council consider the request from Councilmembers Rowse and Francisco regarding Municipal Code 10.44.205(b), to forward to Ordinance Committee the addition of Item No. 10, any other land deemed sensitive by the Chief of Police and the Public Works Director to the list of land uses that may have restricted recreational vehicle parking.

Documents:

- November 24, 2015, report from the City Administrator.
- November 23, 2015, Recreational Vehicle Parking Incident Report, submitted by the Upper East Association.

Speakers:

- Staff: Transportation Manager Browning Allen, City Attorney Ariel Calonne, Supervising Transportation Engineer Derrick Bailey.
- Members of the Public: Diane Duncan; Chuck Flacks, C3H; Karl Wagner; Peter Marin; Nancy McCradie; Paula Pardee; Joan Jamieson; John Jamieson; Gary Linker; Fred Sweeney, Upper East Association; Deborah Lynch; Craig Zimmerman; Wanda Livernois; Ken Oplinger, Santa Barbara Chamber of Commerce; Ethan Shenkman; Matt LaBrie, LYNX Property Management; Maggie Campbell, Downtown Santa Barbara; Trey Pinner.

(Cont'd)

14. (Cont'd)

Motion:

Councilmembers Rowse/Francisco to forward to Ordinance Committee proposed revisions to the list of land uses that may have restricted recreational vehicle parking.

Vote:

Majority voice vote (Noes: Councilmember Murillo, Mayor Schneider).

COUNCILMEMBER COMMITTEE ASSIGNMENT REPORTS

Information:

- Councilmember Hotchkiss reported that the High Sierra Grill will be opening soon at the Santa Barbara Airport and spoke regarding a recent meeting of the Milpas Action Task Force.
- Councilmember Murillo thanked the Santa Barbara Chamber of Commerce and the Greater Santa Barbara Lodging and Restaurant Association for a recent celebration of the Santa Barbara City Council election results.
- Councilmember White reported on a recent Cachuma Operations and Maintenance Board meeting.
- Mayor Schneider spoke regarding her appointment to the League of California Cities Board of Directors and reported on a recent meeting of the Board in Sacramento.

ADJOURNMENT

Mayor Schneider adjourned the meeting at 5:28 p.m.

SANTA BARBARA CITY COUNCIL

SANTA BARBARA
CITY CLERK'S OFFICE

HELENE SCHNEIDER
MAYOR

ATTEST: _____
GWEN PEIRCE, CMC
CITY CLERK SERVICES MANAGER



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: December 15, 2015

TO: Mayor and Councilmembers

FROM: Engineering, Public Works Department

SUBJECT: Introduction Of Ordinance For The Grant Of Easements To The Santa Barbara County Flood Control District, Cota Bridge Replacement Project

RECOMMENDATION:

That Council introduce, and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Approving the Granting of Easements on City-Owned Properties Adjacent to Mission Creek to the County of Santa Barbara Flood Control and Water Conservation District for Flood Control and All Related Purposes, and Authorizing the City Administrator to Execute as Necessary the Easement Deeds in a Form Approved by the City Attorney.

DISCUSSION:

The City has acquired fee ownership of three properties as was necessary for the Cota Street Bridge Replacement Project (Project). The Project is nearing completion with new creek walls having been installed and the new bridge currently being constructed. Once the Project is completed, the three properties that were acquired (see Attachment) are authorized to be sold as surplus lands by Council action on July 14, 2015.

The City and the County of Santa Barbara Flood Control and Water Conservation District (SBFCD) have historically worked jointly together to improve water conveyance and flood control for the Lower Mission Creek, and they continue to do so, as the City completes scheduled bridge replacement projects.

In conjunction with City bridge replacement projects and SBFCD creek improvement and flood control projects, both parties have cooperated in assisting each other in the completion of their respective projects. It has been the intent that when City bridge projects are completed, any real property rights acquired by the City determined to be beneficial to SBFCD creek projects will be assigned or granted to and accepted by SBFCD.

Council Agenda Report

Introduction Of Ordinance For The Grant Of Easements To The Santa Barbara County
Flood Control District, Cota Bridge Replacement Project

December 15, 2015

Page 2

It has been determined that permanent easements be created on the City-owned properties listed below to be offered to and accepted by SBFCD as beneficial to their ongoing flood control interests. The easements allow for access, maintenance, and all other flood control related purposes. The easements are to be offered and accepted prior to the City's sale of these properties as surplus.

1. Grant of permanent easement at 221 West Cota Street
2. Grant of permanent easement at 230 West Cota Street
3. Grant of permanent easement at 536 Bath Street

Consideration for the granting of these easements is the mutual benefit to both the City and SBFCD in improving water conveyance and flood control for the Lower Mission Creek, reducing the risk of flooding and potential damages.

City staff have reviewed these actions in conjunction with SBFCD staff and recommend that Council approve the introduction and subsequent adoption of this Ordinance.

ATTACHMENT: Properties Location Map

PREPARED BY: John Ewasiuk, Principal Engineer/DT/sk

SUBMITTED BY: Rebecca J. Bjork, Public Works Director

APPROVED BY: City Administrator's Office

**City Owned Properties for Grant of Easements to County Flood Control District:
221, 230 W. Cota Street and 536 Bath Street**



ORDINANCE NO. _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA BARBARA APPROVING THE GRANTING OF EASEMENTS ON CITY-OWNED PROPERTIES ADJACENT TO MISSION CREEK TO THE COUNTY OF SANTA BARBARA FLOOD CONTROL AND WATER CONSERVATION DISTRICT FOR FLOOD CONTROL AND ALL RELATED PURPOSES, AND AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE AS NECESSARY THE EASEMENT DEEDS IN A FORM APPROVED BY THE CITY ATTORNEY

WHEREAS, the City has acquired fee ownership of properties that were necessary for the completion of the Cota Street Bridge Replacement Project;

WHEREAS, the City is in the process of completing construction and replacement of the bridge at Cota Street;

WHEREAS, the City and the County of Santa Barbara Flood Control and Water Conservation District (SBFCD) are working jointly to improve water conveyance and flood control within a portion of Mission Creek beginning at Canon Perdido Street and continuing to Cabrillo Boulevard known as the Lower Mission Creek Flood Control Project (LMCFCP) as originally designed by the US Army Corp of Engineers; and

WHEREAS, the intent between both the City and SBFCD has been to permanently grant easements and or other property rights acquired by the City that may allow for enhanced access and flood control purposes by SBFCD within Mission Creek, and that the City and SBFCD have agreed to transfer and accept those certain easement interests as particularly described by the respective Grant Deeds to be executed by both parties subsequent to the approval of this Ordinance.

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

SECTION 1. The City hereby grants to SBFCD easements for access, flood control, and related purposes on the City fee owned properties as particularly described and shown in the existing Grant Deeds to City, filed as Instruments Nos. 2013-0033385 dated May 20, 2013; 2013-0058033 dated August 29, 2013; and 2013-0033387 dated May 20, 2015, of Official Records, in the Office of County of the County Recorder, County of Santa Barbara, State of California.

SECTION 2. The City Administrator is authorized to execute, in the form approved by the City Attorney, the above referenced Easement Grant Deeds, and other related documents as maybe necessary.

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



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: December 15, 2015

TO: Mayor and Councilmembers

FROM: Engineering Division, Public Works Department

SUBJECT: Acceptance Of Bicycle And Pedestrian Easement Gift At 350 Hitchcock Way

RECOMMENDATION: That Council:

- A. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Accepting an Easement for Use as a Public Bicycle and Pedestrian Pathway, and all Related Purposes, on the Real Property Commonly Known As 350 Hitchcock Way, and Consenting to the Recordation of the Easement Deed in the Official Records, County of Santa Barbara; and
- B. Authorize and direct the Public Works Director to execute IRS Form 8283 acknowledging the easement as a charitable donation to the City.

DISCUSSION:

The owner of the property at 350 Hitchcock Way (the "Property") is proposing to build a new automotive facility development at this site. The project includes demolition of an existing 2,363 square foot office/showroom, 567 square foot storage area, and 15,936 square foot service bay structure, and construction of a new two-story 36,752 square foot automotive dealership. A lot split on this Property is also pending under separate application. The owner of the Property was informed of the Upper State Street Study and Council Resolution of May 2007 that identifies the location of a potential bicycle/pedestrian path through the Property. This potential bicycle/pedestrian path is a long term goal of the City.

In order to facilitate the City's goal, the owner of the Property has offered to donate an easement over the Property for use as a bicycle and pedestrian pathway. The offered easement is a key component of the potential bicycle/pedestrian path. Since the easement is being offered as a gift, the Property owner has requested that the City execute IRS Form 8283, acknowledging the easement as a charitable donation to the City.

Staff recommends that Council adopt a resolution accepting the easement for use as a bicycle and pedestrian pathway and authorize and direct the Public Works Director to execute IRS Form 8283 at the request of the Property owner. The easement will be recorded with the County Clerk Recorded for the County of Santa Barbara. Acceptance of this easement will allow the City the opportunity to design and build a potential bicycle/pedestrian path, if and when funding becomes available.

ATTACHMENT: Vicinity Map

PREPARED BY: John Ewasiuk, Principal Civil Engineer/MLW/kts

SUBMITTED BY: Rebecca J. Bjork, Public Works Director

APPROVED BY: City Administrator's Office



350 Hitchcock Way Easement



Legend

- City Limits
- Parks
- Assessor's Parcels - City
- Pacific Ocean
- Street Centerlines

1: 3,603

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA BARBARA ACCEPTING AN EASEMENT FOR USE AS A PUBLIC BICYCLE AND PEDESTRIAN PATHWAY, AND ALL RELATED PURPOSES, ON THE REAL PROPERTY COMMONLY KNOWN AS 350 HITCHCOCK WAY, AND CONSENTING TO THE RECORDATION OF THE EASEMENT DEED IN THE OFFICIAL RECORDS, COUNTY OF SANTA BARBARA

WHEREAS, Laura Worchell, Trustee of The Larry and Laura Worchell Family Trust; Ralph Horowitz, Trustee of The Horowitz Family Trust; Shaghan Securities, LLC; Avenue 26 Holdings, LLC; No Way Hitchcock, LLC; and Timothy M. Ison are the owners of the real property known as 350 Hitchcock Way (APN 051-240-03) (hereinafter referred to as the "Property");

WHEREAS, the City's Upper State Street Study and Council Resolution of May 2007 identify the location of a potential bicycle and pedestrian pathway over a portion of the Property;

WHEREAS, the construction of a future bicycle and pedestrian pathway is a long term goal of the City;

WHEREAS, in furtherance of this goal, the owners of the Property have offered to donate and convey an easement to the City for use as a bicycle and pedestrian pathway;

WHEREAS, the Council of the City of Santa Barbara, by this resolution, hereby declares its intention to accept the offer of an easement on the property known as 350 Hitchcock Way;

WHEREAS, since the easement is being offered as a gift, the property owners have requested that upon adoption of this resolution, the City execute a IRS Form 8283 acknowledging the easement as a charitable donation to the City; and

WHEREAS, the City of Santa Barbara claims no interest in the underlying fee ownership of the subject property.

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

SECTION 1: The Council of the City of Santa Barbara accepts an easement for use as a public bicycle and pedestrian pathway on the Real Property described in the Grant of Easement and Maintenance Agreement, dated December 7, 2015, to the City of Santa Barbara, a municipal corporation, from Laura Worchell, Trustee of The Larry and Laura Worchell Family Trust; Ralph Horowitz, Trustee of The Horowitz Family Trust; Shaghan Securities, LLC; Avenue 26 Holdings, LLC; No Way Hitchcock, LLC; and Timothy M. Ison.

SECTION 2: The Council of the City of Santa Barbara authorizes the City Clerk to record the offered Easement Deed in the Official Records, County of Santa Barbara subsequent to the adoption of this Resolution.

SECTION 3: Upon acceptance and recordation of the Easement Deed, the Council of the City of Santa Barbara authorizes and directs the Public Works Director to execute IRS Form 8283.

SECTION 4: This Resolution shall become effective immediately upon its adoption.



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: December 15, 2015

TO: Mayor and Councilmembers

FROM: Facilities Planning and Development, Airport Department

SUBJECT: Avigation And Noise Easement For 6300 Hollister Avenue, Goleta

RECOMMENDATION: That Council:

- A. Approve and authorize the City Administrator to execute and record a grant deed of avigation and noise easement and agreement imposing conditions on real property by and between 6300 Hollister Associates, LP, and the City of Santa Barbara; and
- B. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Accepting an Avigation and Noise Easement Imposing Conditions on Real Property Known as Assessor's Parcel Number 073-050-046, and Consenting to the Recordation of the Easement Deed in the Official Records, County of Santa Barbara.

DISCUSSION:

An avigation and noise easement is a property right acquired from a landowner to an airport which protects the use of airspace above a property and imposes limitations on land use subject to the terms of the easement. The purpose of the avigation and noise easement is to protect life and property on the ground from aviation impacts and to minimize the effects of neighboring development on airport operations.

On September 16, 2014, the Goleta City Council approved construction of a new 118-room "Marriott Residence Inn" hotel at 6300 Hollister Avenue (APN 073-050-046). Although the proposed hotel would not be constructed under an airfield approach, a portion of the parcel lies within the Runway Protection Zone (RPZ) for Runway 15R. For this reason the City of Goleta imposed a condition of approval on the project requiring the property owner, 6300 Hollister Associates, LP, to grant the City of Santa Barbara an avigation and noise easement. The avigation and noise easement will provide notice to current and future property owners of the effects of airport operations and will establish provisions allowing aircraft using the Airport to have the free and unobstructed right of flight in the airspace above the parcel.

ATTACHMENT: Grant Deed of Avigation and Noise Easement

PREPARED BY: Andrew Bermond, Project Planner

SUBMITTED BY: Hazel Johns, Airport Director

APPROVED BY: City Administrator's Office

Recorded for the Benefit of:

City of Santa Barbara

**Recording requested by and when recorded
mail to:**

Santa Barbara Airport
6012 Firestone Road
Santa Barbara, CA 93117

and

6300 Hollister Associates, LP
c/o Russell A. Goodman
996 S. Seaward Avenue
Ventura, CA 93001

THE ABOVE SPACE RESERVED FOR RECORDER USE ONLY

**GRANT DEED OF AVIGATION AND NOISE EASEMENT AND AGREEMENT
IMPOSING CONDITIONS ON REAL PROPERTY**

APN No.: 073-050-046

RECITALS

WHEREAS, 6300 Hollister Associates, a California Limited Partnership (herein the "**Grantor**") is the owner in fee simple of that certain parcel of land situated in the County of Santa Barbara commonly known as 6300 Hollister Avenue, Goleta, California and more particularly described in Exhibit A and attached hereto and made a part hereof (herein the "**Grantor's property**"); and,

WHEREAS, City of Santa Barbara, a municipal corporation (herein the "**Grantee**") is the owner of certain properties within the County of Santa Barbara which are described in a Deed from the United States of America to Grantee dated February 24, 1949, which was recorded in Book 861 at Page 33 of the Official Records of the County of Santa Barbara, State of California (herein the "**Dominant Parcel**"); and,

WHEREAS, the Santa Barbara Municipal Airport, (herein the "**Airport**") is operated on the Dominant Parcel which is in close proximity to Grantor's property; and,

WHEREAS, on September 16, 2014, Grantor received approval from the City of Goleta for a Vesting Tentative Map for a two lot subdivision; a Development Plan for a 118-room Hotel; a Development Plan Amendment for the existing Hollister Center research and development office Complex; and related improvements, a portion of which (herein the "**Servient Parcel**") is located within the Santa Barbara County Airport Land Use Plan's Safety Area 1- Clear Zone, with said approvals being conditioned upon Grantor providing Grantee with an avigation easement over the Servient Parcel; and,

WHEREAS, the Servient Parcel is more particularly described in Exhibit B attached hereto and made a part hereof: and

WHEREAS, Grantor and Grantee wish to establish provisions so that aircraft using Airport shall have the right of flight and the right to cause noise, light, and other effects associated with the operation of aircraft in the airspace over and above the Servient Parcel.

NOW, THEREFORE, Grantor, for consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants and conveys to Grantee a perpetual public-use aviation and noise easement in, through, across and over the airspace of the Servient Parcel subject to termination as expressly provided herein and right-of-way for the free and unobstructed flight of aircraft, of any and all kinds now known or hereafter invented, used or designed for navigation or flight in the air, of the class, size and category permitted by law to operate at Airport, as more particularly described below.

1. Grantor understands and acknowledges that the rights herein granted shall include, but not be limited to, the right in such airspace to allow, make and emit such noise, light, vibrations, fumes, exhaust, smoke, air currents, dust fuel particles, radio, television, and other electromagnetic interferences, and all other effects as may be inherent to the operation of aircraft for navigation flight in the air.

2. Grantor hereby full waives, remises and releases any right or cause of action that it may now have or that it may have in the future against Grantee, its successors, and assigns, and covenants not to sue due to such noise, light, vibrations, fumes, exhaust, smoke, air currents, dust fuel particles, radio, television, and other electromagnetic interferences, and all other similar or related effects that may be caused or may have been caused by the operation of aircraft landing at, taking off from, or operating at Airport as permitted under this easement (collectively the "effects"). Said release and covenant shall include, but are not limited to, claims, known or unknown, for damages for physical or emotional injuries, discomfort, inconvenience, property damage, death, interference with use and enjoyment of property, diminution of property values, nuisance, or inverse condemnation or injunctive or other extraordinary or equitable relief arising out of the effects.

3. It is further agreed that Grantee as owner and operator of Airport shall have no duty to avoid or mitigate such damages by, without limitation, setting aside or condemning buffer lands, rerouting air traffic, erecting sound or other barriers, or establishing curfews, noise or other regulations, except to the extent, if any, that such actions are validly required by government authority, Grantor reserves such use, rights and privileges in the Servient Parcel as may be exercised and enjoyed without interference with or abridgment of the rights hereby granted.

4. This Grant of an aviation and noise easement shall not operate to deprive Grantor and its successors or assigns of any rights that it may have from time to time against any other individual aircraft operator for the negligent or unlawful operation of an aircraft.

5. For and on behalf of itself and its successors and assigns, Grantor hereby covenants with Grantee for the direct benefit of the real property constituting Airport that neither Grantor nor its successors in interest or assigns shall hereafter construct or permit the construction or growth of any structure, tree or other object within the Servient Parcel that penetrates an approved approach, transitional, horizontal, or control surface, or that constitutes an obstruction to air navigation, or that obstructs or interferes with the use of the flight easements and rights of way herein granted, or that creates electrical interference with radio communication between any installation upon Airport and aircraft, or that makes it difficult for pilots to distinguish between airport lights and other lights, or that impairs visibility in the vicinity of Airport, or that otherwise endangers the landing, take-off or maneuvering of aircraft. Grantee reserves the

right, upon reasonable notice to Grantor, to mark and light as obstructions to air navigation any such building, structure, tree or other object now upon, or that in the future may be upon, the Servient Parcel, together with the right of ingress to, egress from, and passage over the Servient Parcel for the above purpose, which shall be accomplished at Grantee's expense.

The foregoing notwithstanding, Grantor and Grantee acknowledge, accept and agree that the Servient Parcel may be improved pursuant to the approvals described in the Recitals and that such improvements shall not be deemed in violation or breach of the terms and conditions set forth in this Grant.

6. All promises, covenants, conditions and reservations contained in this easement are made and entered into for the benefit of Grantee. These promises covenants, conditions, and reservations, shall run with the Servient Parcel, described and identified on Exhibit B attached hereto, shall bind Grantor's heirs, administrators, executor, successors and assigns to the maximum extent now or hereafter permitted by statute or case law, and are intended by the parties to comply with California Civil Code section 1468. "Successors and assigns" as used in this paragraph includes, without limitation, invitees, licensees, permittees, tenants, and lessees.

7. The avigation and noise easement, covenants, and agreements described herein shall continue in effect until the Airport shall be abandoned and shall cease to be used for public airport purposes.

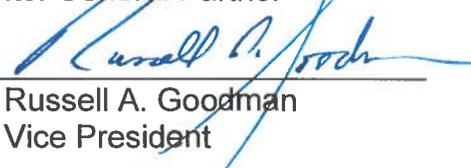
IN WITNESS WHEREOF, Grantor and Grantee have caused this grant of easement to be executed on 11/30/15, 2015.

GRANTOR:

6300 Hollister Associates, LP
A California Limited Partnership

By: SRG Hollister, LP
A California Limited Partnership
Its: General Partner

By: Regis Contractors, Inc.
A California Corporation
Its: General Partner

By: 
Russell A. Goodman
Vice President

GRANTEE:

CITY OF SANTA BARBARA
Municipal Corporation

City Administrator

ATTEST:

By: _____
City Clerk

APPROVED AS TO CONSENT:

By: _____
Airport Director

APPROVED AS TO FORM:

By: _____
Assistant City Attorney

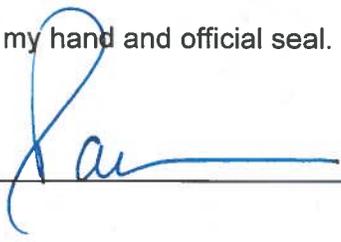
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF ~~SANTA BARBARA~~ Ventura)

On 11/30, 2015 before me, Patti Burbach, Notary Public, personally appeared Russell A. Goodman, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature:  (seal)



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA)

On _____, 2015 before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____ (seal)

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF GOLETA, COUNTY OF Santa Barbara, STATE OF CA AND IS DESCRIBED AS FOLLOWS:

Parcel One:

That portion of Ranchos Los Dos Pueblos, in the County of Santa Barbara, State of California, described as follows:

Beginning at the Southeasterly corner of the tract of land described in the deed to Raytheon Manufacturing Company, recorded February 28, 1957 as Instrument No. 4219 in Book 1432, Page 370 of Official Records, records of said County, being a point on the Northerly line of Hollister Avenue, as shown on a map of survey filed in Book 24 at Page 52 of Record of Survey, in the Office of the County Recorder of said County; thence leaving said Northerly line of Hollister Avenue and following along the Easterly line of said Raytheon Tract of land, North 3° 22' 25" West, 507.70 feet to a point from which the Northeasterly corner thereof bears North 3° 22' 25" West, 306.84 feet; thence, leaving said Easterly line of said Raytheon Tract of land parallel with the Northerly line of said Hollister Avenue and distant 500.00 feet Northerly therefrom measured at right angles thereto, North 76° 38' East, 70.29 feet; thence, continuing parallel with the Northerly line of Hollister Avenue and distant 500.00 feet Northerly therefrom measured at right angles thereto, North 74° 19' East at 532.75 feet the Southwesterly corner of the tract of land described in the deed to Fulton-Ventura Corporation, a Nevada Corporation, recorded July 21, 1958 as Instrument No. 17238 in Book 1541 at Page 61 of Official Records, records of said County, 932.75 feet to the Southeasterly corner of said last mentioned tract of land on the Westerly line of La Patera Road 60 feet in width, as described in the deed to County of Santa Barbara, recorded in Book 39 at Page 385 of Deeds, records of said County; thence along said Westerly line of said La Patera Road, South 10° 51' 30" East, 501.78 feet to the Northerly line of Hollister Avenue; thence along said Northerly line, South 74° 19' West, 900.65 feet to an angle point therein; thence South 76° 38' West, 168.50 feet to the point of beginning.

EXCEPTING therefrom that portion thereof described in the deed to the County of Santa Barbara, recorded December 7, 1962 as Instrument No. 51965 in Book 1966 at Page 463 of Official Records.

Also excepting therefrom one-half of any and all oil, gas and other hydrocarbon substances within and under the above described property more than 500 feet beneath the surface thereof and/or producible therefrom or therethrough, without, however, any surface rights or right of surface entry with respect thereto, as reserved in deed from James Williams, Jr., as Executor of the Will of James G. Williams, deceased, recorded January 27, 1961 as Instrument No. 2800 in Book 1820, Page 50 of Official Records.

EXCEPTING therefrom that portion thereof described in the deed from Hollister Associates, L.P., a California limited partnership to the City of Santa Barbara, dated September 30, 2010 and recorded December 21, 2010 as Instrument No. 2010-0073252 of Official Records.

Parcel Two:

A non-exclusive easement and right of way for but not limited to vehicular and pedestrian ingress, egress and access, maintenance and repair over and across those portions of the property as reserved in Grant Deed recorded December 21, 2010 as Instrument No. 2010-0073252 of Official Records over driveways connecting Grantor's property to the public right of way known as Hollister Avenue.

APN: 73-050-46



Exhibit B
Legal Description

(Area lying within Santa Barbara Airport Approach Zone)

That portion of land located in the City of Goleta, County of Santa Barbara, lying within the parcel of land described in the Grant Deed to 6300 Hollister Associates, L.P, a California Ltd Partnership, filed February 14, 2003 as Instrument Number 2003-0019359 Official Records of said County, described as follows:

Beginning at the northeast corner of said parcel, said point being on the westerly right-of-way of La Patera Lane, sixty feet in width, as shown on Record of Survey filed in Book 114, Page 9, of Record of Surveys, in the Office of the County Recorder of said County; thence,

- 1st along the northerly line of said parcel South 75°21'06" West, a distance of 436.69 feet thence, leaving said northerly line,
- 2nd South 18°59'55" East, a distance of 490.20 feet to a point in the northerly line of that portion of land, described in the Grant Deed to the City of Santa Barbara, filed December 10, 2010 as Instrument Number 2010-0073252 Official Records of said county; thence,
- 3rd along said north line, North 74°28'16" East, a distance of 358.85 feet to the westerly line of La Patera Lane as shown on said Record of Survey; thence,
- 4th along the westerly line of La Patera Lane, North 09°50'03" West, a distance of 484.99 feet to the Point of Beginning.

Containing 193,312 square feet or 4.438 acres more or less.

The bearings and distances recited herein are based upon the California Coordinate System NAD 83, Zone 5, Epoch 1991.35. To obtain ground distance multiply by 1.000060033603817.

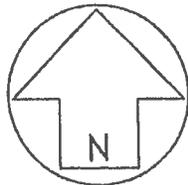
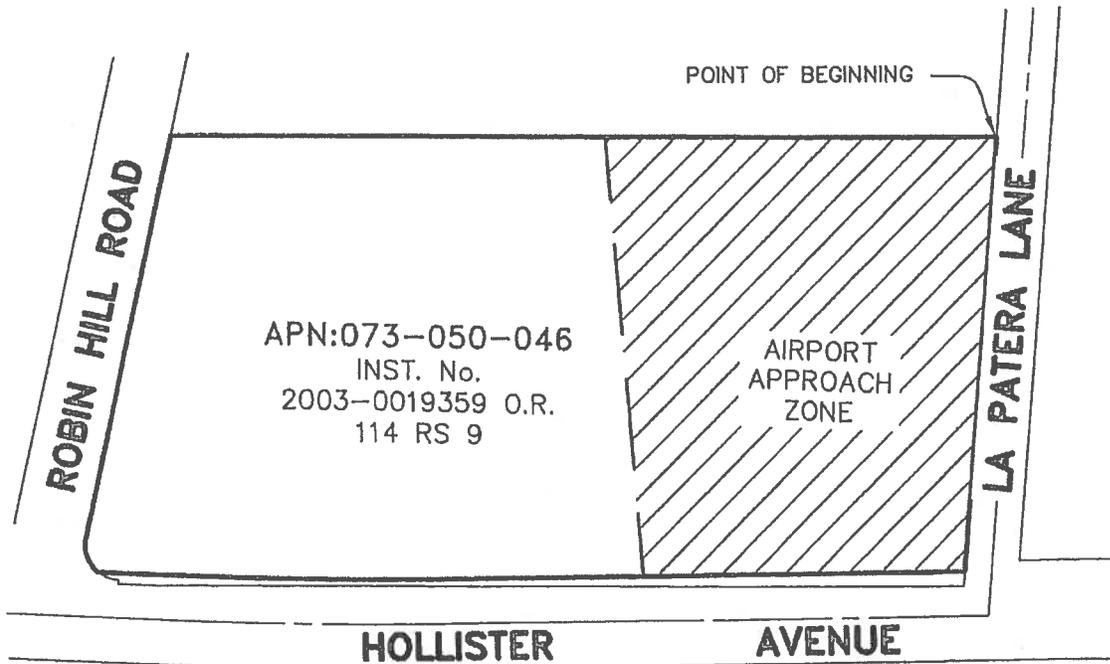
This legal description was prepared as a convenience only and is not intended for use in the division and/or conveyance of land in violation of the Subdivision Map Act of the State of California.

The above described land is graphically shown on Exhibit B attached hereto and made a part of this description by reference thereto.

END OF DESCRIPTION.



5/4/2015



SCALE: 1"=200'



111 East Victoria Street, Santa Barbara, CA 93101
 Phone: (805) 963-9532 Fax: (805) 966-9801

EXHIBIT B
OF
APPROACH ZONE
EASEMENT AREA
 CITY OF GOLETA
 STATE OF CALIFORNIA

W.O. 2064017636 DWG: 17636Legal-Approach Zone.dwg SCALE: 1" = 200' PLOT DATE: 4/17/2015

RESOLUTION NO.

A RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA BARBARA ACCEPTING AN AVIGATION AND NOISE EASEMENT IMPOSING CONDITIONS ON REAL PROPERTY KNOWN AS ASSESSOR'S PARCEL NUMBER 073-050-046, AND CONSENTING TO THE RECORDATION OF THE EASEMENT DEED IN THE OFFICIAL RECORDS, COUNTY OF SANTA BARBARA

WHEREAS, on September 16, 2014, the Goleta City council approved construction of a new 118-room hotel at 6300 Hollister Avenue (APN 073-050-046); and

WHEREAS, the City of Goleta imposed a condition of approval on the project requiring the property owner, 6300 Hollister Associates, LP, to grant the City of Santa Barbara an avigation and noise easement.

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

SECTION 1. The City of Santa Barbara hereby accepts the interest in real property known as Assessor's Parcel Number 073-050-046, conveyed by the Grant Deed of Avigation and Noise Easement and Agreement Imposing Conditions on Real Property from 6300 Hollister Associates, LP to the City of Santa Barbara, a municipal corporation.

SECTION 2. The City of Santa Barbara hereby consents to the recordation by the City Clerk of said Easement Deed, in the Official Records, County of Santa Barbara subsequent to the adoption of this resolution.

SECTION 3. This Resolution shall become effective immediately upon its adoption.



Agenda Item No. 5

File Code No. 250.02

CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: December 15, 2015

TO: Mayor and Councilmembers

FROM: Accounting Division, Finance Department

SUBJECT: Fiscal Year 2016 Interim Financial Statements For The Four Months Ended October 31, 2015

RECOMMENDATION:

That Council accept the Fiscal Year 2016 Interim Financial Statements for the Four Months Ended October 31, 2015.

DISCUSSION:

The interim financial statements for the four months ended October 31, 2015 (33.3% of the fiscal year) are attached. The interim financial statements include budgetary activity in comparison to actual activity for the General Fund, Enterprise Funds, Internal Service Funds, and select Special Revenue Funds.

ATTACHMENT: Interim Financial Statements for the Four Months Ended October 31, 2015

PREPARED BY: Jennifer Tomaszewski, Accounting Manager

SUBMITTED BY: Robert Samario, Finance Director

APPROVED BY: City Administrator's Office

CITY OF SANTA BARBARA
Interim Statement of Revenues and Expenditures
Summary by Fund
For the Four Months Ended October 31, 2015 (33.3% of Fiscal Year)

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>
GENERAL FUND					
Revenue	124,702,409	31,069,634	-	93,632,775	24.9%
Expenditures	<u>125,838,841</u>	<u>41,542,343</u>	<u>4,711,232</u>	79,585,266	36.8%
<i>Addition to / (use of) reserves</i>	<u>(1,136,432)</u>	<u>(10,472,710)</u>	<u>(4,711,232)</u>		
SOLID WASTE FUND					
Revenue	20,952,792	6,806,682	-	14,146,110	32.5%
Expenditures	<u>20,999,104</u>	<u>6,552,353</u>	<u>153,561</u>	14,293,190	31.9%
<i>Addition to / (use of) reserves</i>	<u>(46,312)</u>	<u>254,329</u>	<u>(153,561)</u>		
WATER OPERATING FUND					
Revenue	45,367,662	14,788,554	-	30,579,108	32.6%
Expenditures	<u>52,526,764</u>	<u>15,846,250</u>	<u>2,447,054</u>	34,233,460	34.8%
<i>Addition to / (use of) reserves</i>	<u>(7,159,102)</u>	<u>(1,057,697)</u>	<u>(2,447,054)</u>		
WASTEWATER OPERATING FUND					
Revenue	18,580,927	6,381,251	-	12,199,676	34.3%
Expenditures	<u>20,283,782</u>	<u>5,570,150</u>	<u>1,579,056</u>	13,134,576	35.2%
<i>Addition to / (use of) reserves</i>	<u>(1,702,855)</u>	<u>811,101</u>	<u>(1,579,056)</u>		
DOWNTOWN PARKING					
Revenue	8,383,944	2,924,673	-	5,459,271	34.9%
Expenditures	<u>8,894,872</u>	<u>2,915,154</u>	<u>489,462</u>	5,490,256	38.3%
<i>Addition to / (use of) reserves</i>	<u>(510,928)</u>	<u>9,519</u>	<u>(489,462)</u>		
AIRPORT OPERATING FUND					
Revenue	16,333,611	5,332,123	-	11,001,488	32.6%
Expenditures	<u>17,726,517</u>	<u>5,335,027</u>	<u>1,515,795</u>	10,875,696	38.6%
<i>Addition to / (use of) reserves</i>	<u>(1,392,906)</u>	<u>(2,904)</u>	<u>(1,515,795)</u>		
GOLF COURSE FUND					
Revenue	2,266,957	757,867	-	1,509,090	33.4%
Expenditures	<u>2,329,493</u>	<u>813,787</u>	<u>24,946</u>	1,490,760	36.0%
<i>Addition to / (use of) reserves</i>	<u>(62,536)</u>	<u>(55,920)</u>	<u>(24,946)</u>		
INTRA-CITY SERVICE FUND					
Revenue	7,284,170	2,468,787	-	4,815,383	33.9%
Expenditures	<u>7,291,791</u>	<u>2,236,220</u>	<u>229,264</u>	4,826,307	33.8%
<i>Addition to / (use of) reserves</i>	<u>(7,621)</u>	<u>232,567</u>	<u>(229,264)</u>		

CITY OF SANTA BARBARA
Interim Statement of Revenues and Expenditures
Summary by Fund
For the Four Months Ended October 31, 2015 (33.3% of Fiscal Year)

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>
FLEET REPLACEMENT FUND					
Revenue	3,245,667	1,138,551	-	2,107,116	35.1%
Expenditures	<u>6,423,649</u>	<u>991,501</u>	<u>1,253,758</u>	4,178,390	35.0%
<i>Addition to / (use of) reserves</i>	<u>(3,177,982)</u>	<u>147,050</u>	<u>(1,253,758)</u>		
FLEET MAINTENANCE FUND					
Revenue	2,722,761	916,663	-	1,806,098	33.7%
Expenditures	<u>2,850,287</u>	<u>971,461</u>	<u>237,618</u>	1,641,209	42.4%
<i>Addition to / (use of) reserves</i>	<u>(127,526)</u>	<u>(54,798)</u>	<u>(237,618)</u>		
SELF INSURANCE TRUST FUND					
Revenue	7,068,083	2,358,230	-	4,709,853	33.4%
Expenditures	<u>6,956,494</u>	<u>1,891,967</u>	<u>232,508</u>	4,832,018	30.5%
<i>Addition to / (use of) reserves</i>	<u>111,589</u>	<u>466,263</u>	<u>(232,508)</u>		
INFORMATION SYSTEMS ICS FUND					
Revenue	3,204,557	1,068,340	-	2,136,217	33.3%
Expenditures	<u>3,599,636</u>	<u>1,189,901</u>	<u>266,528</u>	2,143,207	40.5%
<i>Addition to / (use of) reserves</i>	<u>(395,079)</u>	<u>(121,561)</u>	<u>(266,528)</u>		
WATERFRONT FUND					
Revenue	13,458,598	5,372,007	-	8,086,591	39.9%
Expenditures	<u>14,250,633</u>	<u>5,023,635</u>	<u>813,840</u>	8,413,158	41.0%
<i>Addition to / (use of) reserves</i>	<u>(792,035)</u>	<u>348,372</u>	<u>(813,840)</u>		
TOTAL FOR ALL FUNDS					
Revenue	273,572,138	81,383,361	-	192,188,776	29.7%
Expenditures	<u>289,971,864</u>	<u>90,879,748</u>	<u>13,954,623</u>	185,137,493	36.2%
<i>Addition to / (use of) reserves</i>	<u>(16,399,727)</u>	<u>(9,496,387)</u>	<u>(13,954,623)</u>		

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

CITY OF SANTA BARBARA
General Fund
Interim Statement of Budgeted and Actual Revenues
For the Four Months Ended October 31, 2015 (33.3% of Fiscal Year)

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Remaining Balance</u>	<u>Percent Received</u>	<u>Previous YTD</u>
TAXES					
Sales and Use	23,367,961	5,403,243	17,964,718	23.1%	5,272,199
Property Taxes	28,742,300	485,235	28,257,065	1.7%	1,020,647
Utility Users Tax	7,219,700	2,372,159	4,847,541	32.9%	2,415,079
Transient Occupancy Tax	19,707,100	8,084,223	11,622,877	41.0%	7,969,305
Business License	2,624,400	649,722	1,974,678	24.8%	663,051
Real Property Transfer Tax	659,100	288,651	370,449	43.8%	225,389
<i>Total</i>	<u>82,320,561</u>	<u>17,283,233</u>	<u>65,037,328</u>	21.0%	<u>17,565,670</u>
LICENSES & PERMITS					
Licenses & Permits	219,700	55,312	164,388	25.2%	76,152
<i>Total</i>	<u>219,700</u>	<u>55,312</u>	<u>164,388</u>	25.2%	<u>76,152</u>
FINES & FORFEITURES					
Parking Violations	2,701,987	1,010,464	1,691,523	37.4%	975,620
Library Fines	89,500	24,607	64,893	27.5%	33,653
Municipal Court Fines	100,000	20,950	79,050	21.0%	9,674
Other Fines & Forfeitures	310,000	117,288	192,712	37.8%	120,398
<i>Total</i>	<u>3,201,487</u>	<u>1,173,309</u>	<u>2,028,179</u>	36.6%	<u>1,139,345</u>
USE OF MONEY & PROPERTY					
Investment Income	633,743	193,993	439,750	30.6%	186,122
Rents & Concessions	419,316	124,184	295,132	29.6%	121,248
<i>Total</i>	<u>1,053,059</u>	<u>318,177</u>	<u>734,882</u>	30.2%	<u>307,370</u>
INTERGOVERNMENTAL					
Grants	260,568	12,360	248,208	4.7%	64,630
Vehicle License Fees	35,000	-	35,000	0.0%	-
Reimbursements	437,900	53,838	384,062	12.3%	75,030
<i>Total</i>	<u>733,468</u>	<u>66,198</u>	<u>667,270</u>	9.0%	<u>139,660</u>
FEES & SERVICE CHARGES					
Finance	961,454	320,212	641,242	33.3%	318,341
Community Development	4,817,843	1,942,079	2,875,764	40.3%	1,482,513
Recreation	3,179,480	1,550,456	1,629,024	48.8%	1,042,157
Public Safety	611,342	155,176	456,166	25.4%	196,896
Public Works	6,357,295	2,230,769	4,126,526	35.1%	2,091,329
Library	873,320	2,495	870,825	0.3%	4,001
Reimbursements	4,710,907	1,532,832	3,178,075	32.5%	1,751,105
<i>Total</i>	<u>21,511,641</u>	<u>7,734,019</u>	<u>13,777,622</u>	36.0%	<u>6,886,342</u>
OTHER REVENUES					
Miscellaneous	1,750,068	578,973	1,171,095	33.1%	762,357
Franchise Fees	3,219,400	999,274	2,220,126	31.0%	1,033,221
Indirect Allocations	7,180,832	2,396,963	4,783,869	33.4%	2,137,052
Operating Transfers-In	1,512,193	464,175	1,048,018	30.7%	293,460
Anticipated Year-End Variance	2,000,000	-	2,000,000	0.0%	-
<i>Total</i>	<u>15,662,493</u>	<u>4,439,385</u>	<u>11,223,108</u>	28.3%	<u>4,226,090</u>
TOTAL REVENUES	<u>124,702,409</u>	<u>31,069,634</u>	<u>93,632,775</u>	24.9%	<u>30,340,629</u>

CITY OF SANTA BARBARA
General Fund
Interim Statement of Appropriations, Expenditures and Encumbrances
For the Four Months Ended October 31, 2015 (33.3% of Fiscal Year)

	Annual Budget	YTD Actual	Encum- brances	Remaining Balance	YTD Expended and Encumbered	Previous YTD
GENERAL GOVERNMENT						
<u>Mayor & City Council</u>						
MAYOR & CITY COUNCIL	803,842	272,014	7,728	524,099	34.8%	
ARTS AND COMMUNITY PROMOTIONS	2,663,967	1,071,319	1,532,795	59,854	97.8%	
<i>Total</i>	<u>3,467,809</u>	<u>1,343,333</u>	<u>1,540,524</u>	<u>583,953</u>	83.2%	<u>1,768,856</u>
<u>City Attorney</u>						
CITY ATTORNEY-ADMINISTRATION	566,513	215,934.00	61,859	288,721	49.0%	
CITY ATTORNEY-ADVISORY	1,023,883	309,184	-	714,699	30.2%	
CITY ATTORNEY-CIVIL LITIGATION	738,668	234,080	-	504,588	31.7%	
CITY ATTORNEY-CODE ENFORCEMENT	228,540	47,403	-	181,137	20.7%	
<i>Total</i>	<u>2,557,604</u>	<u>806,602</u>	<u>61,859</u>	<u>1,689,144</u>	34.0%	<u>769,985</u>
<u>Administration</u>						
CITY ADMINISTRATOR	1,606,155	454,318	21,566	1,130,271	29.6%	
CITY TV	590,939	204,435	32,875	353,629	40.2%	
<i>Total</i>	<u>2,197,094</u>	<u>658,752</u>	<u>54,441</u>	<u>1,483,900</u>	32.5%	<u>678,167</u>
<u>Administrative Services</u>						
ADMINISTRATION	384,471	86,616	8,954	288,901	24.9%	
CITY CLERK	545,235	192,470	13,464	339,301	37.8%	
ELECTIONS	301,479	42,006	182,851	76,621	74.6%	
HUMAN RESOURCES	1,537,040	436,619	53,631	1,046,791	31.9%	
EMPLOYEE DEVELOPMENT	49,447	6,460	2,700	40,287	18.5%	
<i>Total</i>	<u>2,817,672</u>	<u>764,171</u>	<u>261,600</u>	<u>1,791,901</u>	36.4%	<u>603,609</u>
<u>Finance</u>						
ADMINISTRATION	257,828	84,927	12,834	160,067	37.9%	
REVENUE & CASH MANAGEMENT	512,956	156,739	33,463	322,754	37.1%	
CASHIERING & COLLECTION	513,575	167,261	-	346,314	32.6%	
LICENSES & PERMITS	528,331	166,077	15,544	346,709	34.4%	
BUDGET MANAGEMENT	489,858	159,358	-	330,500	32.5%	
ACCOUNTING	830,996	256,745	41,079	533,172	35.8%	
PAYROLL	372,151	122,189	-	249,962	32.8%	
ACCOUNTS PAYABLE	260,145	83,900	-	176,245	32.3%	
CITY BILLING & CUSTOMER SERVICE	729,395	199,372	150,910	379,113	48.0%	
PURCHASING	727,260	234,362	2,515	490,383	32.6%	
CENTRAL WAREHOUSE	203,235	71,539	574	131,122	35.5%	
MAIL SERVICES	120,721	40,743	304	79,674	34.0%	
<i>Total</i>	<u>5,546,451</u>	<u>1,743,213</u>	<u>257,223</u>	<u>3,546,014</u>	36.1%	<u>1,613,061</u>
TOTAL GENERAL GOVERNMENT	<u>16,586,630</u>	<u>5,316,071</u>	<u>2,175,647</u>	<u>9,094,912</u>	45.2%	<u>5,433,678</u>

CITY OF SANTA BARBARA
General Fund
Interim Statement of Appropriations, Expenditures and Encumbrances
For the Four Months Ended October 31, 2015 (33.3% of Fiscal Year)

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>YTD Expended and Encumbered</u>	<u>Previous YTD</u>
PUBLIC SAFETY						
<u>Police</u>						
CHIEF'S STAFF	1,151,521	387,887	3,511	760,123	34.0%	
SUPPORT SERVICES	723,816	219,798	82,735	421,283	41.8%	
RECORDS BUREAU	1,497,490	498,991	18,034	980,466	34.5%	
ADMIN SERVICES	1,154,526	393,530	38,080	722,917	37.4%	
PROPERTY ROOM	229,172	72,511	325	156,337	31.8%	
TRAINING/RECRUITMENT	517,615	164,702	36,107	316,806	38.8%	
RANGE	1,477,273	486,559	49,456	941,258	36.3%	
COMMUNITY & MEDIA RELATIONS	854,936	249,101	-	605,835	29.1%	
INFORMATION TECHNOLOGY	1,337,136	534,485	103,746	698,905	47.7%	
INVESTIGATIVE DIVISION	5,119,083	1,480,486	10,824	3,627,774	29.1%	
CRIME LAB	169,633	71,386	-	98,247	42.1%	
PATROL DIVISION	16,185,160	5,276,925	154,029	10,754,206	33.6%	
TRAFFIC	1,429,012	347,068	550	1,081,394	24.3%	
SPECIAL EVENTS	884,414	646,010	200	238,205	73.1%	
TACTICAL PATROL FORCE	1,683,590	621,965	-	1,061,625	36.9%	
STREET SWEEPING ENFORCEMENT	360,574	119,926	-	240,648	33.3%	
NIGHT LIFE ENFORCEMENT	315,189	106,986	-	208,203	33.9%	
PARKING ENFORCEMENT	1,016,030	296,392	-	719,638	29.2%	
COMBINED COMMAND CENTER	2,741,873	786,185	-	1,955,688	28.7%	
ANIMAL CONTROL	694,588	198,079	6,782	489,727	29.5%	
<i>Total</i>	<u>39,542,631</u>	<u>12,958,970</u>	<u>504,377</u>	<u>26,079,284</u>	34.0%	<u>12,873,928</u>
<u>Fire</u>						
ADMINISTRATION	946,445	336,535	1,857	608,054	35.8%	
EMERGENCY SERVICES AND PUBLIC ED	317,117	104,170	-	212,947	32.8%	
PREVENTION	1,287,740	441,748	-	845,992	34.3%	
WILDLAND FIRE MITIGATION PROGRAM	209,358	63,919	6,276	139,164	33.5%	
OPERATIONS	19,394,663	7,552,795	21,146	11,820,722	39.1%	
TRAINING AND RECRUITMENT	722,633	211,900	-	510,733	29.3%	
ARFF	2,013,700	743,367	-	1,270,333	36.9%	
<i>Total</i>	<u>24,891,656</u>	<u>9,454,431</u>	<u>29,279</u>	<u>15,407,946</u>	38.1%	<u>8,301,803</u>
TOTAL PUBLIC SAFETY	<u>64,434,287</u>	<u>22,413,402</u>	<u>533,656</u>	<u>41,487,230</u>	35.6%	<u>21,175,731</u>
PUBLIC WORKS						
<u>Public Works</u>						
ADMINISTRATION	1,136,473	341,937	3,967	790,569	30.4%	
ENGINEERING SVCS	5,639,233	1,839,369	97,195	3,702,669	34.3%	
PUBLIC RT OF WAY MGMT	1,196,363	384,875	6,375	805,113	32.7%	
ENVIRONMENTAL PROGRAMS	571,383	82,967	197,961	290,455	49.2%	
<i>Total</i>	<u>8,543,452</u>	<u>2,649,148</u>	<u>305,498</u>	<u>5,588,806</u>	34.6%	<u>2,399,181</u>
TOTAL PUBLIC WORKS	<u>8,543,452</u>	<u>2,649,148</u>	<u>305,498</u>	<u>5,588,806</u>	34.6%	<u>2,399,181</u>

CITY OF SANTA BARBARA
General Fund
Interim Statement of Appropriations, Expenditures and Encumbrances
For the Four Months Ended October 31, 2015 (33.3% of Fiscal Year)

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>YTD Expended and Encumbered</u>	<u>Previous YTD</u>
COMMUNITY SERVICES						
<u>Parks & Recreation</u>						
REC PROGRAM MGMT	808,564	257,072	5,988	545,504	32.5%	
FACILITIES & SPECIAL EVENTS	799,181	272,075	1,920	525,186	34.3%	
YOUTH ACTIVITIES	1,141,433	571,653	5,908	563,871	50.6%	
ACTIVE ADULTS	790,184	250,872	2,545	536,768	32.1%	
AQUATICS	1,397,010	650,139	35,272	711,600	49.1%	
SPORTS	586,269	177,762	12,482	396,025	32.4%	
TENNIS	268,345	82,186	-	186,159	30.6%	
NEIGHBORHOOD & OUTREACH SERV	1,328,751	457,721	26,835	844,196	36.5%	
ADMINISTRATION	821,741	238,171	1,472	582,098	29.2%	
PROJECT MANAGEMENT TEAM	556,412	135,733	-	420,679	24.4%	
PARK OPERATIONS MANAGEMENT	692,576	217,575	1,749	473,252	31.7%	
GROUNDS & FACILITIES MAINTENANCE	4,835,187	1,447,011	74,016	3,314,160	31.5%	
FORESTRY	1,327,068	458,199	90,441	778,428	41.3%	
BEACH MAINTENANCE	162,124	47,843	18,663	95,617	41.0%	
MEDIANS PARKWAYS & CONTRACTS	1,272,162	379,946	528,043	364,172	71.4%	
<i>Total</i>	<u>16,787,006</u>	<u>5,643,959</u>	<u>805,331</u>	<u>10,337,716</u>	38.4%	<u>5,343,495</u>
<u>Library</u>						
ADMINISTRATION	557,882	181,438	-	376,444	32.5%	
PUBLIC SERVICES	2,989,203	918,889	-	2,070,313	30.7%	
SUPPORT SERVICES	1,738,471	588,006	24,605	1,125,860	35.2%	
<i>Total</i>	<u>5,285,555</u>	<u>1,688,333</u>	<u>24,605</u>	<u>3,572,617</u>	32.4%	<u>1,610,037</u>
TOTAL COMMUNITY SERVICES	<u>22,072,562</u>	<u>7,332,293</u>	<u>829,936</u>	<u>13,910,333</u>	37.0%	<u>6,953,532</u>
COMMUNITY DEVELOPMENT						
<u>Community Development</u>						
ADMINISTRATION	940,815	295,540	872	644,403	31.5%	
RENTAL HOUSING MEDIATION	220,324	75,260	-	145,064	34.2%	
HUMAN SERVICES	1,043,760	67,945	758,600	217,215	79.2%	
HOUSING PRESERVATION AND DEV	25,152	1,995	20,216	2,941	88.3%	
LONG RANGE PLAN & SPEC STUDY	880,739	279,837	4,635	596,267	32.3%	
DEVEL & ENVIRONMENTAL REVIEW	1,429,691	449,098	27,328	953,265	33.3%	
ZONING INFO & ENFORCEMENT	1,531,429	455,308	3,848	1,072,274	30.0%	
DESIGN REV & HIST PRESERVATION	1,176,685	374,749	21,927	780,009	33.7%	
BLDG INSP & CODE ENFORCEMENT	1,218,282	412,462	3,625	802,195	34.2%	
RECORDS ARCHIVES & CLER SVCS	588,810	186,311	2,212	400,286	32.0%	
BLDG COUNTER & PLAN REV SVCS	1,677,579	561,278	23,232	1,093,069	34.8%	
<i>Total</i>	<u>10,733,266</u>	<u>3,159,784</u>	<u>866,495</u>	<u>6,706,988</u>	37.5%	<u>3,098,477</u>
TOTAL COMMUNITY DEVELOPMENT	<u>10,733,266</u>	<u>3,159,784</u>	<u>866,495</u>	<u>6,706,988</u>	37.5%	<u>3,098,477</u>

CITY OF SANTA BARBARA
General Fund
Interim Statement of Appropriations, Expenditures and Encumbrances
For the Four Months Ended October 31, 2015 (33.3% of Fiscal Year)

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>YTD Expended and Encumbered</u>	<u>Previous YTD</u>
NON-DEPARTMENTAL						
<u>Non-Departmental</u>						
OTHER	-	1,749	-	(1,749)	100.0%	
TRANSFERS OUT	223,500	74,500	-	149,000	33.3%	
DEBT SERVICE TRANSFERS	344,402	310,398	-	34,004	90.1%	
CAPITAL OUTLAY TRANSFER	855,000	285,000	-	570,000	33.3%	
APPROP.RESERVE	2,045,742	-	-	2,045,742	0.0%	
<i>Total</i>	<u>3,468,644</u>	<u>671,647</u>	<u>-</u>	<u>2,796,997</u>	19.4%	<u>957,614</u>
TOTAL NON-DEPARTMENTAL	<u>3,468,644</u>	<u>671,647</u>	<u>-</u>	<u>2,796,997</u>	19.4%	<u>957,614</u>
 TOTAL EXPENDITURES	 <u>125,838,841</u>	 <u>41,542,343</u>	 <u>4,711,232</u>	 <u>79,585,266</u>	 36.8%	 <u>40,018,213</u>

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

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

CITY OF SANTA BARBARA
Interim Statement of Revenues and Expenditures
Special Revenue Funds
For the Four Months Ended October 31, 2015 (33.3% of Fiscal Year)

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>
TRAFFIC SAFETY FUND					
Revenue	525,000	123,444	-	401,556	23.5%
Expenditures	<u>525,000</u>	<u>123,444</u>	<u>-</u>	<u>401,556</u>	23.5%
<i>Revenue Less Expenditures</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	
CREEK RESTORATION/WATER QUALITY IMPRVMT					
Revenue	4,070,672	1,664,501	-	2,406,171	40.9%
Expenditures	<u>6,513,439</u>	<u>1,010,622</u>	<u>366,198</u>	<u>5,136,618</u>	21.1%
<i>Revenue Less Expenditures</i>	<u>(2,442,767)</u>	<u>653,879</u>	<u>(366,198)</u>	<u>(2,730,447)</u>	
COMMUNITY DEVELOPMENT BLOCK GRANT					
Revenue	1,833,936	109,823	-	1,724,113	6.0%
Expenditures	<u>2,109,112</u>	<u>126,144</u>	<u>161,400</u>	<u>1,821,568</u>	13.6%
<i>Revenue Less Expenditures</i>	<u>(275,176)</u>	<u>(16,321)</u>	<u>(161,400)</u>	<u>(97,455)</u>	
COUNTY LIBRARY					
Revenue	2,074,550	54,396	-	2,020,154	2.6%
Expenditures	<u>2,270,884</u>	<u>744,800</u>	<u>4,549</u>	<u>1,521,535</u>	33.0%
<i>Revenue Less Expenditures</i>	<u>(196,334)</u>	<u>(690,404)</u>	<u>(4,549)</u>	<u>498,619</u>	
STREETS FUND					
Revenue	9,717,290	3,284,725	-	6,432,565	33.8%
Expenditures	<u>10,683,301</u>	<u>3,473,933</u>	<u>293,577</u>	<u>6,915,792</u>	35.3%
<i>Revenue Less Expenditures</i>	<u>(966,011)</u>	<u>(189,208)</u>	<u>(293,577)</u>	<u>(483,226)</u>	
MEASURE A					
Revenue	3,669,665	1,193,715	-	2,475,950	32.5%
Expenditures	<u>3,938,441</u>	<u>1,289,972</u>	<u>616,460</u>	<u>2,032,010</u>	48.4%
<i>Revenue Less Expenditures</i>	<u>(268,776)</u>	<u>(96,257)</u>	<u>(616,460)</u>	<u>443,940</u>	

CITY OF SANTA BARBARA
Interim Statement of Revenues and Expenditures
For the Four Months Ended October 31, 2015 (33.3% of Fiscal Year)

SOLID WASTE FUND

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>	<u>Previous YTD</u>
REVENUES						
Service charges	20,341,706	6,798,208	-	13,543,498	33.4%	6,734,621
Other Fees & Charges	361,642	-	-	361,642	0.0%	-
Investment Income	12,200	7,280	-	4,920	59.7%	2,512
Miscellaneous	237,244	1,193	-	236,051	0.5%	1,873
TOTAL REVENUES	<u>20,952,792</u>	<u>6,806,682</u>	<u>-</u>	<u>14,146,110</u>	32.5%	<u>6,739,006</u>
EXPENSES						
Salaries & Benefits	998,573	298,381	-	700,192	29.9%	310,906
Materials, Supplies & Services	19,131,521	6,217,470	142,180	12,771,871	33.2%	6,147,947
Special Projects	597,261	2,819	7,917	586,525	1.8%	8,762
Transfers-Out	50,000	16,667	-	33,333	33.3%	16,667
Equipment	156,749	17,016	3,464	136,269	13.1%	3,487
Other	40,000	-	-	40,000	0.0%	-
Appropriated Reserve	25,000	-	-	25,000	0.0%	-
TOTAL EXPENSES	<u>20,999,104</u>	<u>6,552,353</u>	<u>153,561</u>	<u>14,293,190</u>	31.9%	<u>6,487,769</u>

CITY OF SANTA BARBARA
Interim Statement of Revenues and Expenditures
For the Four Months Ended October 31, 2015 (33.3% of Fiscal Year)

WATER OPERATING FUND

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>	<u>Previous YTD</u>
REVENUES						
Water Sales- Metered	41,800,000	13,952,011	-	27,847,989	33.4%	12,731,263
Service Charges	651,100	256,897	-	394,203	39.5%	286,990
Cater JPA Treatment Charges	1,680,000	474,662	-	1,205,338	28.3%	663
Investment Income	437,950	75,932	-	362,018	17.3%	157,485
Rents & Concessions	22,872	7,624	-	15,248	33.3%	7,624
Reimbursements	745,740	17,807	-	727,933	2.4%	74,789
Miscellaneous	30,000	3,621	-	26,379	12.1%	15,013
TOTAL REVENUES	<u>45,367,662</u>	<u>14,788,554</u>	<u>-</u>	<u>30,579,108</u>	<u>32.6%</u>	<u>13,273,827</u>
EXPENSES						
Salaries & Benefits	9,311,184	2,912,243	-	6,398,941	31.3%	2,791,581
Materials, Supplies & Services	11,578,899	2,749,420	2,258,663	6,570,816	43.3%	2,763,045
Special Projects	1,080,948	128,309	108,030	844,608	21.9%	53,443
Water Purchases	8,644,749	2,211,453	35,260	6,398,036	26.0%	2,902,317
Debt Service	4,692,620	2,089,199	-	2,603,421	44.5%	1,715,153
Transfer-Out	9,586,101	3,195,367	-	6,390,734	33.3%	911,346
Capital Outlay Transfers	7,139,795	2,523,128	-	4,616,667	35.3%	3,489,743
Equipment	167,576	6,980	2,335	158,261	5.6%	38,112
Capitalized Fixed Assets	145,892	28,570	41,766	75,556	48.2%	8,011
Other	29,000	1,581	1,000	26,419	8.9%	580
Appropriated Reserve	150,000	-	-	150,000	0.0%	-
TOTAL EXPENSES	<u>52,526,764</u>	<u>15,846,250</u>	<u>2,447,054</u>	<u>34,233,460</u>	<u>34.8%</u>	<u>14,673,331</u>

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

CITY OF SANTA BARBARA
Interim Statement of Revenues and Expenditures
For the Four Months Ended October 31, 2015 (33.3% of Fiscal Year)

WASTEWATER OPERATING FUND

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>	<u>Previous YTD</u>
REVENUES						
Service Charges	17,844,201	5,951,836	-	11,892,365	33.4%	5,867,676
Fees	533,668	346,035	-	187,633	64.8%	373,174
Investment Income	162,700	53,210	-	109,490	32.7%	53,032
Rents & Concessions	34,358	11,668	-	22,690	34.0%	-
Miscellaneous	6,000	18,502	-	(12,502)	308.4%	12,843
TOTAL REVENUES	<u>18,580,927</u>	<u>6,381,251</u>	<u>-</u>	<u>12,199,676</u>	<u>34.3%</u>	<u>6,306,725</u>
EXPENSES						
Salaries & Benefits	5,917,398	1,900,782	-	4,016,616	32.1%	1,838,750
Materials, Supplies & Services	7,502,196	1,907,154	1,341,694	4,253,349	43.3%	2,119,737
Special Projects	635,271	27,297	220,369	387,606	39.0%	36,593
Debt Service	1,794,917	342,609	-	1,452,308	19.1%	342,609
Capital Outlay Transfers	4,150,000	1,383,333	-	2,766,667	33.3%	1,309,500
Equipment	95,000	4,326	15,494	75,180	20.9%	2,976
Capitalized Fixed Assets	36,000	1,929	1,500	32,571	9.5%	216
Other	3,000	2,720	-	280	90.7%	2,750
Appropriated Reserve	150,000	-	-	150,000	0.0%	-
TOTAL EXPENSES	<u>20,283,782</u>	<u>5,570,150</u>	<u>1,579,056</u>	<u>13,134,576</u>	<u>35.2%</u>	<u>5,653,131</u>

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

CITY OF SANTA BARBARA
Interim Statement of Revenues and Expenditures
For the Four Months Ended October 31, 2015 (33.3% of Fiscal Year)

DOWNTOWN PARKING FUND

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>	<u>Previous YTD</u>
REVENUES						
Improvement Tax	1,080,000	441,524	-	638,476	40.9%	493,755
Parking Fees	7,034,826	2,373,162	-	4,661,664	33.7%	2,259,705
Other Fees & Charges	6,918	2,882	-	4,036	41.7%	1,024
Investment Income	104,200	39,364	-	64,836	37.8%	33,530
Rents & Concessions	107,000	39,667	-	67,333	37.1%	36,014
Miscellaneous	7,500	13,575	-	(6,075)	181.0%	24,029
Operating Transfers-In	43,500	14,500	-	29,000	33.3%	64,500
TOTAL REVENUES	<u>8,383,944</u>	<u>2,924,673</u>	<u>-</u>	<u>5,459,271</u>	<u>34.9%</u>	<u>2,912,557</u>
EXPENSES						
Salaries & Benefits	4,352,940	1,465,792	-	2,887,148	33.7%	1,415,541
Materials, Supplies & Services	2,371,221	769,810	162,469	1,438,941	39.3%	608,586
Special Projects	469,656	135,514	326,993	7,149	98.5%	144,544
Transfer-Out	318,399	106,133	-	212,266	33.3%	103,042
Capital Outlay Transfers	1,305,000	435,000	-	870,000	33.3%	323,333
Equipment	27,000	2,905	-	24,095	10.8%	5,656
Appropriated Reserve	50,657	-	-	50,657	0.0%	-
TOTAL EXPENSES	<u>8,894,872</u>	<u>2,915,154</u>	<u>489,462</u>	<u>5,490,256</u>	<u>38.3%</u>	<u>2,600,702</u>

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

CITY OF SANTA BARBARA
Interim Statement of Revenues and Expenditures
For the Four Months Ended October 31, 2015 (33.3% of Fiscal Year)

AIRPORT OPERATING FUND

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>	<u>Previous YTD</u>
REVENUES						
Leases-Commercial/Industrial	4,488,390	1,460,119	-	3,028,271	32.5%	1,407,095
Leases-Terminal	4,884,637	1,632,210	-	3,252,427	33.4%	1,678,635
Leases-Non-Commercial Aviation	2,093,650	682,670	-	1,410,980	32.6%	649,525
Leases-Commercial Aviation	4,544,034	1,524,693	-	3,019,341	33.6%	1,544,815
Investment Income	106,600	37,545	-	69,055	35.2%	34,902
Miscellaneous	216,300	(5,115)	-	221,415	-2.4%	131,657
TOTAL REVENUES	<u>16,333,611</u>	<u>5,332,123</u>	<u>-</u>	<u>11,001,488</u>	<u>32.6%</u>	<u>5,446,629</u>
EXPENSES						
Salaries & Benefits	6,006,251	1,875,442	-	4,130,809	31.2%	1,793,693
Materials, Supplies & Services	8,305,343	2,193,998	1,513,011	4,598,333	44.6%	2,335,991
Special Projects	48,415	625	35	47,755	1.4%	-
Transfer-Out	12,662	4,221	-	8,441	33.3%	6,785
Debt Service	1,816,586	605,529	-	1,211,057	33.3%	605,239
Capital Outlay Transfers	1,313,733	645,774	-	667,959	49.2%	-
Equipment	138,902	9,438	2,750	126,714	8.8%	16,223
Appropriated Reserve	84,626	-	-	84,626	0.0%	-
TOTAL EXPENSES	<u>17,726,517</u>	<u>5,335,027</u>	<u>1,515,795</u>	<u>10,875,696</u>	<u>38.6%</u>	<u>4,757,931</u>

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

CITY OF SANTA BARBARA
Interim Statement of Revenues and Expenditures
For the Four Months Ended October 31, 2015 (33.3% of Fiscal Year)

GOLF COURSE FUND

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>	<u>Previous YTD</u>
REVENUES						
Fees & Card Sales	1,753,034	580,915	-	1,172,119	33.1%	576,926
Investment Income	7,900	3,072	-	4,828	38.9%	2,657
Rents & Concessions	325,523	113,294	-	212,229	34.8%	106,254
Miscellaneous	500	587	-	(87)	117.3%	1,047
Operating Transfers-In	180,000	60,000	-	120,000	33.3%	-
TOTAL REVENUES	<u>2,266,957</u>	<u>757,867</u>	<u>-</u>	<u>1,509,090</u>	<u>33.4%</u>	<u>686,884</u>
EXPENSES						
Salaries & Benefits	1,146,810	348,701	-	798,109	30.4%	378,168
Materials, Supplies & Services	654,604	206,297	24,937	423,370	35.3%	206,280
Special Projects	9	-	9	-	100.0%	-
Debt Service	262,122	169,538	-	92,584	64.7%	169,522
Capital Outlay Transfers	265,048	88,349	-	176,699	33.3%	26,909
Other	900	901	-	(1)	100.1%	901
TOTAL EXPENSES	<u>2,329,493</u>	<u>813,787</u>	<u>24,946</u>	<u>1,490,760</u>	<u>36.0%</u>	<u>781,780</u>

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

CITY OF SANTA BARBARA
Interim Statement of Revenues and Expenditures
For the Four Months Ended October 31, 2015 (33.3% of Fiscal Year)

INTRA-CITY SERVICE FUND

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>	<u>Previous YTD</u>
REVENUES						
Service Charges	3,787,803	1,262,601	-	2,525,202	33.3%	879,456
Work Orders - Bldg Maint.	3,401,421	1,194,124	-	2,207,297	35.1%	819,968
Miscellaneous	94,946	12,062	-	82,884	12.7%	28,950
Operating Transfers-In	-	-	-	-	0.0%	1,667
TOTAL REVENUES	<u>7,284,170</u>	<u>2,468,787</u>	<u>-</u>	<u>4,815,383</u>	<u>33.9%</u>	<u>1,730,041</u>
EXPENSES						
Salaries & Benefits	3,801,207	1,272,553	-	2,528,654	33.5%	1,186,025
Materials, Supplies & Services	2,474,551	646,940	67,854	1,759,757	28.9%	428,640
Special Projects	545,379	178,529	159,868	206,982	62.0%	168,344
Capital Outlay Transfers	410,612	136,871	-	273,741	33.3%	-
Equipment	15,000	209	-	14,791	1.4%	1,277
Capitalized Fixed Assets	11,201	1,118	1,543	8,540	23.8%	2,762
Appropriated Reserve	33,841	-	-	33,841	0.0%	-
TOTAL EXPENSES	<u>7,291,791</u>	<u>2,236,220</u>	<u>229,264</u>	<u>4,826,307</u>	<u>33.8%</u>	<u>1,787,048</u>

CITY OF SANTA BARBARA
Interim Statement of Revenues and Expenditures
For the Four Months Ended October 31, 2015 (33.3% of Fiscal Year)

FLEET REPLACEMENT FUND

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>	<u>Previous YTD</u>
REVENUES						
Vehicle Rental Charges	2,809,765	982,671	-	1,827,094	35.0%	748,046
Investment Income	116,700	42,243	-	74,457	36.2%	38,520
Rents & Concessions	146,084	48,695	-	97,389	33.3%	77,989
Miscellaneous	173,118	64,942	-	108,176	37.5%	55,447
TOTAL REVENUES	<u>3,245,667</u>	<u>1,138,551</u>	<u>-</u>	<u>2,107,116</u>	35.1%	<u>920,002</u>
EXPENSES						
Salaries & Benefits	207,466	66,273	-	141,193	31.9%	61,231
Materials, Supplies & Services	1,243	414	-	829	33.3%	608
Special Projects	698,567	12,605	61,307	624,655	10.6%	1,296
Capitalized Fixed Assets	5,516,373	912,209	1,192,451	3,411,713	38.2%	895,387
TOTAL EXPENSES	<u>6,423,649</u>	<u>991,501</u>	<u>1,253,758</u>	<u>4,178,390</u>	35.0%	<u>958,522</u>

CITY OF SANTA BARBARA
Interim Statement of Revenues and Expenditures
For the Four Months Ended October 31, 2015 (33.3% of Fiscal Year)

FLEET MAINTENANCE FUND

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>	<u>Previous YTD</u>
REVENUES						
Vehicle Maintenance Charges	2,609,691	878,769	-	1,730,922	33.7%	842,542
Reimbursements	10,000	3,333	-	6,667	33.3%	3,333
Miscellaneous	103,070	34,561	-	68,509	33.5%	39,863
TOTAL REVENUES	<u>2,722,761</u>	<u>916,663</u>	<u>-</u>	<u>1,806,098</u>	<u>33.7%</u>	<u>885,738</u>
EXPENSES						
Salaries & Benefits	1,359,285	446,974	-	912,311	32.9%	388,855
Materials, Supplies & Services	1,227,978	424,390	230,014	573,574	53.3%	377,438
Special Projects	81,308	10,145	4,931	66,232	18.5%	6,897
Debt Service	43,070	14,357	-	28,713	33.3%	14,357
Equipment	89,307	46,138	430	42,739	52.1%	-
Capitalized Fixed Assets	35,338	29,457	2,243	3,639	89.7%	11,121
Appropriated Reserve	14,000	-	-	14,000	0.0%	-
TOTAL EXPENSES	<u>2,850,287</u>	<u>971,461</u>	<u>237,618</u>	<u>1,641,209</u>	<u>42.4%</u>	<u>798,668</u>

CITY OF SANTA BARBARA
Interim Statement of Revenues and Expenditures
For the Four Months Ended October 31, 2015 (33.3% of Fiscal Year)

SELF INSURANCE TRUST FUND

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>	<u>Previous YTD</u>
REVENUES						
Insurance Premiums	3,156,625	1,052,208	-	2,104,417	33.3%	928,341
Workers' Compensation Premiums	3,342,571	1,114,704	-	2,227,867	33.3%	1,129,388
OSH Charges	231,057	77,019	-	154,038	33.3%	67,821
Unemployment Insurance Premium	221,805	73,935	-	147,870	33.3%	-
Investment Income	40,200	13,088	-	27,112	32.6%	12,993
Miscellaneous	-	2,000	-	(2,000)	100.0%	2,000
Operating Transfers-In	75,825	25,275	-	50,550	33.3%	25,275
TOTAL REVENUES	<u>7,068,083</u>	<u>2,358,230</u>	<u>-</u>	<u>4,709,853</u>	<u>33.4%</u>	<u>2,165,818</u>
EXPENSES						
Salaries & Benefits	597,085	187,532	-	409,553	31.4%	162,844
Materials, Supplies & Services	6,359,406	1,704,435	232,505	4,422,465	30.5%	2,335,573
Special Projects	3	-	3	-	100.0%	-
Equipment	-	-	-	-	0.0%	245
TOTAL EXPENSES	<u>6,956,494</u>	<u>1,891,967</u>	<u>232,508</u>	<u>4,832,018</u>	<u>30.5%</u>	<u>2,498,662</u>

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

CITY OF SANTA BARBARA
Interim Statement of Revenues and Expenditures
For the Four Months Ended October 31, 2015 (33.3% of Fiscal Year)

INFORMATION SYSTEMS ICS FUND

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>	<u>Previous YTD</u>
REVENUES						
Service charges	3,204,557	1,068,340	-	2,136,217	33.3%	1,040,196
TOTAL REVENUES	3,204,557	1,068,340	-	2,136,217	33.3%	1,040,196
EXPENSES						
Salaries & Benefits	1,953,525	634,899	-	1,318,626	32.5%	580,679
Materials, Supplies & Services	1,004,657	347,731	265,947	390,979	61.1%	317,914
Special Projects	18,481	2,323	581	15,577	15.7%	-
Capital Outlay Transfers	604,000	201,333	-	402,667	33.3%	114,667
Equipment	2,750	3,615	-	(865)	131.5%	2,309
Capital Fixed Assets	-	-	-	-	0.0%	14
Appropriated Reserve	16,223	-	-	16,223	0.0%	-
TOTAL EXPENSES	3,599,636	1,189,901	266,528	2,143,207	40.5%	1,015,583

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

CITY OF SANTA BARBARA
Interim Statement of Revenues and Expenditures
For the Four Months Ended October 31, 2015 (33.3% of Fiscal Year)

WATERFRONT FUND

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>	<u>Previous YTD</u>
REVENUES						
Leases - Commercial	1,428,787	682,465	-	746,322	47.8%	692,411
Leases - Food Service	2,844,333	1,335,805	-	1,508,528	47.0%	1,320,396
Slip Rental Fees	4,288,834	1,442,277	-	2,846,557	33.6%	1,417,722
Visitors Fees	500,000	195,228	-	304,772	39.0%	206,319
Slip Transfer Fees	575,000	201,375	-	373,625	35.0%	550,825
Parking Revenue	2,385,820	1,090,634	-	1,295,186	45.7%	1,035,802
Wharf Parking	262,258	63,743	-	198,516	24.3%	102,164
Grants	10,000	-	-	10,000	0.0%	-
Other Fees & Charges	242,304	103,280	-	139,024	42.6%	88,349
Investment Income	95,700	44,078	-	51,622	46.1%	30,101
Rents & Concessions	310,770	114,365	-	196,405	36.8%	103,515
Reimbursements	-	1,777	-	(1,777)	100.0%	-
Miscellaneous	514,792	96,980	-	417,812	18.8%	224,529
TOTAL REVENUES	<u>13,458,598</u>	<u>5,372,007</u>	<u>-</u>	<u>8,086,591</u>	39.9%	<u>5,772,133</u>
EXPENSES						
Salaries & Benefits	6,272,587	1,992,960	-	4,279,627	31.8%	2,041,654
Materials, Supplies & Services	4,171,182	1,359,164	732,345	2,079,674	50.1%	1,300,229
Special Projects	265,629	77,957	57,805	129,867	51.1%	32,423
Debt Service	1,841,620	1,093,705	-	747,915	59.4%	1,095,838
Capital Outlay Transfers	1,453,144	484,381	-	968,763	33.3%	461,667
Equipment	112,262	15,467	5,587	91,208	18.8%	22,965
Capital Fixed Assets	34,208	-	17,104	17,104	50.0%	-
Other	-	-	1,000	(1,000)	100.0%	-
Appropriated Reserve	100,000	-	-	100,000	0.0%	-
TOTAL EXPENSES	<u>14,250,633</u>	<u>5,023,635</u>	<u>813,840</u>	<u>8,413,158</u>	41.0%	<u>4,954,776</u>

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



Agenda Item No. 6

File Code No. 260.02

CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: December 15, 2015
TO: Mayor and Councilmembers
FROM: Treasury Division, Finance Department
SUBJECT: November 2015 Investment Report

RECOMMENDATION:

That Council accept the November 2015 Investment Report.

DISCUSSION:

The attached investment report includes Investment Activity, Interest Revenue, a Summary of Cash and Investments, and Investment Portfolio detail as of November 30, 2015.

ATTACHMENT: November 2015 Investment Report
PREPARED BY: Julie Nemes, Treasury Manager
SUBMITTED BY: Robert Samario, Finance Director
APPROVED BY: City Administrator's Office

CITY OF SANTA BARBARA
Activity and Interest Report
November 30, 2015

INVESTMENT ACTIVITY

PURCHASES OR DEPOSITS

11/12 LAIF Deposit - City	\$ 8,000,000
11/20 Toyota Motor Credit Corp (TOYOTA)	2,000,000
11/25 Federal Home Loan Mortgage Corp (FHLMC)	2,000,000
11/27 Federal National Mortgage Association (FNMA)	2,000,000
11/27 Federal National Mortgage Association (FNMA)	2,000,000
11/30 Federal Home Loan Mortgage Corp (FHLMC)	2,000,000
11/30 Federal National Mortgage Association (FNMA)	2,000,000
Total	\$ 20,000,000

SALES, MATURITIES, CALLS OR WITHDRAWALS

11/2 Cash Redemption from 10/31	\$ (2,000,000)
11/8 Federal National Mortgage Association (FNMA) - Call	(2,000,000)
11/8 Federal National Mortgage Association (FNMA) - Call	(2,000,000)
11/9 General Electric Capital Corporation (GECC) - Maturity	(2,000,000)
11/15 Proctor & Gamble (PGAMBL) - Maturity	(2,000,000)
11/18 Montecito Bank & Trust CD (MBTCD) - Maturity	(2,000,000)
11/25 LAIF Withdrawal - City	(4,000,000)
11/30 LAIF Withdrawal - City	(6,000,000)
Total	\$ (22,000,000)

ACTIVITY TOTAL

\$ (2,000,000)

INVESTMENT INCOME

POOLED INVESTMENTS

Interest Earned on Investments	\$ 138,435
Amortization	(9,866)
Total	\$ 128,569

INCOME TOTAL

\$ 128,569

ATTACHMENT

CITY OF SANTA BARBARA
Summary of Cash and Investments
November 30, 2015

ENDING BALANCE AS OF OCTOBER 31, 2015

Description	Book Value	Yield to Maturity (365 days)	Percent of Portfolio	Average Days to Maturity
MUFG Union Bank NA Checking Account	\$ 14,232,925	0.400%	9.93%	1
State of California LAIF	39,000,000	0.357%	27.20%	1
Certificates of Deposit	9,000,000	1.412%	6.28%	740
Treasury Securities	6,065,088	0.516%	4.23%	327
Federal Agency Issues - Coupon	58,001,664	1.402%	40.46%	964
Corporate/Medium Term Notes	12,006,690	1.911%	8.37%	398
	<u>138,306,368</u>	<u>1.010%</u>	<u>96.47%</u>	<u>502</u>
SB Airport Promissory Note	5,061,003	4.195%	3.53%	4,990
Totals and Averages	<u>\$ 143,367,371</u>	<u>1.123%</u>	<u>100.00%</u>	<u>660</u>
Cash/Pending Treasury Security Redemption	\$ 2,000,000			
Total Cash and Investments	<u>\$ 145,367,371</u>			

NET CASH AND INVESTMENT ACTIVITY FOR NOVEMBER 2015 **\$ 3,131,985**

ENDING BALANCE AS OF NOVEMBER 30, 2015

Description	Book Value	Yield to Maturity (365 days)	Percent of Portfolio	Average Days to Maturity
MUFG Union Bank NA Checking Account	\$ 19,367,437	0.400%	13.04%	1 (1)
State of California LAIF	37,000,000	0.374%	24.92%	1 (2)
Certificates of Deposit	7,000,000	1.644%	4.71%	916
Treasury Securities	6,056,212	0.517%	4.08%	298
Federal Agency Issues - Coupon	64,001,572	1.442%	43.10%	1,006
Corporate/Medium Term Notes	10,013,133	1.907%	6.74%	640
	<u>143,438,353</u>	<u>1.029%</u>	<u>96.59%</u>	<u>551</u>
SB Airport Promissory Note	5,061,003	4.195%	3.41%	4,960
Totals and Averages	<u>\$ 148,499,356</u>	<u>1.137%</u>	<u>100.00%</u>	<u>701</u>
Total Cash and Investments	<u>\$ 148,499,356</u>			

Note: (1) Interest earnings allowance is provided at the rate of 0.400% by MUFG Union Bank, N.A. to help offset banking fees.

(2) The average life of the LAIF portfolio as of November 30, 2015 is 183 days.

CITY OF SANTA BARBARA

Investment Portfolio

November 30, 2015

DESCRIPTION	PURCHASE DATE	MATURITY DATE	QUALITY RATING MOODY'S	QUALITY RATING S & P	STATED RATE	YIELD AT 365	FACE VALUE	BOOK VALUE	MARKET VALUE	BOOK GAIN/(LOSS)	COMMENTS
LOCAL AGENCY INVESTMENT FUNDS											
LOCAL AGENCY INVESTMENT FUND	-	-	-	-	0.374	0.374	37,000,000.00	37,000,000.00	37,000,000.00	0.00	
Subtotal, LAIF							37,000,000.00	37,000,000.00	37,000,000.00	0.00	
CERTIFICATES OF DEPOSIT											
ALLY BANK	09/24/15	09/25/17	-	-	1.250	1.250	250,000.00	250,000.00	250,480.00	480.00	FDIC Certificate 57803
AMERICAN EXPRESS BANK FSB	10/23/14	10/23/19	-	-	2.200	2.200	250,000.00	250,000.00	251,122.50	1,122.50	FDIC Certificate 35328
AMERICAN EXPRESS CENTURION BK	09/30/15	09/30/20	-	-	2.250	2.250	250,000.00	250,000.00	250,465.00	465.00	FDIC Certificate 27471
BMO HARRIS BANK NA	09/30/15	09/29/17	-	-	1.100	1.100	250,000.00	250,000.00	250,410.00	410.00	FDIC Certificate 16571
BMW BK NORTH AMERICA	09/30/15	09/30/20	-	-	2.200	2.200	250,000.00	250,000.00	250,467.50	467.50	FDIC Certificate 35141
CAPITAL ONE BANK USA NA	10/29/14	10/29/19	-	-	1.900	1.900	250,000.00	250,000.00	251,090.00	1,090.00	FDIC Certificate 33954
CAPITAL ONE NA	09/30/15	09/30/20	-	-	2.250	2.250	250,000.00	250,000.00	250,465.00	465.00	FDIC Certificate 4297
DISCOVER BANK	09/30/15	09/30/20	-	-	2.300	2.300	250,000.00	250,000.00	250,465.00	465.00	FDIC Certificate 5649
EVERBANK	09/30/15	09/29/17	-	-	1.100	1.100	250,000.00	250,000.00	250,410.00	410.00	FDIC Certificate 34775
GE CAPITAL BANK	10/17/14	10/17/19	-	-	2.000	2.000	250,000.00	250,000.00	251,077.50	1,077.50	FDIC Certificate 33778
GOLDMAN SACHS BANK USA	10/29/14	10/29/19	-	-	2.150	2.150	250,000.00	250,000.00	251,082.50	1,082.50	FDIC Certificate 33124
KEY BANK NA	09/30/15	10/02/17	-	-	1.150	1.150	250,000.00	250,000.00	250,432.50	432.50	FDIC Certificate 17534
UNION BANK	08/31/12	08/31/17	-	-	1.490	1.511	4,000,000.00	4,000,000.00	4,000,000.00	0.00	
Subtotal, Certificates of deposit							7,000,000.00	7,000,000.00	7,007,967.50	7,967.50	
TREASURY SECURITIES - COUPON											
U S TREASURY NOTE	02/22/13	05/15/16	Aaa	AA+	5.125	0.442	2,000,000.00	2,042,231.01	2,042,500.00	268.99	
U S TREASURY NOTE	02/22/13	08/31/16	Aaa	AA+	1.000	0.502	2,000,000.00	2,007,390.65	2,005,540.00	(1,850.65)	
U S TREASURY NOTE	02/22/13	02/28/17	Aaa	AA+	0.875	0.607	2,000,000.00	2,006,590.83	2,002,180.00	(4,410.83)	
Subtotal, Treasury Securities							6,000,000.00	6,056,212.49	6,050,220.00	(5,992.49)	
FEDERAL AGENCY ISSUES - COUPON											
FED AGRICULTURAL MTG CORP	10/03/13	10/03/18	-	-	1.720	1.720	2,000,000.00	2,000,000.00	2,009,760.00	9,760.00	
FED AGRICULTURAL MTG CORP	12/12/13	12/12/18	-	-	1.705	1.705	2,000,000.00	2,000,000.00	2,018,260.00	18,260.00	
FEDERAL FARM CREDIT BANK	01/22/15	01/22/19	Aaa	AA+	1.480	1.480	2,000,000.00	2,000,000.00	2,001,980.00	1,980.00	Callable 01/22/16, then continuous
FEDERAL FARM CREDIT BANK	09/18/13	09/18/17	Aaa	AA+	1.550	1.550	2,000,000.00	2,000,000.00	2,018,880.00	18,880.00	
FEDERAL FARM CREDIT BANK	12/16/14	12/16/19	Aaa	AA+	2.000	2.000	2,000,000.00	2,000,000.00	2,000,500.00	500.00	Callable 12/16/15, then continuous
FEDERAL FARM CREDIT BANK	02/11/15	02/11/19	Aaa	AA+	1.520	1.520	2,000,000.00	2,000,000.00	2,001,820.00	1,820.00	Callable 02/11/16, then continuous
FEDERAL FARM CREDIT BANK	02/16/11	02/16/16	Aaa	AA+	2.570	2.570	2,000,000.00	2,000,000.00	2,010,360.00	10,360.00	
FEDERAL FARM CREDIT BANK	07/17/13	07/17/17	Aaa	AA+	1.300	1.300	2,000,000.00	2,000,000.00	2,011,880.00	11,880.00	
FEDERAL FARM CREDIT BANK	06/24/15	06/24/19	Aaa	AA+	1.520	1.520	2,000,000.00	2,000,000.00	2,002,320.00	2,320.00	
FEDERAL HOME LOAN BANK	09/13/13	09/14/18	Aaa	AA+	2.000	1.910	2,000,000.00	2,004,756.04	2,042,160.00	37,403.96	
FEDERAL HOME LOAN BANK	01/17/14	04/17/18	Aaa	AA+	1.480	1.480	2,000,000.00	2,000,000.00	2,013,220.00	13,220.00	
FEDERAL HOME LOAN BANK	06/29/15	06/29/18	Aaa	AA+	1.170	1.170	2,000,000.00	2,000,000.00	2,002,200.00	2,200.00	Callable 06/29/16, once
FEDERAL HOME LOAN BANK	12/16/13	12/14/18	Aaa	AA+	1.750	1.650	2,000,000.00	2,005,799.34	2,023,980.00	18,180.66	
FEDERAL HOME LOAN BANK	06/18/14	06/09/17	Aaa	AA+	1.000	1.003	2,000,000.00	1,999,897.67	2,003,080.00	3,182.33	
FEDERAL HOME LOAN BANK	10/22/14	11/18/16	Aaa	AA+	0.750	0.500	2,000,000.00	2,004,781.72	2,001,500.00	(3,281.72)	
FEDERAL HOME LOAN MTG CORP	11/25/15	05/25/18	Aaa	AA+	1.050	1.050	2,000,000.00	2,000,000.00	1,994,620.00	(5,380.00)	Callable 05/25/16, once
FEDERAL HOME LOAN MTG CORP	11/30/15	05/24/19	Aaa	AA+	1.550	1.550	2,000,000.00	2,000,000.00	1,998,460.00	(1,540.00)	Callable 02/24/16, then qtrly
FEDERAL HOME LOAN MTG CORP	08/24/15	08/24/20	Aaa	AA+	2.000	2.000	2,000,000.00	2,000,000.00	2,009,040.00	9,040.00	Callable 08/24/16, then qtrly
FEDERAL HOME LOAN MTG CORP	11/20/13	09/29/17	Aaa	AA+	1.000	1.030	1,000,000.00	999,459.96	1,000,700.00	1,240.04	

CITY OF SANTA BARBARA

Investment Portfolio

November 30, 2015

DESCRIPTION	PURCHASE DATE	MATURITY DATE	QUALITY RATING MOODY'S	QUALITY RATING S & P	STATED RATE	YIELD AT 365	FACE VALUE	BOOK VALUE	MARKET VALUE	BOOK GAIN/(LOSS)	COMMENTS
FEDERAL NATL MORTGAGE ASSN	01/30/13	01/30/18	Aaa	AA+	1.030	1.030	3,000,000.00	3,000,000.00	3,003,540.00	3,540.00	Callable 01/30/16, then qtrly
FEDERAL NATL MORTGAGE ASSN	12/12/12	12/12/17	Aaa	AA+	1.000	1.000	2,000,000.00	2,000,000.00	2,000,400.00	400.00	Callable 12/12/15, then qtrly
FEDERAL NATL MORTGAGE ASSN	11/15/13	10/26/17	Aaa	AA+	0.875	1.062	2,000,000.00	1,993,048.77	1,995,800.00	2,751.23	
FEDERAL NATL MORTGAGE ASSN	12/11/13	11/27/18	Aaa	AA+	1.625	1.606	2,000,000.00	2,001,084.43	2,018,860.00	17,775.57	
FEDERAL NATL MORTGAGE ASSN	12/26/12	12/26/17	Aaa	AA+	1.000	1.000	4,000,000.00	4,000,000.00	4,001,360.00	1,360.00	Callable 12/26/15, then qtrly
FEDERAL NATL MORTGAGE ASSN	10/29/15	10/29/20	Aaa	AA+	1.500	1.766	2,000,000.00	2,000,000.00	1,987,240.00	(12,760.00)	SU 1.5%-3% Call 04/29/16, then qtrly
FEDERAL NATL MORTGAGE ASSN	02/05/13	02/05/18	Aaa	AA+	1.000	1.000	2,000,000.00	2,000,000.00	1,988,260.00	(11,740.00)	Callable 02/05/16, then qtrly
FEDERAL NATL MORTGAGE ASSN	11/20/13	10/26/17	Aaa	AA+	0.875	1.070	2,000,000.00	1,992,743.64	1,995,800.00	3,056.36	
FEDERAL NATL MORTGAGE ASSN	06/30/15	06/30/20	Aaa	AA+	2.000	2.000	2,000,000.00	2,000,000.00	2,009,400.00	9,400.00	Callable 06/30/16, then qtrly
FEDERAL NATL MORTGAGE ASSN	11/27/15	11/28/18	Aaa	AA+	1.200	1.200	2,000,000.00	2,000,000.00	1,992,200.00	(7,800.00)	Callable 11/28/16, once
FEDERAL NATL MORTGAGE ASSN	11/27/15	11/27/19	Aaa	AA+	1.125	1.678	2,000,000.00	2,000,000.00	1,996,460.00	(3,540.00)	SU 1.125%-2.250%, Call 11/27/17, once
FEDERAL NATL MORTGAGE ASSN	11/30/15	11/25/20	Aaa	AA+	1.000	2.015	2,000,000.00	2,000,000.00	1,998,480.00	(1,520.00)	SU 1%-2.2% Call 08/25/16, once
Subtotal, Federal Agencies							<u>64,000,000.00</u>	<u>64,001,571.57</u>	<u>64,152,520.00</u>	<u>150,948.43</u>	
CORPORATE/MEDIUM TERM NOTES											
BERKSHIRE HATHAWAY FIN	12/15/10	12/15/15	Aa2	AA	2.450	2.530	2,000,000.00	1,999,941.67	2,001,680.00	1,738.33	
BERKSHIRE HATHAWAY INC	11/29/13	02/09/18	Aa2	AA	1.550	1.550	2,000,000.00	2,000,000.00	2,005,300.00	5,300.00	
GENERAL ELECTRIC CAPITAL CORP	01/14/14	01/14/19	A1	AA+	2.300	2.250	2,000,000.00	2,002,932.28	2,034,280.00	31,347.72	
TOYOTA MOTOR CREDIT	09/26/11	09/15/16	Aa3	AA-	2.000	1.800	2,000,000.00	2,003,003.51	2,018,380.00	15,376.49	
TOYOTA MOTOR CREDIT	11/20/15	07/13/18	Aa3	AA-	1.550	1.408	2,000,000.00	2,007,255.28	2,001,360.00	(5,895.28)	
Subtotal, Corporate Securities							<u>10,000,000.00</u>	<u>10,013,132.74</u>	<u>10,061,000.00</u>	<u>47,867.26</u>	
SB AIRPORT PROMISSORY NOTE (LT)											
SANTA BARBARA AIRPORT	07/14/09	06/30/29	-	-	3.500	4.195	5,061,002.86	5,061,002.86	5,061,002.86	0.00	
Subtotal, SBA Note							<u>5,061,002.86</u>	<u>5,061,002.86</u>	<u>5,061,002.86</u>	<u>0.00</u>	
CHECKING ACCOUNT											
MUFG UNION BANK NA CHKNG ACCNT	-	-	-	-	0.400	0.400	19,367,436.54	19,367,436.54	19,367,436.54	0.00	
Subtotal, Checking Account							<u>19,367,436.54</u>	<u>19,367,436.54</u>	<u>19,367,436.54</u>	<u>0.00</u>	
TOTALS							<u>148,428,439.40</u>	<u>148,499,356.20</u>	<u>148,700,146.90</u>	<u>200,790.70</u>	

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



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: December 15, 2015
TO: Mayor and Councilmembers
FROM: Risk Management Division, Finance Department
SUBJECT: Self-Insured Workers' Compensation Program Annual Report

RECOMMENDATION:

That Council receive the Annual Self-Insured Workers' Compensation Program Annual Report for the year ended June 30, 2015.

DISCUSSION:

California Labor Code Section 3702.6(b) requires staff to advise Council annually about two items relating to the City's self-insured workers' compensation program: (1) the value of the total accrued claim liabilities reported by the City on the State's Self Insurers Annual Report; and (2) whether current accounting and financial reporting of those liabilities is in compliance with the requirements of Government Accounting Standards Board (GASB) Statement 10.

The California Department of Industrial Relations requires all self-insured public agencies to submit an annual report before October 1st of each year that identifies the workers' compensation liabilities as of the prior fiscal year-end. Risk Management staff submitted the Fiscal Year 2015 annual report on September 22, 2015.

The annual report submitted by the City identified results for claims reported during Fiscal Year 2015, plus the results for all claims that remain open that were reported during a previous fiscal year. City employees reported 122 claims during Fiscal Year 2015; 65 of these claims required the City to pay disability compensation for time away from work. The City paid \$1,501,077 for disability benefits and \$1,848,882 in medical care on the 122 claims reported during Fiscal Year 2015.

The report lists a total of 190 open claims (from all years). The total liability for these 190 claims equals \$8,814,773 – consisting of \$4,306,074 for indemnity (disability payments) and \$4,508,699 for medical payments.

The City accounts for its risk management operations in a separate Internal Service Fund. Every two years, the City contracts with a risk management actuarial firm to prepare an actuarial valuation of the accrued liabilities in the City's self-insured workers' compensation program. The City uses the results of this actuarial valuation as well as claims information from our third party administrator (claims adjuster) to report the workers' compensation accrued liabilities in both the City's annual audit report (the "Comprehensive Annual Financial Report" or "CAFR") and the required annual report submitted to the State of California. The City is partially funded for all of its actuarially determined workers' compensation claim liabilities.

GASB Statement 10 established accounting and financial reporting standards for all City claims, including workers' compensation claims. GASB Statement 10 requires governments to recognize a claim as an expense and liability if both of the following conditions are met:

1. Information available indicates that it is probable that a liability has been incurred; and,
2. The amount of the loss can be reasonably estimated.

In addition, GASB 10 requires certain disclosures in the footnotes to the financial statements. All of the City's workers' compensation claims have been accounted for and reported in accordance with GASB Statement 10.

In summary, the City has met its obligation to file the required Public Self Insurers Annual Report with the State of California Office of Self Insurance Plans. The City also met its legal requirement to report the workers' compensation program liabilities to the City Council with this report. Council will receive a more complete description of the City's self-insured workers' compensation program as part of the Comprehensive Annual Financial Report, or CAFR, for the fiscal year ended June 30, 2015. Finance staff is also scheduled to make a comprehensive presentation about the CAFR for Fiscal Year 2015 on this date.

PREPARED BY: Mark W. Howard, Risk Manager

SUBMITTED BY: Robert Samario, Finance Director

APPROVED BY: City Administrator's Office



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: December 15, 2015

TO: Mayor and Councilmembers

FROM: Water Resources Division, Public Works Department

SUBJECT: Agreement For Surface Water And Groundwater Monitoring

RECOMMENDATION: That Council:

- A. Authorize the Public Works Director to execute a joint funding agreement with United States Geological Survey for water resources investigations related to surface water and groundwater measurements for the period of November 1, 2015, through October 31, 2016, with a City cost share not to exceed \$152,900; and
- B. Authorize the Public Works Director to approve expenditures up to \$20,000 for extra monitoring services.

DISCUSSION:

The City and United States Geological Survey (USGS) have worked cooperatively on water resources monitoring and investigations for over 25 years. This includes an annual program of measuring surface water flows and monitoring groundwater levels and water quality. As in the past, the proposed Fiscal Year 2016 program has two elements (per the attached letter from USGS, dated November 17, 2015):

- Surface Water Gauging Stations: USGS will continue to operate, maintain, and publish stream flow records for four gauging and data collection stations on the Santa Ynez River, and one on Mission Creek. These stations provide real-time data and daily averages. The information is used to implement the Upper Santa Ynez River Operations Agreement, as well as for general documentation and monitoring of operations at Gibraltar Reservoir, and for tracking recharge releases into Mission Creek.

- Groundwater Monitoring: USGS personnel will take monthly water level measurements from 67 monitoring well locations. USGS will maintain the database of water level data and continue a program of collecting and maintaining data on groundwater quality. The water level and water quality information is used for computer-modeling the City's groundwater supplies and the potential impact from seawater intrusion into the downtown groundwater basin.

The data that is collected and maintained is an important part of managing the City's water supply.

BUDGET/FINANCIAL INFORMATION:

The overall program cost is \$203,500, to be shared by the City (\$152,900) and USGS (\$50,600). Authorization for extra services up to \$20,000 is requested for additional USGS scope such as increased monitoring, in the event of seawater intrusion. Funds for this program are appropriated in the Fiscal Year 2016 Water Fund.

SUSTAINABILITY IMPACT:

Monitoring of groundwater levels and quality is essential management of the City's groundwater basins as a long-term sustainable water resource.

ATTACHMENT: Letter from US Geological Survey, dated November 17, 2015

PREPARED BY: Joshua Haggmark, Water Resources Manager/KD/sk

SUBMITTED BY: Rebecca J. Bjork, Public Works Director

APPROVED BY: City Administrator's Office



United States Department of the Interior

U.S. GEOLOGICAL SURVEY

California Water Science Center
 6000 J Street, Placer Hall
 California State University
 Sacramento, California 95819-6129
 Phone: (916) 278-3000 Fax: (916) 278-3070
<http://water.wr.usgs.gov>

November 17, 2015

Ms. Rebecca Bjork, Public Works Director
 Public Works Department
 City of Santa Barbara
 630 Garden Street
 Santa Barbara, California 93102

Attention: Joshua Haggmark, Water Resources Manager

Dear Ms. Bjork:

This letter confirms discussions between our respective staffs, concerning the continuation of the cooperative water resources program between the Public Works Department City of Santa Barbara (City) and the U.S. Geological Survey (USGS) for the period November 1, 2015 to October 31, 2016.

The proposed program and associated costs are as follows:

1. Surface Water Gaging Stations

The U.S. Geological Survey (USGS) will continue to operate, maintain, and publish streamflow records for the following stations:

<u>Station number and name</u>	<u>City Funds</u>	<u>USGS Funds</u>	<u>Total Funds</u>
11119745 Mission Creek near Rocky Nook Park	\$14,250	\$ 7,200	\$21,450
11122000 Santa Ynez above Gibraltar Dam	14,250	7,200	21,450
11123000 Santa Ynez below Gibraltar Dam	14,250	7,200	21,450
11121900 Gibraltar Dam Diversion Weir at Gibraltar	8,300	-0-	8,300
11122010 Gibraltar Release Dam Weir at Gibraltar Dam	<u>8,300</u>	<u>-0-</u>	<u>8,300</u>
Subtotal	\$59,350	\$21,600	\$80,950

2. Groundwater Monitoring **Water-level monitoring:**

USGS personnel will make monthly water-level measurements at 66 wells as listed in Table 1. USGS personnel will also make monthly water-level measurements at 4N/27W-8M6 and continue to operate the continuous recorder at 4N/27W-8M5 (San Remo). Results of the measurements will be stored in NWIS.

Ms. Rebecca Bjork, Public Works Director- City of Santa Barbara

Water-quality monitoring:

The USGS will continue to operate a groundwater quality monitoring network per the plan started in 1989. Quarterly sampling will be completed at four wells during the months of March, June, September, and December as listed in Table 1. Samples will consist of pH (Lab Code 68), specific electrical conductance (Lab Code 69), dissolved solids (Lab Code 27) and dissolved chloride concentration (Lab Code 1571) as outlined in List B. June samples for these four wells however, will consist of chemical constituents outlined in List A. A total of twelve yearly samples will be collected at the following four monitoring wells:

- a. 4N/27W-23E5
- b. 4N/27W-23F2
- c. 4N/27W-23F3
- d. 4N/27W-23F4

If a 25% increase in chloride concentration is evident at 4N/27W-23E5, two additional wells located further inland (north) will be added to the quarterly sampling program, and sampling will increase to monthly intervals at a total of six monitoring wells. The two additional wells are 4N/27W-22A4 and 4N/27W-22G2.¹

If USGS water quality samples for 4N/27W-23E5 result in a 25% increase in chloride concentrations, City project coordinator will be notified immediately via email and sampling will be increased to monthly intervals. If water supply conditions result in increasing pumping of more than 750 AF over a 12 month period from Storage Unit 1, City project coordinator will contact the USGS project coordinator immediately via email.²

Annual sampling for major dissolved ions, trace metal, stable isotopes, nutrients, and dissolved solids (List A) will occur in June at 18 wells as listed in Table 1, with 4 of these also sampled quarterly for specific electrical conductance, pH, dissolved solids, and dissolved chloride concentration (List B). Triennial sampling in June for major dissolved ions, trace metal, stable isotopes, nutrients, and dissolved solids will continue at 20 additional triennial wells (List T), with 7 wells scheduled for 2016. A total of 25 wells will be sampled in June.

Alternate wells will be sampled in the event it is impossible to sample the primary wells. Alternate wells should be located within the same vicinity of the primary well and within the same storage unit.

See Table 1 for water level and water quality monitoring schedules.

¹ If additional sampling is needed, an additional cost of \$1,981 per well for each measurement of List B constituents, will be charged to the WY2017 agreement. Additional Federal Matching Funds (FMF) may not be available for this work.

² City Project Coordinator: Kelley Dyer, Water Resources Supervisor kdyer@SantaBarbaraCA.gov
USGS Project Coordinators: Matthew Melchiorsen, Hydrologic Technician, mattm@usgs.gov; Matthew Scrudato, Groundwater Specialist, scrudato@usgs.gov; Stuart Hill, Field Office Chief, sahill@usgs.gov.

Ms. Rebecca Bjork, Public Works Director- City of Santa Barbara

The summary of the proposed program for this period and associated costs is as follows:

<u>Program components</u>	<u>City Funds</u>	<u>USGS Funds</u>	<u>Total Funds</u>
1. Surface-Water Gaging Stations	\$ 59,350	\$21,600	\$ 80,950
2. Groundwater Monitoring Water-levels	43,350	3,150	46,500
Continuous Recorder (4N/27W-8M5)	5,000	2,500	7,500
Water Quality (Seawater Encroachment Monitoring)	16,800	8,950	25,750
Water Quality (June Samples Table 1)	<u>28,400</u>	<u>14,400</u>	<u>42,800</u>
TOTAL	\$152,900	\$50,600	\$203,500

Total cost of the proposed program is \$203,500. Cost to the City will be \$152,900, and subject to the availability of Federal matching funds, the USGS will provide \$50,600.

Enclosed are three originals of Joint Funding Agreement (JFA) 16WSCA03700, signed by our agency, for your approval. If you are in agreement with this proposed program, please return one fully executed JFA to our office. Work performed with funds from this agreement will be conducted on a fixed-price basis. Billing for this agreement will be rendered quarterly.

The USGS is required to have an agreement in place prior to any work being performed on a project. We request that a fully executed JFA be returned December 31, 2015. If it is not received by December 31, we will be required to suspend operations until an agreement is received.

If you have questions regarding this program, please contact Stuart Hill, in our Santa Maria Field Office, at (805) 928-9539. If you have any administrative questions, please contact Tammy Seubert, in our Sacramento Office, at (916) 278-3040.

Sincerely,

Handwritten signature of Eric G. Reichard in black ink, followed by the text "(acting)" in parentheses.

Eric G. Reichard
Director, USGS California Water Science Center

Enclosures

cc: Stuart Hill, USGS CAWSC

Ms. Rebecca Bjork, Public Works Director- City of Santa Barbara

Table 1 - Water Level and Water Quality monitoring schedule
 (M, monthly; A, annual; R, recording; Q, quarterly (March, June, Sept. Dec.)
 (XX), sample year; T, triennial); *, alternate
updated per M.C. Scrudato, City, 06-09-14

	WATER LEVEL	WATER QUALITY		WATER LEVEL	WATER QUALITY
STORAGE UNIT I					
			4N/27W-19A1	M	-
4N/27W-8R2	M	(16)T	4N/27W-19A2	M	-
4N/27W-9M1	M	-	4N/27W-19A3	M	A
4N/27W-9Q1	M	(18)T	4N/27W-21E1	M	(16)T
4N/27W-13R1	M	-	4N/27W-21E2	M	(18)T
4N/27W-14K2	M	(17)T	4N/27W-21E3	M	(18)T
4N/27W-14P1	M	-	4N/27W-21F1	M	-
4N/27W-15E1	M	-	4N/27W-21F2	M	-
4N/27W-15E2	M	-	4N/27W-21G1	M	-*
4N/27W-15G1	M	-	4N/27W-21G2	M	-*
4N/27W-15J2	M	-	4N/27W-22M1	M	-*
4N/27W-15K1	M	(16)T	4N/27W-22M2	M	-*
4N/27W-16C1	M	(17)T	4N/27W-22Q1	M	-
4N/27W-16C2	M	(16)T			
4N/27W-16R1	M	-	FOOTHILL		
4N/27W-17J1	M	(16)T	4N/27W-5P1	M	-
4N/27W-21B1	M	(18)T	4N/27W-7D1	M	(16)T
4N/27W-22A2	M	A	4N/27W-7R3	M	-
4N/27W-22A3	M	(17)T	4N/27W-8E1	M	-
4N/27W-22A4	M	A	San Roque Park #1		
4N/27W-22B6	M	-	4N/27W-8E4	M	-
4N/27W-22B8	M	A	4N/27W-8M5	R	A
4N/27W-22B9	M	A	4N/27W-8M6	M	A
4N/27W-22B10	M	A	4N/27W-18B5	M	(17)T
4N/27W-22B11	M	A	4N/28W-12C2	M	-
4N/27W-22C1	M	-	4N/28W-12H4	M	-
4N/27W-22E1	M	A	4N/28W-12R3	M	-
4N/27W-22E2	M	A			
4N/27W-22G2	M	A	HOPE RANCH		
4N/27W-22G3	M	(17)T	4N/27W-18C2	M	(18)T
4N/27W-22G4	M	-	4N/27W-18C3	M	(18)T
4N-27W-23E5	M	A,Q			
4N/27W-23F2	M	A,Q			
4N/27W-23F3	M	A,Q			
4N/27W-23F4	M	A,Q			
4N/27W-23F8	M	A			
4N/27W-23F9	M	A			
STORAGE UNIT III					
4N/27W-17L2	M	(17)T			
4N/27W-17L3	M	(18)T			
4N/27W-17L4	M	(16)T			
4N/27W-17L5	M	-			
4N/27W-18Q1	M	-			
4N/27W-18Q4	M	-			

Ms. Rebecca Bjork, Public Works Director- City of Santa Barbara

List A

Chemical Constituents
(mg/L or as indicated)

Dissolved aluminum ($\mu\text{g/L}$)	Dissolved sodium
Dissolved arsenic ($\mu\text{g/L}$)	Dissolved strontium ($\mu\text{g/L}$)
Dissolved barium ($\mu\text{g/L}$)	Dissolved sulfate
Dissolved boron ($\mu\text{g/L}$)	Dissolved solids (sum)
Dissolved bromide	Sodium adsorption ratio
Dissolved calcium	Percent sodium
Dissolved chloride	Total alkalinity (CaCO_3)
Dissolved fluoride	Total hardness (CaCO_3)
Dissolved iodide	Temperature $^{\circ}\text{C}$
Dissolved iron ($\mu\text{g/L}$)	pH
Dissolved lithium ($\mu\text{g/L}$)	Specific Conductance ($\mu\text{S/cm}$)
Dissolved manganese ($\mu\text{g/L}$)	Stable isotopes
Dissolved magnesium	
Dissolved nitrogen (nitrate + nitrite)	
Dissolved orthophosphate (PO_4)	
Dissolved orthophosphorus (P)	
Dissolved potassium	
Dissolved silica	

Schedules used: 101 (nutrients), 1261 (major ions and trace), 1142 (stable isotopes)

Ms. Rebecca Bjork, Public Works Director- City of Santa Barbara

List B

Chemical Constituents
(mg/L or as indicated)

pH

Specific Conductance (microsiemens)

Dissolved Chloride

Dissolved solids (sum)

Lab Codes used: 68, 69, 1571, 27

Ms. Rebecca Bjork, Public Works Director- City of Santa Barbara

List T

Triennial Sampling Wells

(updated list 06/09/2014 by M. Scudato, USGS)

Site Name	Site Identification Number	2015	2016	2017	2018
STORAGE UNIT I					
4N/27W-8R2	342618119432501		■		
4N/27W-9Q1	342618119423701	■			■
4N/27W-14K2	342534119404301			■	
4N/27W-15K1	342538119413401		■		
4N/27W-16C1	342603119430401			■	
4N/27W-16C2	342603119430402		■		
4N/27W-17J1	342541119433501		■		
4N/27W-21B1	342506119423801	■			■
4N/27W-22A3	342506119412202			■	
4N/27W-22G3	342455119412402			■	
STORAGE UNIT III					
4N/27W-17L2	342533119435501			■	
4N/27W-17L3	342533119435502	■			■
4N/27W-17L4	342533119435503		■		
4N/27W-21E1	342502119431401		■		
4N/27W-21E2	342502119431402	■			■
4N/27W-21E3	342502119431403	■			■
FOOTHILL					
4N/27W-7D1	342647119451701		■		
4N/27W-18B5	342606119445201			■	
HOPE RANCH					
4N/27W-18C2	342600119445201	■			■
4N/27W-18C3	342600119445202	■			■



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: December 15, 2015

TO: Mayor and Councilmembers

FROM: Parks Division, Parks and Recreation Department

SUBJECT: Agreement For Hilda McIntyre Ray Park Resident Caretaker

RECOMMENDATION:

That Council authorize the Acting Parks and Recreation Director to execute a Caretaker Rental Agreement for Hilda McIntyre Ray Park with Robert Cerda, commencing on January 1, 2016, through December 31, 2016.

DISCUSSION:

Background

The Parks and Recreation Department (Department) has historically administered two resident caretaker agreements in Franceschi and Skofield Parks. Caretakers enter into a one-year lease agreement subject to City Council approval. Lease agreements are renewable annually for up to a total of three years. Historically, caretakers have been permanent City employees working for the Department. Caretaker duties may be required as part of normal work hours or as structured overtime. These normal work duties consist of:

1. Opening and closing the park parking lot entrance gates, Monday – Friday;
2. Conducting a daily site walk prior to park closure;
3. Maintaining a log of all time spent on caretaker services; and,
4. Submitting a monthly log to the Parks Manager for review and approval.

All other park maintenance and management duties are the responsibility of assigned Parks Division and/or Recreation Division employees.

Hilda McIntyre Ray House

On March 13, 1958, Prescott H. Ray conveyed his property, including his home, to the City on the condition that it become a public park for use and enjoyment of members of the public and be known as the Hilda McIntyre Ray Park. On June 21, 1961, a resolution adopted by the Park Commission at their regular meeting, established that a

Park employee live in the house in the park and the employee oversee and inspect the Park area daily.

On June 12, 1995, the Department entered into a Memorandum of Understanding with the Community Development Department of the City of Santa Barbara Housing Rehabilitation Loan Program for a total of \$49,400 to rehabilitate the property and rent it at a restricted rent to a low income household. The loan was paid off at the end of June 2015, therefore the Department's obligation was complete, and the house could be occupied per the deed and resolution.

Recruitment for Resident Caretaker

In August 2015, the Department conducted a recruitment to fill the new caretaker position in the Hilda McIntyre Ray House. The recruitment was open to Parks and Recreation Department permanent employees. The Department recommends approval of a rental agreement with Robert Cerda effective January 1, 2016, through December 31, 2016, for caretaker services at Hilda McIntyre Ray Park.

A copy of the contract/agreement is available for public review in the City Clerk's Office.

BUDGET/FINANCIAL INFORMATION:

No rent will be received as revenue, as caretaker services are performed in lieu of rent.

PREPARED BY: Santos Escobar, Parks Manager

SUBMITTED BY: Jill E. Zachary, Acting Parks and Recreation Director

APPROVED BY: City Administrator's Office



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: December 15, 2015

TO: Mayor and Councilmembers

FROM: Building & Safety Division, Community Development

SUBJECT: Contract Building Plan Check Services

RECOMMENDATION: That Council:

- A. Approve the execution of a \$70,000 Professional Services Agreement with Bureau Veritas North America, Inc., for contract Building & Safety plan review services; and
- B. Authorize an increase in Fiscal Year 2016 appropriations and estimated revenues in the Community Development Department, General Fund, by \$70,000 to cover the cost of the contracted services, funded from increased and unbudgeted revenues generated from greater than expected building permit activity.

DISCUSSION:

Thorough and timely building permit plan reviews help the community establish and maintain a safe, accessible, and healthy built environment. One means of providing thorough and timely reviews of the State's Title 24 Building Standards and local amendments during busy periods is through the use of contract building permit plan check services.

Since 2014, the City's Building & Safety Division continues to encounter pre-recession levels of building permit plan check activity. For the first four months of this fiscal year, building permit applicants have requested plan review services at a volume that is beyond the capacity of the City's Building & Safety Division full-time staff, even after authorizing short-term periods of overtime. The long-term reliance on over-time authorizations is avoided as it has detrimental effects on performance and customer service. Until the City has seen a consistent and ongoing increase in the need for permanent building permit plan check services, it is most prudent to utilize high quality contract building permit plan check service providers. Consequently, during these periods of high plan check activity, the City can utilize the following options:

- Authorize longer terms of overtime compensation for existing staff at the risk of staff “burn-out”
- Increase the number of permanent City plan check staff and increase the long-term salary overhead
- Increase the amount of contract plan check services until a clear need for additional permanent staff is seen
- Decrease plan review customer service levels (longer review times, or lower accountability for compliance with the standards) at the risk of public health and safety

After completing the City request for proposal process, Bureau Veritas North America has been selected as the Building & Safety contract plan check services provider. Bureau Veritas North America Inc. has a remarkable reputation as a contract building permit plan review service. They provide similar services to over 100 agencies in California, offer their services at the most reasonable cost of all proposals collected, and received excellent ratings from the agencies that staff contacted prior to making this selection.

Approval of the requested budget adjustments and the Bureau Veritas North America Professional Services Agreement will assure that the City’s Building & Safety Division continues to provide valuable and timely building permit review services to our architects, engineers, and contractors.

BUDGET/FINANCIAL INFORMATION:

The current Building & Safety budget for building permit revenues are \$2,814,773. Revenues for the first quarter of this fiscal year are trending \$92,000 higher than the budgeted amount. In addition, the very busy Planning processes, which leads to the Building & Safety building permit plan check process, suggest that this trend will continue throughout the foreseeable future.

This request is unique in that the \$70,000 Professional Service Agreement expenditures will be spent only after the associated additional revenue has been collected. This assures a fiscal balance between additional revenue collected, additional services requested, and additional expenditures for service.

A copy of the contract/agreement is available for public review in the City Clerk’s Office.

PREPARED BY: Andrew Stuffer, Chief Building Official

SUBMITTED BY: George Buell, Community Development Director

APPROVED BY: City Administrator's Office



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: December 15, 2015

TO: Mayor and Councilmembers

FROM: Treasury Division, Finance Department

SUBJECT: Professional Services Agreement For Utility Users Tax Management and Audit Services

RECOMMENDATION:

That Council approve and authorize the Finance Director to execute a professional services agreement with MuniServices, LLC, to provide utility users tax management and audit services for a term of three years with two optional two-year extensions.

DISCUSSION:

For many years, the City of Santa Barbara has contracted with MuniServices, LLC for a broad range of revenue management services related to sales tax, business license taxes, utility users tax (UUT), and franchise fees. Work related to the utility users tax has included auditing services, discovery and compliance services, legal guidance, legislative advocacy, and revenue forecasting.

Examples of the varied work performed by MuniServices, LLC related to the utility users tax include assistance in drafting and implementing Measure G (which broadened and reduced the rate for utility users taxes related to telecommunications services), recent assistance in helping the City implement AB 1717 (which allows for UUT to be collected on prepaid wireless telephony services), periodic industry reports that highlights trends in the utility industries, revenue forecasting, and various tax discovery services.

The Finance Department has found that utilizing MuniServices has helped the City be informed of proposed state and federal legislation, stay up-to-date on various trends in the utility users tax industry, ensure that all local businesses are complying with the utility users tax, and maintain thorough and accurate revenue analyses and forecasts.

MuniServices, LLC has proposed a scope of work that would provide utility users tax management services, compliance review services, revenue protection and enforcement, client support services, and audit services. Included in the scope of work are detailed revenue review and forecasting services and reports provided on a periodic basis to the City.

The fees associated with the proposed agreement with MuniServices are comprised of a fixed annual fixed fee of \$18,000 for base utility users tax management and audit services; and a contingency fee of 25% of the misallocated revenues identified during the compliance review and audit activities for certain prior periods and eighteen months into the future. This type of fee structure is similar to the existing agreement between the City and MuniServices for sales tax management and audits. Any additional services beyond the basic scope of the agreement, such as specialized reports and computer programming, may not exceed \$2,000 per year and must be approved in advance and in writing by the Finance Director. The initial term of the agreement is three years, with two optional two-year extensions.

BUDGET/FINANCIAL INFORMATION:

No additional budget appropriations are being requested for fiscal year 2016 as staff believes the Department will have sufficient available appropriations to cover the base cost of \$9,000 for the remainder of the current fiscal year. Staff anticipates including the base annual cost of \$18,000 in the Department's fiscal year 2017 budget. All contingency fees will be offset by the additional revenues identified and collected as a result of the audits. Any costs for extra services, up to the maximum annual amount of \$2,000, will be covered by existing available appropriations on an annual basis.

PREPARED BY: Julie Nemes, Treasury Manager

SUBMITTED BY: Robert Samario, Finance Director

APPROVED BY: City Administrator's Office



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: December 15, 2015

TO: Mayor and Councilmembers

FROM: City Administrator's Office

SUBJECT: Receipt Of California Youth Gang Reduction 2016 Grant Funds

RECOMMENDATION: That Council:

- A. Increase Fiscal Year 2016 estimated revenues and appropriations in the Miscellaneous Grants Fund by \$246,852; and
- B. Authorize the City Administrator to extend the current agreements by one year and to accept and distribute the CalGRIP calendar year 2016 grant funds.

DISCUSSION:

The City of Santa Barbara, in partnership with the Community Action Commission and the Department of Counseling, Clinical and School Psychology, University of California at Santa Barbara, were awarded a three-year California Gang Reduction, Intervention and Prevention (CalGRIP) grant by the Board of State and Community Corrections (BSCC). Each calendar year, the grant recipients are required to reapply for continued funding. The reapplications are evaluated by the BSCC and annual amounts are then approved and distributed based on program criteria. The State has approved the reapplication and awarded the City of Santa Barbara \$246,852 for calendar year 2016.

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

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

With Council's approval, the City Administrator will amend the existing agreements with the Board of State and Community Corrections and subsequently with the Community Action Commission to continue the program.

BUDGET/FINANCIAL INFORMATION:

\$246,852 grant is hereby appropriated to the City of Santa Barbara, City Administrator's Office as miscellaneous grant funds to subcontract as a pass-through agency to the grant partner, Community Action Commission, to manage the program.

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

PREPARED BY: Kate Whan, Administrative Analyst

SUBMITTED BY: Paul Casey, City Administrator

APPROVED BY: City Administrator's Office



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: December 15, 2015

TO: Mayor and Councilmembers

FROM: Administrative Services, Police Department

SUBJECT: Purchase Of Lockers For Police Department Men's Locker Room Project

RECOMMENDATION: That Council:

- A. Approve a transfer of \$100,000 from the Police Department, General Fund, salary savings to the Facilities Capital Fund for the purchase of new lockers for the Men's Locker Room Project; and
- B. Increase estimated revenues and appropriations in the Facilities Capital Fund by \$100,000 to provide the budgetary authority for the purchase of the new lockers.

DISCUSSION:

Built in 1959, the Police Station, serves as an essential facility for the City of Santa Barbara. This City-owned facility houses approximately 214 police officers and administrative staff, and is in full operation 24 hours per day, seven days per week.

In 2007, Council directed staff to make improvements to the men's locker room. Located in the basement of the Police Station, the men's locker room (along with the exercise and shower rooms) are the only areas available for staff to store uniforms, field equipment, and personal items while on duty. In the past year, a new HVAC system was installed and the exercise room was moved and upgraded to a larger space that was once occupied by the Communications Center.

The Men's Locker Room Project was originally scheduled for Fiscal Year 2017 as part of the Public Works Capital Improvement projects but has now been moved to Fiscal Year 2016. However, this project did not include funding for the replacement of the lockers and the Police Department agreed to fund the purchase of the lockers. The current lockers are over 50 years old and are in need of replacement. Therefore, in order to keep this project on track the Police Department is requesting to move funds from budgeted salaries to this project.

The locker installation project will begin in January and be completed by April.

BUDGET/FINANCIAL INFORMATION:

There are salary savings available in the Police Department budget to cover the \$100,000 expense. These savings will be transferred to the Facilities Capital Fund where the purchase of the equipment will occur.

PREPARED BY: Gil Torres, Captain/TS/LSP

SUBMITTED BY: Camerino Sanchez, Chief of Police

APPROVED BY: City Administrator's Office



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: December 15, 2015

TO: Mayor and Councilmembers

FROM: Human Resources Department

SUBJECT: Reclassification Of Two Senior Building Inspector Positions In Community Development

RECOMMENDATION:

That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Amending Resolution No. 15-056, the Position and Salary Control Resolution for Fiscal Year 2016, Affecting the Community Development Department Effective July 4, 2015.

DISCUSSION:

The Community Development Department requested a reclassification review of two Senior Building Inspector positions that are performing more complex and specialized work within the Building Inspector classification series. The two positions perform very complicated consultation, inspection, and plan checking related to plumbing and electricity in major projects, and this work requires unique qualifications and experience. As a result of this classification review, Human Resources recommends that both of the positions be reclassified to a new classification of "Senior Building Inspector – Specialty" and that the salary for the new classification be set at 5% above a Senior Building Inspector.

BUDGET/FINANCIAL INFORMATION:

The ongoing budget impact to reclassify two Senior Building Inspector positions to Senior Building Inspector – Specialty is approximately \$7,565 annually. This additional cost will be absorbed within the Community Development Department budget without the need for an additional appropriation in Fiscal Year 2016.

PREPARED BY: Christie Lanning, Human Resources Analyst II

SUBMITTED BY: Kristy Schmidt, Administrative Services Director

APPROVED BY: City Administrator's Office

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA BARBARA AMENDING RESOLUTION NO. 15-056, THE POSITION AND SALARY CONTROL RESOLUTION FOR FISCAL YEAR 2016, AFFECTING THE COMMUNITY DEVELOPMENT DEPARTMENT EFFECTIVE JULY 4, 2015.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SANTA BARBARA THAT Resolution No. 15-056, the Position and Salary Control Resolution for Fiscal Year 2016, is hereby amended as follows:

	<u>Full-Time Positions Authorized</u>		<u>Part-Time Positions Authorized</u>
<u>COMMUNITY DEVELOPMENT DEPT:</u>			
<u>BUILDING AND SAFETY</u>			
Senior Building Inspector	4		2
Senior Building Inspector / Specialty			2
Division Total			22
Department Total	68	68	.75
City Wide Total	1007	1007	22.70

<u>Classification Title</u>	<u>FLSA</u>	<u>Status</u>	<u>Unit</u>	<u>Biweekly Salary</u>
Senior Building Inspector / Specialty	N	C	14	\$2,767.04 –
\$3,363.35				

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 craft whose physical characteristics indicate that it was designed and constructed for the purpose of carrying people or goods over water.

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.

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.

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 beam variations after December 1, 2015.



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: December 15, 2015

TO: Mayor and Council members

FROM: Accounting Division, Finance Department

SUBJECT: Comprehensive Annual Financial Report For The Fiscal Year Ended June 30, 2015

RECOMMENDATION: That Council:

- A. Receive a report from staff on the Comprehensive Annual Financial Report for the Fiscal Year Ended June 30, 2015; and
- B. Accept the Comprehensive Annual Financial Report for the Fiscal Year Ended June 30, 2015.

DISCUSSION:

Pursuant to City Charter, Finance Department staff has prepared the City's annual financial statements for the fiscal year ended June 30, 2015. Each year, financial statements are prepared to report on the financial condition of the City as a whole, as well as individual funds/operations that are included within the City's operations.

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

The financial statements were audited by the independent public accounting firm of Lance, Soll & Lunghard, LLP (LSL), whose unmodified opinion is included within the financial section of the report. An unmodified opinion indicates that the financial statements present fairly the financial position of the City of Santa Barbara as of June 30, 2015, and the results of operations, in accordance with generally accepted

accounting principles. As part of the audit, LSL also reviewed and performed tests of the City's internal accounting control procedures to determine if there are any material weaknesses or instances of non-compliance. Based on the audit, no instances of non-compliance or material weaknesses were noted.

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

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

The Comprehensive Annual Financial Report for the Fiscal Year Ended June 30, 2015, is available for review in the City Clerk's Office. An electronic version of the CAFR will be available no later than December 17, 2015 on the City's website at www.SantaBarbaraCA.gov/CAFR.

PREPARED BY: Jennifer Tomaszewski, Accounting Manager

SUBMITTED BY: Robert Samario, Finance Director

APPROVED BY: City Administrator's Office



CITY OF SANTA BARBARA

JOINT COUNCIL AND SUCCESSOR AGENCY AGENDA REPORT

AGENDA DATE: December 15, 2015

TO: Mayor and Councilmembers
Chair and Board members

FROM: City Administrator's Office

SUBJECT: Successor Agency Transfer Of Property To The City And City
Acceptance Of Property And Assumption Of Obligations

RECOMMENDATIONS:

- A. That the Successor Agency adopt, by reading of title only, A Resolution of the Successor Agency to the Redevelopment Agency of the City of Santa Barbara Transferring All Right, Title and Interest to the Real Property Described Herein, Subject to Certain Existing Leasehold Interests, Agreements, and Other Encumbrances on the Multiple Parcels of Real Property, Which Are Together Most Commonly Known as "Paseo Nuevo Retail Center," Owned by the Successor Agency to the Former Redevelopment Agency of the City of Santa Barbara, and Authorizing the Executive Director to Execute Such Agreements and Related Documents as Necessary to Effectuate the Transfer of Real Property Interests to the City of Santa Barbara;
- B. That Council introduce and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Accepting All Right, Title and Interest to the Real Property Described Herein, Subject to Certain Existing Leasehold Interests, Agreements, and Other Encumbrances on the Multiple Parcels of Real Property, Which Are Together Most Commonly Known as "Paseo Nuevo Retail Center," Owned by the Successor Agency to the Former Redevelopment Agency of the City of Santa Barbara, and Authorizing the City Administrator to Execute Such Agreements and Related Documents as Necessary to Effectuate the Transfer of Real Property Interests to the City of Santa Barbara;
- C. That the Successor Agency adopt, by reading of title only, A Resolution of the Successor Agency to the Redevelopment Agency of the City of Santa Barbara Transferring For Public Transportation, Public Parking, and All Related Purposes All Right, Title and Interest to the "Governmental Purpose" Real Property Described Herein, Which Are Together Most Commonly Known As "Santa Barbara Railroad Depot," Owned by the Successor Agency to the Former Redevelopment Agency of the City of Santa Barbara, and Authorizing the Executive Director to Execute Such

- Agreements and Related Documents as Necessary to Effectuate Such Transfers of Real Property Interests to the City of Santa Barbara; and,
- D. That Council introduce and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Accepting and Assuming For Public Transportation, Public Parking, and All Related Purposes All Right, Title and Interest to the “Governmental Purpose” Real Property Described Herein, Which Are Together Most Commonly Known As “Santa Barbara Railroad Depot,” Owned by the Successor Agency to the Former Redevelopment Agency of the City of Santa Barbara, and Authorizing the City Administrator to Execute Such Agreements and Related Documents as Necessary to Effectuate Such Transfer of Real Property Interests to the City of Santa Barbara.

DISCUSSION:

On May 15, 2015, the California State Department of Finance (DOF) approved the Successor Agency’s Long Range Property Management Plan for all remaining properties owned by the former Redevelopment Agency. The Plan was originally submitted to the DOF on September 20, 2013 and amended several times before final approval in May. The properties that are to be transferred to the City include those listed in the Railroad Depot Regional Transportation Center and Paseo Nuevo Long Range Property Management Plans (LRPMP). The specific parcels can also be found in the table below:

Property Description	County Assessor Parcel Numbers	Acres
Railroad Depot Regional Transportation Center	033-010-011, 033-010-012, 033-010-013, 033-010-014, 033-010-015, 033-041-012, 033-041-013, 033-042-001, 033-042-002, 033-042-003, 033-042-004, 033-042-012, 033-042-014, 033-042-015, 033-042-016, 033-042-017, 033-042-019, 033-075-012, 033-075-014	5.39
Paseo Nuevo	037-400-001, 037-400-002, 037-400-003, 037-400-004, 037-400-005, 037-400-006, 037-400-019	6.29
Total		11.68

Paseo Nuevo:

The properties were assembled by the former Redevelopment Agency (Agency) between 1987 and 1989 through a combination of transfer from the City of Santa Barbara, sale from private parties and condemnation. For the most part, the land was assembled from property owned by the City of Santa Barbara (City surface parking Lot No. 1 and the City’s De La Guerra Street) and from land acquired from private property owners along the eastside of the 700 and 800 blocks of State Street.

The real property was expressly acquired for the purposes of redevelopment in the form of an urban, open-air retail shopping center within the City's central business district in an effort to make the downtown the cultural, social, and historical center of the South Coast.

The real property, formerly owned by the Redevelopment Agency and transferred by operation of law to the Successor Agency and held in the Community Redevelopment Trust Fund, pending transfer, is encumbered with three (3) seventy-five (75) year ground leases, each with terms that began on January 1, 1990 and will end on December 31, 2065. Also included in the real property Parking Lot No. 1 (572 parking spaces) with the related reciprocal operating agreements and contractual covenants with a concurrent 75-year lease term. Additionally, the Agency and City are obligated (and the City will expressly assume the full obligation) through the Paseo Nuevo Parking Agreement to provide 1,115 public parking spaces within a two block radius of the Paseo Nuevo Mall until the year 2065. The parking obligation is satisfied through the provision of 1,115 public parking spaces in City Parking Structures Nos. 2 and 10. As required in the Paseo Nuevo Lots 2 and 10 Parking Agreements, the parking spaces must be provided on a non-preferential basis at subsidized parking rates.

There are additional financial obligations that come along with the properties. If the transfer is approved, the City of Santa Barbara, as owner of the leased fee interest, is required to pay that portion of Paseo Nuevo's annual Parking and Business Improvement Area fee that exceeds \$100,000. The average amount of the obligation is approximately \$77,000 per year. Payment of this amount has, however, been offset by the benefits received by the City in the operation of Parking Structures Nos. 2 and 10. As required by the Cooperation Agreement, and as set forth in the Annual Parking Operations Agreement, the City is responsible for the operation, maintenance and replacement of Parking Structures Nos. 2 and 10 and those Structures must, in accordance with the Paseo Nuevo Agreements, be available to provide 1,115 parking spaces for public use at subsidized rates. In return for operation of the two parking structures, the City receives revenue generated by parking rates and, it was contemplated, ultimate ownership of the parking structures.

At the time that the Leases and other obligations set forth in the various agreements end, the City must determine the disposition of the property. If the property is sold, the City must enter into a compensation agreement with the various taxing entities and the proceeds from a sale would be distributed accordingly.

Railroad Depot Regional Transportation Center:

The nineteen (19) parcels comprising the Railroad Depot Regional Transportation Center were acquired by the Redevelopment Agency to restore the historic Southern Pacific Railroad Depot originally constructed by Southern Pacific Railroad in 1905 and to create and establish a regional, multi-modal public transportation center in the City of Santa Barbara for residents and visitors alike.

Restoration of the Railroad Depot Regional Transportation Center was a joint effort undertaken by the Redevelopment Agency and the California Department of Transportation, which was initiated in 1993 and completed in 1999. The project included a complete restoration of the historic railroad depot and its surroundings. As of August 2, 2006, the main building is listed on the National Register of Historic Places.

There are currently two leases at the site. Amtrak is currently on a month-to-month lease pending transfer of the properties to the City of Santa Barbara at which time a new long-term lease will be negotiated. Greyhound is currently in year four of a ten (10) year initial term with two (2) five-year options available. The combined annual revenue for these two leases is approximately \$48,000.

In addition to the aforementioned rents received from Amtrak and Greyhound, as well as revenues generated by parking fees from the public parking lots, the Railroad Depot Regional Transportation Center also generates income by way of Parking Business Improvement Area Funds (PBIA Funds). The total parking revenue generated in Fiscal Year 2012 was \$86,502 and the total PBIA Funds collected were \$15,000. The total annual operating expenses incurred for the parking lot was \$151,684 in Fiscal Year 2012. The annual operating deficit from the parking lot's operation was \$50,182 in Fiscal Year 2012.

CEQA Information:

Pursuant to Section 15061(b)(3) of the State California Environmental Quality Act ("CEQA") Guidelines, the transfer of real property is exempt from environmental review under CEQA because it can be seen with certainty that there is no possibility that the transfer may have a significant effect on the environment; and pursuant to Section 15301 of the State CEQA Guidelines, the transfer of real property is exempt from environmental review under CEQA because the transfer will result in a continuation of existing facilities involving no expansion of use, and any future development for the real property will require separate environmental review.

After transfer of the Paseo Nuevo and Railroad Depot properties to the City, the two properties remaining in the Successor Agency's ownership will be the two parcels on Bath Street and the four Calle Cesar Chavez parcels. The Bath Street parcels will be transferred to the City once the City and the taxing entities agree to the terms of a compensation agreement and, in accordance with the Long Range Property Management Plan, the Calle Cesar Chavez parcels will be sold at auction.

PREPARED BY: Brian J. Bosse, Waterfront Business Manager

SUBMITTED BY: Paul Casey, City Administrator

APPROVED BY: City Administrator's Office

RESOLUTION NO.

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SANTA BARBARA TRANSFERRING ALL RIGHT, TITLE AND INTEREST TO THE REAL PROPERTY DESCRIBED HEREIN, SUBJECT TO CERTAIN EXISTING LEASEHOLD INTERESTS, AGREEMENTS AND OTHER ENCUMBRANCES ON THE MULTIPLE PARCELS OF REAL PROPERTY, WHICH ARE TOGETHER MOST COMMONLY KNOWN AS "PASEO NUEVO RETAIL CENTER," OWNED BY THE SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF SANTA BARBARA, AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE SUCH AGREEMENTS AND RELATED DOCUMENTS AS NECESSARY TO EFFECTUATE THE TRANSFER OF REAL PROPERTY INTERESTS TO THE CITY OF SANTA BARBARA

WHEREAS, in accordance with Assembly Bill No. 1X 26, as amended by Assembly Bill No. 1484 ("Dissolution Act"), the Redevelopment Agency of the City of Santa Barbara ("RDA") dissolved on February 1, 2012 and the Successor Agency to the former RDA assumed all of the authority, rights, powers, duties, and obligations previously vested in the RDA;

WHEREAS, an Oversight Board to the Successor Agency to the former RDA has been duly formed as required by the Dissolution Act;

WHEREAS, in accordance with California Health & Safety Code Section 34191.5, the Successor Agency prepared, approved and submitted a Long Range Property Management Plan along with two amendments thereto ("LRPMP") to the Oversight Board for review and approval;

WHEREAS, the Oversight Board adopted Resolution Nos. 013, 020, 022 and 023 approving the Second Amended LRPMP for the Paseo Nuevo Retail Center and directed the Successor Agency to submit the Second Amended LRPMP to the California Department of Finance ("DOF") for approval;

WHEREAS, on May 15, 2015, DOF found that the Second Amended LRPMP submitted by the Successor Agency for the Paseo Nuevo Retail Center contained all of the elements required by Health and Safety Code section 34191.5 and approved the Plan;

WHEREAS, upon approval of the Second Amended LRPMP by DOF, the Paseo Nuevo Retail Center real property is transferred to the Community Redevelopment Property Trust Fund of the Successor Agency and, thereafter, the approved Second Amended LRPMP governs the use and disposition of the Paseo Nuevo Retail Center real property;

WHEREAS, the approved Second Amended LRPMP provides that the Paseo Nuevo Retail Center real property shall be transferred from the Community Redevelopment Property Trust Fund of the Successor Agency to the City of Santa Barbara and used by the City to fulfill the on-going enforceable obligations created by the Paseo Nuevo Agreements which Agreements include three 75-year ground leases, parking agreements, reciprocal easement agreements and others; provided, however, the City, in accepting ownership of the Paseo Nuevo Parcels, must expressly agree to assume the leases and all other monetary and non-monetary obligations;

WHEREAS, at a public meeting on September 18, 2015, the Oversight Board directed the Successor Agency to implement the approved Second Amended LRPMP and to transfer the Paseo Nuevo Retail Center real property to the City of Santa Barbara subject to the conditions contained therein; and

WHEREAS, the Successor Agency adopts this resolution conveying all of the right, title and interest in the property described below to the City of Santa Barbara and authorizing the Executive Director of the Successor Agency to execute, subject to approval as to form by Agency Counsel, all documents necessary to effectuate such conveyance.

NOW, THEREFORE, BE IT RESOLVED BY THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SANTA BARBARA AS FOLLOWS:

SECTION 1. The above recitations are true and correct.

SECTION 2. In accordance with Health and Safety Code section 34191.5, Oversight Board Resolution No. 27, and as approved by the California Department of Finance on May 15, 2015, the Successor Agency hereby conveys all right, title and interest to the real property described below for reference purposes only to the City of Santa Barbara:

The Paseo Nuevo Retail Center properties, encompassing together approximately 6.86 acres and including:

Those certain portions of Block 175 and Block 193, in the City of Santa Barbara, County of Santa Barbara, State of California, according to the Official Map thereof, and that portion of De La Guerra Street lying between said Blocks 175 and 193 vacated and described in Resolution of the City Council of the City of Santa Barbara recorded on December 15, 1988, as Instrument No. 88-080924 of Official Records of said County, *excepting* that portion of De La Guerra Street described in deed recorded as Instrument No. 89-12331 of Official Records of said County, said lands being more particularly described as follows:

Parcels 1 through 14 of Parcel Map No. 20,504, according to the map thereof recorded on February 24, 1989, filed in Book 42 of Parcel Maps, at Pages 86 through 98, inclusive, records of said County;

And, referred to herein for convenience only as APNs: 037-400-001, 037-400-002, 037-400-003, 037-400-004, 037-400-005, 037-400-006, and 037-400-019.

SECTION 3. The above-described property is conveyed by the Successor Agency to the City subject to all leases, encumbrances and other Agreements including the following:

1. Ground Lease, dated February 24, 1989, between the Redevelopment Agency of the City of Santa Barbara, as landlord (“**Original Landlord**”), and Santa Barbara Associates, as tenant (“**Original Tenant**”);
2. First Amendment to Ground Lease, dated February 24, 1989, between Original Landlord and Original Tenant;
3. Second Amendment to Ground Lease, dated as of February 24, 1989, between Original Landlord and Original Tenant;
4. Third Amendment to Ground Lease, dated as of September 18, 1990, between Original Landlord and Original Tenant;
5. Confirmatory Assignment and Assumption Agreement, dated June 7, 1991 between Original Tenant and PNSC, L.P. (“**PNSC**”);
6. Supplement to Lease, dated as of June 26, 1996, between Original Landlord and PNSC;
7. Assignment and Assumption of Ground Lease, dated June 26, 1996 between PNSC and Paseo Nuevo Associates (“**Paseo**”);
8. Assignment and Assumption of Ground Leases, dated as of May 30, 2002, between Paseo and I&G Direct Real Estate 3 (“**I&G**”);
9. Assignment and Assumption of Ground Lease, dated July 15, 2015 between I&G and Paseo Nuevo Owner LLC.
10. Construction, Operation and Reciprocal Easement Agreement, dated February 24, 1989, by and among the Redevelopment Agency of the City of Santa Barbara, Santa Barbara Associates, Carter Hawley Hale Stores and Nordstrom, Inc., and recorded February 24, 1989 as Instrument 89-012333 in Official Records of Santa Barbara County.
11. Confirmatory Assignment and Assumption of Construction, Operation, and Reciprocal Easement Agreement, dated February 24, 1989, between Santa

Barbara Associates and PNSC, L.P. and recorded as Instrument No. 91-037605 in Official Records of Santa Barbara County.

12. Assignment and Assumption of Reciprocal Easement Agreement, dated June 27, 1996, between PNSC, L.P. and Paseo Nuevo Associates, and recorded June 28, 1996 as Instrument No. 96-039824 in Official Records of Santa Barbara County.
13. Assignment and Assumption of Parking Agreements, dated May 30, 2002, between Paseo Nuevo Associates and I&G Direct Real Estate 3, LP, and recorded May 30, 2002 as Instrument No. 2002-0052392 in Official Records of Santa Barbara County.
14. Assignment and Assumption of Recorded Agreements, dated as of July 15, 2015, between I&G Direct Real Estate 3, LP and Paseo Nuevo Owner LLC, and recorded August 17, 2015 as Instrument No. 2015-0043756 in Official Records of Santa Barbara County.
15. Paseo Nuevo Parking Agreement, dated as of November 1, 1987, by and among the Redevelopment Agency of the City of Santa Barbara, City of Santa Barbara, Santa Barbara Associates, Carter Hawley Hale Stores, Inc., and Nordstrom, Inc., as amended by the Amendment to Parking Covenants and Parking Agreement, dated as of February 24, 1989 and recorded February 24, 1989 as Instrument No. 89-012341 in Official Records of Santa Barbara County.
16. Paseo Nuevo Lot 1 Parking Covenants, Conditions and Restrictions Agreement, dated February 24, 1989, by and among the Redevelopment Agency of the City of Santa Barbara, Santa Barbara Associates, Carter Hawley Hale Stores, Inc. and Nordstrom, Inc. as amended by the Amendment to Parking Covenants and Parking Agreement, dated as of February 24, 1989, and recorded February 24, 1989 as Instrument No. 89-012341 in Official Records of Santa Barbara County.
17. Paseo Nuevo Lot 2 Public Parking Covenants, Conditions and Restrictions Agreement, dated February 24, 1989, by and among the Redevelopment Agency of the City of Santa Barbara, the City of Santa Barbara, Santa Barbara Associates, Carter Hawley Hale Stores, Inc. and Nordstrom, Inc., as amended by the Amendment to Parking Covenants and Parking Agreement, dated as of February 24, 1989, and recorded February 24, 1989 as Instrument No. 89-012341 in Official Records of Santa Barbara County.
18. Paseo Nuevo Lot 10 Public Parking Covenants, Conditions and Restrictions Agreement, dated February 24, 1989, by and among the Redevelopment Agency of the City of Santa Barbara, the City of Santa Barbara, Santa Barbara Associates, Carter Hawley Hale Stores, Inc. and Nordstrom, Inc., as amended by the Amendment to Parking Covenants and Parking Agreement, dated as of February 24, 1989, and recorded February 24, 1989 as Instrument No. 89-012341 in Official Records of Santa Barbara County.

19. Confirmatory Assignment and Assumption of Parking Agreements, dated as of June 7, 1991, between Santa Barbara Associates and PNSC, L.P., and recorded June 14, 1991 as Instrument No. 91-037606 in Official Records of Santa Barbara County.
20. Confirmatory Assignment and Assumption of Recorded Agreements, dated as of June 7, 1991, between Santa Barbara Associates and PNSC, L.P., and recorded June 14, 1991 as Instrument No. 91-037607 in Official Records of Santa Barbara County.
21. Assignment and Assumption of Parking Agreements, dated as of June 27, 1996, between PNSC, L.P. and Paseo Nuevo Associates, and recorded July 10, 1996 as Instrument No. 96-041655 in Official Records of Santa Barbara County.
22. Assignment and Assumption of Parking Agreements, dated May 30, 2002, between Paseo Nuevo Associates and I&G Direct Real Estate 3, LP, and recorded May 30, 2002 as Instrument No. 2002-0052392 in Official Records of Santa Barbara County.
23. Assignment and Assumption of Parking Agreements, dated as of July 15, 2015, between I&G Direct Real Estate 3, LP and Paseo Nuevo Owner LLC, and recorded August 17, 2015 as Instrument No. 2015-0043757 in Official Records of Santa Barbara County.

SECTION 4. The Successor Agency authorizes Paul Casey as the Executive Director of the Successor Agency to take all action necessary to effectuate such conveyance.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

ORDINANCE NO.

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA BARBARA ACCEPTING ALL RIGHT, TITLE AND INTEREST TO THE REAL PROPERTY DESCRIBED HEREIN, SUBJECT TO CERTAIN EXISTING LEASEHOLD INTERESTS, AGREEMENTS AND OTHER ENCUMBRANCES ON THE MULTIPLE PARCELS OF REAL PROPERTY, WHICH ARE TOGETHER MOST COMMONLY KNOWN AS "PASEO NUEVO RETAIL CENTER," OWNED BY THE SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF SANTA BARBARA, AND AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE SUCH AGREEMENTS AND RELATED DOCUMENTS AS NECESSARY TO EFFECTUATE THE TRANSFER OF REAL PROPERTY INTERESTS TO THE CITY OF SANTA BARBARA

WHEREAS, in accordance with Assembly Bill No. 1X 26, as amended by Assembly Bill No. 1484 ("Dissolution Act"), the Redevelopment Agency of the City of Santa Barbara ("RDA") dissolved on February 1, 2012 and the Successor Agency to the former RDA assumed all of the authority, rights, powers, duties, and obligations previously vested in the RDA;

WHEREAS, an Oversight Board to the Successor Agency to the former RDA has been duly formed as required by the Dissolution Act;

WHEREAS, in accordance with California Health & Safety Code Section 34191.5, the Successor Agency prepared, approved and submitted a Long Range Property Management Plan along with two amendments thereto ("LRPMP") to the Oversight Board for review and approval;

WHEREAS, the Oversight Board adopted Resolution Nos. 013, 020, 022 and 023 approving the Second Amended LRPMP for the Paseo Nuevo Retail Center and directed the Successor Agency to submit the Second Amended LRPMP to the California Department of Finance ("DOF") for approval;

WHEREAS, on May 15, 2015, DOF found that the Second Amended LRPMP submitted by the Successor Agency for the Paseo Nuevo Retail Center contained all of the elements required by Health and Safety Code section 34191.5 and approved the Plan;

WHEREAS, upon approval of the Second Amended LRPMP by DOF, the Paseo Nuevo Retail Center real property is transferred to the Community Redevelopment Property Trust Fund of the Successor Agency and, thereafter, the approved Second Amended LRPMP governs the use and disposition of the Paseo Nuevo Retail Center real property;

WHEREAS, the approved Second Amended LRPMP provides that the Paseo Nuevo Retail Center real property shall be transferred from the Community Redevelopment Property Trust Fund of the Successor Agency to the City of Santa Barbara and used by the City to fulfill the on-going enforceable obligations created by the Paseo Nuevo Agreements which Agreements include three 75-year ground leases, parking agreements, reciprocal easement agreements and others; provided, however, the City, in accepting ownership of the Paseo Nuevo Parcels, must expressly agree to assume the leases and all other monetary and non-monetary obligations;

WHEREAS, at a public meeting on September 18, 2015, the Oversight Board directed the Successor Agency to implement the approved Second Amended LRPMP and to transfer the Paseo Nuevo Retail Center real property to the City of Santa Barbara subject to the conditions contained therein;

WHEREAS, the Successor Agency has adopted a resolution conveying all of the right, title and interest in the property described below owned by the Successor Agency to the former RDA to the City of Santa Barbara and authorizing the Executive Director of the Successor Agency to execute, subject to approval as to form by Agency Counsel, all documents necessary to effectuate such conveyance;

WHEREAS, Government Code Section 27281 requires that deeds conveying an interest in real property to a governmental agency for public purposes shall only be accepted for recordation with the consent of the agency evidenced by a certificate or resolution of acceptance;

WHEREAS, The City of Santa Barbara hereby authorizes the City Administrator, or designee, to execute, subject to approval as to form by the City Attorney, all documents necessary to effectuate such transfer and acceptance of said real property interests by the City of Santa Barbara and consents to the recordation by the City Clerk in the Official Records of all deeds and other documents; and

WHEREAS, this Ordinance will demonstrate intent by the Council of the City of Santa Barbara to accept title to the real property described in the respective documents delivered for such purpose, without further action or subsequent resolution.

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

SECTION 1. The above recitations are true and correct.

SECTION 2. In accordance with Health and Safety Code section 34191.5, Oversight Board Resolution No. 27, and as approved by the California Department of Finance on May 15, 2015, the Successor Agency has been directed to convey all right, title and interest to the real property described herein to the City of Santa Barbara.

SECTION 3. The Successor Agency adopted a resolution to convey all right, title and interest to the property described herein to the City of Santa Barbara and to authorize Paul Casey as the Executive Director of the Successor Agency to take all action necessary to effectuate such conveyance.

SECTION 4. The City of Santa Barbara hereby accepts and assumes all right, title and interest to that certain real property described in the Grant Deed from The Successor Agency to the Redevelopment Agency of the City of Santa Barbara to the City of Santa Barbara, described below for reference purposes only, which Grant Deed has been executed and delivered hereunder:

The Paseo Nuevo Retail Center properties, encompassing together approximately 6.86 acres and including:

Those certain portions of Block 175 and Block 193, in the City of Santa Barbara, County of Santa Barbara, State of California, according to the Official Map thereof, and that portion of De La Guerra Street lying between said Blocks 175 and 193 vacated and described in Resolution of the City Council of the City of Santa Barbara recorded on December 15, 1988, as Instrument No. 88-080924 of Official Records of said County, *excepting* that portion of De La Guerra Street described in deed recorded as Instrument No. 89-12331 of Official Records of said County, said lands being more particularly described as follows:

Parcels 1 through 14 of Parcel Map No. 20,504, according to the map thereof recorded on February 24, 1989, filed in Book 42 of Parcel Maps, at Pages 86 through 98, inclusive, records of said County;

And, referred to herein for convenience only as APNs: 037-400-001, 037-400-002, 037-400-003, 037-400-004, 037-400-005, 037-400-006, and 037-400-019.

SECTION 5. The City hereby agrees that transfer of the Paseo Nuevo Retail Center real property to the City of Santa Barbara is subject to the City's agreement to fulfill the on-going enforceable obligations created by the Paseo Nuevo Agreements and the City expressly agrees to assume the leases and all other monetary and non-monetary obligations created under such Agreements.

SECTION 6. At the termination of the leases, the City of Santa Barbara, as property owner, shall evaluate the needs of the property and assess its condition as a South Coast retail shopping center.

SECTION 7. If the City of Santa Barbara determines to dispose of its ownership interest the Paseo Nuevo Retail Center Real Property, the City shall enter into a compensation agreement pursuant to California Health & Safety Code 34180(f)(1) with the appropriate taxing entities.

SECTION 8. In accordance with the provision of Section 521 of the Charter of the City of Santa Barbara, the City Council of the City of Santa Barbara does hereby agree to be bound to the below described Leases and other agreements for their remaining terms.

SECTION 9. Certain portions of the property comprising Paseo Nuevo Retail Center are subject to certain existing leasehold interests and other agreements and encumbrances as described in the various agreements listed below to which the City hereby agrees to be bound as applicable:

1. Ground Lease, dated February 24, 1989, between the Redevelopment Agency of the City of Santa Barbara, as landlord ("**Original Landlord**"), and Santa Barbara Associates, as tenant ("**Original Tenant**");
2. First Amendment to Ground Lease, dated February 24, 1989, between Original Landlord and Original Tenant;
3. Second Amendment to Ground Lease, dated as of February 24, 1989, between Original Landlord and Original Tenant;
4. Third Amendment to Ground Lease, dated as of September 18, 1990, between Original Landlord and Original Tenant;
5. Confirmatory Assignment and Assumption Agreement, dated June 7, 1991 between Original Tenant and PNSC, L.P. ("**PNSC**");
6. Supplement to Lease, dated as of June 26, 1996, between Original Landlord and PNSC;
7. Assignment and Assumption of Ground Lease, dated June 26, 1996 between PNSC and Paseo Nuevo Associates ("**Paseo**");
8. Assignment and Assumption of Ground Leases, dated as of May 30, 2002, between Paseo and I&G Direct Real Estate 3 ("**I&G**");
9. Assignment and Assumption of Ground Lease, dated July 15, 2015 between I&G and Paseo Nuevo Owner LLC.
10. Construction, Operation and Reciprocal Easement Agreement, dated February 24, 1989, by and among the Redevelopment Agency of the City of Santa Barbara, Santa Barbara Associates, Carter Hawley Hale Stores and Nordstrom, Inc., and recorded February 24, 1989 as Instrument 89-012333 in Official Records of Santa Barbara County.
11. Confirmatory Assignment and Assumption of Construction, Operation, and Reciprocal Easement Agreement, dated February 24, 1989, between Santa Barbara Associates and PNSC, L.P. and recorded as Instrument No. 91-037605 in Official Records of Santa Barbara County.

12. Assignment and Assumption of Reciprocal Easement Agreement, dated June 27, 1996, between PNSC, L.P. and Paseo Nuevo Associates, and recorded June 28, 1996 as Instrument No. 96-039824 in Official Records of Santa Barbara County.
13. Assignment and Assumption of Parking Agreements, dated May 30, 2002, between Paseo Nuevo Associates and I&G Direct Real Estate 3, LP, and recorded May 30, 2002 as Instrument No. 2002-0052392 in Official Records of Santa Barbara County.
14. Assignment and Assumption of Recorded Agreements, dated as of July 15, 2015, between I&G Direct Real Estate 3, LP and Paseo Nuevo Owner LLC, and recorded August 17, 2015 as Instrument No. 2015-0043756 in Official Records of Santa Barbara County.
15. Paseo Nuevo Parking Agreement, dated as of November 1, 1987, by and among the Redevelopment Agency of the City of Santa Barbara, City of Santa Barbara, Santa Barbara Associates, Carter Hawley Hale Stores, Inc., and Nordstrom, Inc., as amended by the Amendment to Parking Covenants and Parking Agreement, dated as of February 24, 1989 and recorded February 24, 1989 as Instrument No. 89-012341 in Official Records of Santa Barbara County.
16. Paseo Nuevo Lot 1 Parking Covenants, Conditions and Restrictions Agreement, dated February 24, 1989, by and among the Redevelopment Agency of the City of Santa Barbara, Santa Barbara Associates, Carter Hawley Hale Stores, Inc. and Nordstrom, Inc. as amended by the Amendment to Parking Covenants and Parking Agreement, dated as of February 24, 1989, and recorded February 24, 1989 as Instrument No. 89-012341 in Official Records of Santa Barbara County.
17. Paseo Nuevo Lot 2 Public Parking Covenants, Conditions and Restrictions Agreement, dated February 24, 1989, by and among the Redevelopment Agency of the City of Santa Barbara, the City of Santa Barbara, Santa Barbara Associates, Carter Hawley Hale Stores, Inc. and Nordstrom, Inc., as amended by the Amendment to Parking Covenants and Parking Agreement, dated as of February 24, 1989, and recorded February 24, 1989 as Instrument No. 89-012341 in Official Records of Santa Barbara County.
18. Paseo Nuevo Lot 10 Public Parking Covenants, Conditions and Restrictions Agreement, dated February 24, 1989, by and among the Redevelopment Agency of the City of Santa Barbara, the City of Santa Barbara, Santa Barbara Associates, Carter Hawley Hale Stores, Inc. and Nordstrom, Inc., as amended by the Amendment to Parking Covenants and Parking Agreement, dated as of February 24, 1989, and recorded February 24, 1989 as Instrument No. 89-012341 in Official Records of Santa Barbara County.
19. Confirmatory Assignment and Assumption of Parking Agreements, dated as of June 7, 1991, between Santa Barbara Associates and PNSC, L.P., and recorded

June 14, 1991 as Instrument No. 91-037606 in Official Records of Santa Barbara County.

20. Confirmatory Assignment and Assumption of Recorded Agreements, dated as of June 7, 1991, between Santa Barbara Associates and PNSC, L.P., and recorded June 14, 1991 as Instrument No. 91-037607 in Official Records of Santa Barbara County.
21. Assignment and Assumption of Parking Agreements, dated as of June 27, 1996, between PNSC, L.P. and Paseo Nuevo Associates, and recorded July 10, 1996 as Instrument No. 96-041655 in Official Records of Santa Barbara County.
22. Assignment and Assumption of Parking Agreements, dated May 30, 2002, between Paseo Nuevo Associates and I&G Direct Real Estate 3, LP, and recorded May 30, 2002 as Instrument No. 2002-0052392 in Official Records of Santa Barbara County.
23. Assignment and Assumption of Parking Agreements, dated as of July 15, 2015, between I&G Direct Real Estate 3, LP and Paseo Nuevo Owner LLC, and recorded August 17, 2015 as Instrument No. 2015-0043757 in Official Records of Santa Barbara County.

SECTION 10. The City of Santa Barbara hereby consents to the recordation of the Grant Deed in the Official Records, County of Santa Barbara.

RECORDING REQUESTED BY
AND FOR THE BENEFIT OF

CITY OF SANTA BARBARA

NO FEE DOCUMENT
Gov't Code 27383

WHEN RECORDED MAIL TO

CITY OF SANTA BARBARA
Real Property Section/Public Works Dept.
P.O. Box 1990
Santa Barbara, California 93102-1990

NO TRANSFER TAX DUE per R&T Code 11922
Grantee is a Government Agency

SPACE ABOVE THIS LINE FOR RECORDER'S USE

037-400-001, 037-400-002, 037-400-003, 037-400-004, 037-400-005, 037-400-006, and 037-400-019

APNs

City Resolution #

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SANTA BARBARA, a public entity and successor in interest to the Redevelopment Agency of the City of Santa Barbara, does hereby grant to the **CITY OF SANTA BARBARA**, a municipal corporation, that certain real property in the City of Santa Barbara, County of Santa Barbara, State of California, described as follows:

Those certain portions of Block 175 and Block 193, in the City of Santa Barbara, County of Santa Barbara, State of California, according to the Official Map thereof, and that portion of De La Guerra Street lying between said Blocks 175 and 193 vacated and described in Resolution of the City Council of the City of Santa Barbara recorded on December 15, 1988, as Instrument No. 88-080924 of Official Records of said County, *excepting* that portion of De La Guerra Street described in deed recorded as Instrument No. 89-12331 of Official Records of said County, said lands being more particularly described as follows:

Parcels 1 through 14 of Parcel Map No. 20,504, according to the map thereof recorded on February 24, 1989, filed in Book 42 of Parcel Maps, at Pages 86 through 98, inclusive, records of said County.

And, referred to herein for convenience only as Santa Barbara County Assessor's Parcel Numbers: APNs: 037-400-001, 037-400-002, 037-400-003, 037-400-004, 037-400-005, 037-400-006, and 037-400-019.

The Grantee herein covenants by and for itself, its heirs, executors, administrators, and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of sex, marital status, race, color, religion, creed, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the land herein conveyed, nor shall grantee itself or any person claiming under or through it, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, or vendees in the land herein conveyed. The forgoing covenants shall run with the land.

RESOLUTION NO.

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SANTA BARBARA TRANSFERRING FOR PUBLIC TRANSPORTATION, PUBLIC PARKING AND ALL RELATED PURPOSES ALL RIGHT, TITLE AND INTEREST TO THE "GOVERNMENTAL PURPOSE" REAL PROPERTY DESCRIBED HEREIN, WHICH ARE TOGETHER MOST COMMONLY KNOWN AS "SANTA BARBARA RAILROAD DEPOT," OWNED BY THE SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF SANTA BARBARA, AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE SUCH AGREEMENTS AND RELATED DOCUMENTS AS NECESSARY TO EFFECTUATE SUCH TRANSFERS OF REAL PROPERTY INTERESTS TO THE CITY OF SANTA BARBARA

WHEREAS, in accordance with Assembly Bill No. 1X 26, as amended by Assembly Bill No. 1484 ("Dissolution Act"), the Redevelopment Agency of the City of Santa Barbara ("RDA") dissolved on February 1, 2012 and the Successor Agency to the former RDA assumed all of the authority, rights, powers, duties, and obligations previously vested in the RDA;

WHEREAS, an Oversight Board to the Successor Agency to the former RDA has been duly formed as required by the Dissolution Act;

WHEREAS, the Successor Agency was issued a Finding of Completion on April 26, 2013;

WHEREAS, in accordance with Health & Safety Code Section 34191.5, the Successor Agency prepared, approved and submitted a Long Range Property Management Plan ("LRPMP") for the Railroad Depot Regional Transportation Center to the Oversight Board for review and approval;

WHEREAS, on May 9, 2013, the Oversight Board adopted Resolution No. 012 approving the LRPMP for the Railroad Depot Regional Transportation Center and directed the Successor Agency to submit the LRPMP to the California Department of Finance ("DOF") for approval;

WHEREAS, on May 15, 2015, DOF found that the LRPMP submitted by the Successor Agency for the Railroad Depot Regional Transportation Center contained all of the elements required by Health and Safety Code section 34191.5 and approved the Plan;

WHEREAS, upon approval of the LRPMP by DOF, the real property comprising the Railroad Depot Regional Transportation Center transfers to the Community

Redevelopment Property Trust Fund of the Successor Agency and, thereafter, the approved LRPMP governs the use and disposition of the property;

WHEREAS, the approved LRPMP provides that the Railroad Depot Regional Transportation Center shall be transferred from the Successor Agency to the City of Santa Barbara and retained as “Governmental Purpose” property;

WHEREAS, at a public meeting on September 18, 2015, the Oversight Board adopted Resolution No. 28 directing the Successor Agency to implement the approved LRPMP and to transfer the Railroad Depot Regional Transportation Center real property to the City of Santa Barbara and that such real property shall thereafter be retained by the City as “Governmental Purpose” property; and

WHEREAS, the Successor Agency adopts this resolution conveying all of the right, title and interest in the “governmental purpose” property described below to the City of Santa Barbara and authorizing the Executive Director of the Successor Agency to execute, subject to approval as to form by Agency Counsel, all documents necessary to effectuate such conveyance.

NOW, THEREFORE, BE IT RESOLVED BY THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SANTA BARBARA AS FOLLOWS:

SECTION 1. The above recitations are true and correct.

SECTION 2. In accordance with Health and Safety Code section 34191.5, Oversight Board Resolution No. 28, and as approved by the California Department of Finance on May 15, 2015, the Successor Agency hereby conveys all right, title and interest to the real property described below for reference purposes only to the City of Santa Barbara:

The Santa Barbara Railroad Depot properties, encompassing together approximately 6.86 acres and including:

- Parcel One (APN 033-010-011, APN 033-041-013, and APN 033-042-012), formerly having an address of 220 Chapala Street; subject to a portion of the exclusive easement now reserved by Union Pacific Railroad Company, as successor of Southern Pacific Transportation Company; and located southwesterly and along State Street;
- Parcel Two (APN 033-010-013 and APN 033-042-017), formerly having an address of 225 Chapala Street; subject to the exclusive easement reserved now by Union Pacific Railroad Company, as successor of Southern Pacific Transportation Company; and including a portion of Mission Creek;
- Parcel Three (APN 033-042-014), being a vacated portion of Chapala Street, and located southeasterly of Montecito Street;
- Parcel Four (APN 033-010-014), being a vacated portion of Chapala Street,

and subject to the exclusive easement now reserved by Union Pacific Railroad Company, as successor of Southern Pacific Transportation Company;

- Parcel Five (APN 033-041-012), being a vacated portion of Chapala Street, and located northwesterly of Yanonali Street;
- Parcel Six (APN 033-010-015 and APN 033-042-015), being vacated portions of Yanonali Street; subject to the exclusive easement now reserved by Union Pacific Railroad Company, as successor of Southern Pacific Transportation Company; and located southwesterly of State Street;
- Parcel Seven (APN 033-042-001), formerly having an address of 35 West Montecito Street, and located southeasterly and along Montecito Street;
- Parcel Eight (APN 033-042-002), formerly having an address of 29 West Montecito Street, and located southeasterly and along Montecito Street;
- Parcel Nine (APN 033-042-003), formerly having an address of 25 West Montecito Street, and located southeasterly and along Montecito Street;
- Parcel Ten (APN 033-042-004), formerly having an address of 23 West Montecito Street, and located southeasterly and along Montecito Street; and
- Parcel Eleven (APN 033-042-019), formerly having an address of 235 State Street, and located southeasterly of Montecito Street.

SECTION 3. The above described property is conveyed by the Successor Agency to the City of Santa Barbara subject to all existing leases and encumbrances on title including, but not limited to, the following: (i) Lease Agreement No. 23,910 by and between the City of Santa Barbara and Greyhound Lines, Inc. approved by Ordinance No. 5569 effective November 17, 2011, and (ii) Lease Agreement by and between the Redevelopment Agency of the City of Santa Barbara and National Railroad Passenger Corporation, dated April 21 1998, expired by its own terms on April 21, 2008 and continued on month-to-month hold-over status by mutual agreement of the parties.

SECTION 4. The Successor Agency authorizes Paul Casey as the Executive Director of the Successor Agency to take all action necessary to effectuate such conveyance.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

ORDINANCE NO.

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA BARBARA ACCEPTING AND ASSUMING FOR PUBLIC TRANSPORTATION, PUBLIC PARKING AND ALL RELATED PURPOSES ALL RIGHT, TITLE AND INTEREST TO THE "GOVERNMENTAL PURPOSE" REAL PROPERTY DESCRIBED HEREIN, WHICH ARE TOGETHER MOST COMMONLY KNOWN AS "SANTA BARBARA RAILROAD DEPOT," OWNED BY THE SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF SANTA BARBARA, AND AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE SUCH AGREEMENTS AND RELATED DOCUMENTS AS NECESSARY TO EFFECTUATE SUCH TRANSFER OF REAL PROPERTY INTERESTS TO THE CITY OF SANTA BARBARA

WHEREAS, in accordance with Assembly Bill No. 1X 26, as amended by Assembly Bill No. 1484 ("Dissolution Act"), the Redevelopment Agency of the City of Santa Barbara ("RDA") dissolved on February 1, 2012 and the Successor Agency to the former RDA assumed all of the authority, rights, powers, duties, and obligations previously vested in the RDA;

WHEREAS, an Oversight Board to the Successor Agency to the former RDA has been duly formed as required by the Dissolution Act;

WHEREAS, the Successor Agency was issued a Finding of Completion on April 26, 2013;

WHEREAS, in accordance with Health & Safety Code Section 34191.5, the Successor Agency prepared, approved and submitted a Long Range Property Management Plan ("LRPMP") for the Railroad Depot Regional Transportation Center to the Oversight Board for review and approval;

WHEREAS, on May 9, 2013, the Oversight Board adopted Resolution No. 012 approving the LRPMP for the Railroad Depot Regional Transportation Center and directed the Successor Agency to submit the LRPMP to the California Department of Finance ("DOF") for approval;

WHEREAS, on May 15, 2015, DOF found that the LRPMP submitted by the Successor Agency for the Railroad Depot Regional Transportation Center contained all of the elements required by Health and Safety Code section 34191.5 and approved the Plan;

WHEREAS, upon approval of the LRPMP by DOF, the real property comprising the Railroad Depot Regional Transportation Center transfers to the Community Redevelopment Property Trust Fund of the Successor Agency and, thereafter, the approved LRPMP governs the use and disposition of the property;

WHEREAS, the approved LRPMP provides that the Railroad Depot Regional Transportation Center shall be transferred from the Successor Agency to the City of Santa Barbara and retained as “Governmental Purpose” property;

WHEREAS, at a public meeting on September 18, 2015, the Oversight Board adopted Resolution No. 28 directing the Successor Agency to implement the approved LRPMP and to transfer the Railroad Depot Regional Transportation Center real property to the City of Santa Barbara and that such real property shall thereafter be retained by the City as “Governmental Purpose” property;

WHEREAS, the Successor Agency has adopted a resolution conveying all of the right, title and interest in the “governmental purpose” property described below owned by the Successor Agency to the former RDA to the City of Santa Barbara and authorizing the Executive Director of the Successor Agency to execute, subject to approval as to form by Agency Counsel, all documents necessary to effectuate such conveyance;

WHEREAS, Government Code Section 27281 requires that deeds conveying an interest in real property to a governmental agency for public purposes shall only be accepted for recordation with the consent of the agency evidenced by a certificate or resolution of acceptance;

WHEREAS, The City of Santa Barbara hereby authorizes the City Administrator, or designee, to execute, subject to approval as to form by the City Attorney, all documents necessary to effectuate such transfer and acceptance of said real property interests by the City of Santa Barbara and consents to the recordation by the City Clerk in the Official Records of all deeds and other documents; and

WHEREAS, this Ordinance will demonstrate intent by the Council of the City of Santa Barbara to accept title to the real property described in the respective documents delivered for such purpose, without further action or subsequent resolution.

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

SECTION 1. The above recitations are true and correct.

SECTION 2. In accordance with Health and Safety Code section 34191.5, Oversight Board Resolution No. 28, and as approved by the California Department of Finance on May 15, 2015, the Successor Agency has been directed to convey all right, title and interest to the real property described herein to the City of Santa Barbara.

SECTION 3. The Successor Agency adopted a resolution to convey all right, title and interest to the “governmental purpose” property described herein to the City of Santa Barbara and to authorize Paul Casey as the Executive Director of the Successor Agency to take all action necessary to effectuate such conveyance.

SECTION 4. The City of Santa Barbara hereby accepts and assumes all right, title and interest to that certain real property described in the Grant Deed from The Successor Agency to the Redevelopment Agency of the City of Santa Barbara to the City of Santa Barbara, described below for reference purposes only, which Grant Deed has been executed and delivered hereunder:

The Santa Barbara Railroad Depot properties, encompassing together approximately 6.86 acres and including:

- Parcel One (APN 033-010-011, APN 033-041-013, and APN 033-042-012), formerly having an address of 220 Chapala Street; subject to a portion of the exclusive easement now reserved by Union Pacific Railroad Company, as successor of Southern Pacific Transportation Company; and located southwesterly and along State Street;
- Parcel Two (APN 033-010-013 and APN 033-042-017), formerly having an address of 225 Chapala Street; subject to the exclusive easement reserved now by Union Pacific Railroad Company, as successor of Southern Pacific Transportation Company; and including a portion of Mission Creek;
- Parcel Three (APN 033-042-014), being a vacated portion of Chapala Street, and located southeasterly of Montecito Street;
- Parcel Four (APN 033-010-014), being a vacated portion of Chapala Street, and subject to the exclusive easement now reserved by Union Pacific Railroad Company, as successor of Southern Pacific Transportation Company;
- Parcel Five (APN 033-041-012), being a vacated portion of Chapala Street, and located northwesterly of Yanonali Street;
- Parcel Six (APN 033-010-015 and APN 033-042-015), being vacated portions of Yanonali Street; subject to the exclusive easement now reserved by Union Pacific Railroad Company, as successor of Southern Pacific Transportation Company; and located southwesterly of State Street;
- Parcel Seven (APN 033-042-001), formerly having an address of 35 West Montecito Street, and located southeasterly and along Montecito Street;
- Parcel Eight (APN 033-042-002), formerly having an address of 29 West Montecito Street, and located southeasterly and along Montecito Street;
- Parcel Nine (APN 033-042-003), formerly having an address of 25 West Montecito Street, and located southeasterly and along Montecito Street;
- Parcel Ten (APN 033-042-004), formerly having an address of 23 West Montecito Street, and located southeasterly and along Montecito Street; and
- Parcel Eleven (APN 033-042-019), formerly having an address of 235 State Street, and located southeasterly of Montecito Street.

SECTION 5. In accordance with the provisions of Section 521 of the Charter of the City of Santa Barbara, the real property is conveyed to the City of Santa Barbara subject to the following described agreements to which the City agrees to be bound: (i) Lease Agreement No. 23,910 by and between the City of Santa Barbara and Greyhound Lines, Inc. approved by Ordinance No. 5569 effective November 17, 2011, and (ii) Lease Agreement by and between the Redevelopment Agency of the City of Santa Barbara and National Railroad Passenger Corporation, dated April 21 1998, expired by its own terms on April 21, 2008 and continued on month-to-month hold-over status by mutual agreement of the parties.

SECTION 6. The City of Santa Barbara hereby consents to the recordation of the Grant Deed in the Official Records, County of Santa Barbara.

RECORDING REQUESTED BY
AND FOR THE BENEFIT OF

CITY OF SANTA BARBARA

**NO FEE DOCUMENT
Gov't Code 27383**

WHEN RECORDED MAIL TO

CITY OF SANTA BARBARA
Real Property Section/Public Works Dept.
P.O. Box 1990
Santa Barbara, California 93102-1990

NO TRANSFER TAX DUE per R&T Code 11922
Grantee is a Government Agency

SPACE ABOVE THIS LINE FOR RECORDER'S USE

033-010-011; 033-010-013; 033-010-014; 033-010-015; 033-041-012; 033-041-013; 033-042-001; 033-042-002;
033-042-003; 033-042-004; 033-042-012; 033-042-014; 033-042-015; 033-042-017; and 033-042-019
APNs

City Resolution #

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SANTA BARBARA, a public entity and successor in interest to the Redevelopment Agency of the City of Santa Barbara, does hereby grant to the **CITY OF SANTA BARBARA,** a municipal corporation, that certain real property in the City of Santa Barbara, County of Santa Barbara, State of California, described as follows:

Those certain tracts of real property located in the City of Santa Barbara, County of Santa Barbara, State of California, described as follows:

Parcel One: 220 Chapala Street at State Street Frontage

That portion of Block 288 of the City of Santa Barbara, County of Santa Barbara, State of California, according to the Official Map of said City, being that tract of real property described as Parcel One in the Grant Deed to the Redevelopment Agency of the City of Santa Barbara recorded on June 21, 1995, as Instrument No. 95-033463, of Official Records of said County of Santa Barbara, more particularly described as follows:

Beginning at the point of intersection of the Northwesterly line of Yanonali Street with the Southwesterly line of State Street, said point being the most Easterly corner of said Block 288; thence Northwesterly along said Southwesterly line of State Street, 210 feet, more or less, to the most Northerly corner of the parcel of land described secondly in deed dated June 19, 1903, from William Oothout, Jr., to Southern Pacific Company recorded September 16, 1903, in Book 92 of Deeds, Page 391, records of said County; thence Southwesterly at right angles to said line of State Street and along the Northwesterly line of said Parcel described secondly in said deed, a distance of 130.00 feet; thence Northwesterly parallel with said line of State Street being also along the Northeasterly line of a vacated alley, a distance of 90.00 feet; thence Southwesterly parallel with the Northwesterly line of Yanonali Street and along the Northwesterly line of said vacated alley, 170.00 more or less, to a point in the northeasterly line of the 0.207 acre parcel of land described in deed dated March 23,

1904, from Nicolía Bocarich to the Southern Pacific Company, recorded March 24, 1904, in Book 95 of Deeds, Page 226, records of said County; thence Northwesterly along last said Northeasterly line, 10.00 feet, more or less, to the most Northerly corner of said 0.207 acre parcel; thence Southwesterly along the Northwesterly line of last said parcel, 150.00 feet to the Northeasterly line of Chapala Street; thence Southeasterly along last said street line 310 feet, more or less, to its intersection with the Northwesterly line of Yanonali Street, above referred to, said point being the most Southerly corner of said Block 288; thence Northeasterly along last said Street line, 450 feet, more or less, to the point of beginning.

And, referred to herein for convenience only as Santa Barbara County Assessor's Parcel Numbers: APN 033-010-011, APN 033-041-013, and APN 033-042-012; and

Parcel Two: 225 Chapala Street at Mission Creek

Those portions of Blocks 289 and 290 of the City of Santa Barbara, in the City of Santa Barbara, County of Santa Barbara, State of California, and of De La Vina Street (closed up and abandoned), lying between said Blocks 289 and 290 of said City, according to the Official Map, being that tract of real property described in whole as Parcel Three in the Grant Deed to the Redevelopment Agency of the City of Santa Barbara recorded on June 21, 1995, as Instrument No. 95-033463, of Official Records of said County of Santa Barbara, more particularly described as follows:

Beginning at the point of intersection of the Southeasterly line of Montecito Street (60 feet wide) with the Southwesterly line of Chapala Street (60 feet wide), being the most Northerly corner of said Block 289; thence Southeasterly along said Southwesterly line of Chapala Street 336.68 feet, more or less, to an iron pipe set in said line of Chapala Street at the most Easterly corner of the tract of land described in deed to Southern Pacific Company, a Kentucky corporation, recorded September 10, 1904, in Book 99, Page 363 of Deeds, records of said County; thence Southwesterly along the Southeasterly line of said last mentioned tract of land 679.35 feet, more or less, to the most Westerly corner of said last mentioned tract of land and a point in said Southeasterly line of Montecito Street, hereinbefore referred to; thence Northeasterly along said last mentioned street line, 589.96 feet, more or less, to the point of beginning; EXCEPTING THEREFROM that portion of land described in deed to the City of Santa Barbara recorded January 11, 1977, as Reel No. 77-1512 of Official Records of said County.

And, referred to herein for convenience only as Santa Barbara County Assessor's Parcel Numbers: APN 033-010-013 and APN 033-042-017; and

Parcel Three: Vacated Chapala Street at Montecito Street

That certain portion of Chapala Street, in the City of Santa Barbara, County of Santa Barbara, State of California, according to the Official Map thereof, vacated by Resolution No. 96-136 of the Council of the City of Santa Barbara, a copy of which was recorded on December 4, 1996, as Instrument No. 96-072319, of Official Records of said County, said vacated portion of Chapala Street being that tract of land described as Parcel One in the Grant Deed

from the City of Santa Barbara to the Redevelopment Agency of the City of Santa Barbara recorded on January 17, 1997, as Instrument No. 97-002986, of Official Records of said County, more particularly described as follows:

Beginning at the most northerly corner of Block 289 of the City of Santa Barbara, according to the Official Map thereof, being the intersection of the southeasterly line of Montecito Street and the southwesterly line of Chapala Street as shown on the Official Map; thence northeasterly along said southeasterly line of Montecito Street 60.0 feet to its point of intersection with the northeasterly line of Chapala Street, said point also being the most westerly corner of Block 288; thence southeasterly along said northeasterly line of Chapala Street 245 feet, more or less, to the northwesterly corner of the railroad right of way in Block 288 as reserved in the Corporation Grant Deed by Southern Pacific Transportation Company to Martin V. Smith, recorded March 26, 1993, as Instrument No. 93-022717 of Official Records, records of said County, said northwesterly corner of railroad right of way being also referred to for reference purposes only as "Point X"; thence leaving said northeasterly line of Chapala Street, northwesterly along the northwesterly prolongation of the northerly line of said railroad right of way a distance of 69 feet, more or less, to its intersection with the southwesterly line of Chapala Street, said point being the northeasterly corner of the railroad right of way in Block 289 reserved in said Corporation Grant Deed, and said northeasterly corner being also referred to for reference purposes herein as "Point Y"; thence northwesterly along said southwesterly line of Chapala Street 210 feet, more or less, to its point of intersection with the southeasterly line of Montecito Street, said point being also the most northerly corner of said Block 289 and the point of beginning.

And, referred to herein for convenience only as Santa Barbara County Assessor's Parcel Number: APN 033-042-014; and

Parcel Four: Vacated Chapala Street at Railroad Tracks

That certain portion of Chapala Street, in the City of Santa Barbara, County of Santa Barbara, State of California, according to the Official Map thereof, vacated by Resolution No. 96-136 of the Council of the City of Santa Barbara, a copy of which was recorded on December 4, 1996, as Instrument No. 96-072319, of Official Records of said County, said vacated portion of Chapala Street being that tract of land described as Parcel Two in the Grant Deed from the City of Santa Barbara to the Redevelopment Agency of the City of Santa Barbara recorded on January 17, 1997, as Instrument No. 97-002986, of Official Records of said County, more particularly described as follows:

Beginning at a point on the northeasterly line of Chapala Street, distant thereon 245 feet, more or less, southeasterly from the most westerly corner of Block 288 of the City of Santa Barbara, according to the Official Map thereof, said point being the northwesterly corner of the railroad right of way in Block 288 reserved in the Corporation Grant Deed by Southern Pacific Transportation Company to Martin V. Smith, recorded March 26, 1993, as Instrument No. 93-022717 of Official Records, records of said County, said northwesterly corner being also referred to for reference purposes hereinabove as "Point X"; thence continuing southeasterly along said northeasterly line of Chapala Street 105 feet, more or less, to the southwesterly corner of said railroad right of way in Block 288 reserved in said Corporation Grant Deed, said southwesterly corner being also referred to for reference purposes only as "Point Z"; thence leaving said northeasterly line of said Chapala

Street, northwesterly along the northwesterly prolongation of the southerly line of said railroad right of way reserved in said Corporation Grant Deed a distance of 69 feet, more or less, to its intersection with the southwesterly line of Chapala Street, said point being the southeasterly corner of the railroad right of way in Block 289 reserved in the above mentioned Corporation Grant Deed, and said point being also referred to for reference purposes only herein as "Point ZZ"; thence northwesterly along said southwesterly line of Chapala Street 105 feet, more or less, to the northeasterly corner of said railroad right of way in Block 289 reserved in said Corporation Grant Deed, said point being also referred to for reference purposes hereinabove described as "Point Y"; thence leaving said southwesterly line of Chapala Street, southeasterly along the southeasterly prolongation of said northerly line of said railroad right of way a distance of 69 feet, more or less, to "Point X" on the northeasterly line of Chapala Street and the point of beginning.

And, referred to herein for convenience only as Santa Barbara County Assessor's Parcel Number: APN 033-010-014; and

Parcel Five: Vacated Chapala Street at Yanonali Street

That certain tract portion of Chapala Street, in the City of Santa Barbara, County of Santa Barbara, State of California, according to the Official Map thereof, vacated by Resolution No. 96-136 of the Council of the City of Santa Barbara, a copy of which was recorded on December 4, 1996, as Instrument No. 96-072319, of Official Records of said County, said vacated portion of Chapala Street being that tract of land described as Parcel Three in the Grant Deed from the City of Santa Barbara to the Redevelopment Agency of the City of Santa Barbara recorded on January 17, 1997, as Instrument No. 97-002986, of Official Records of said County, more particularly described as follows:

Beginning at the most southerly corner of Block 288 of the City of Santa Barbara, as shown on the Official Map thereof, being the intersection of the northeasterly line of Chapala Street and the northwesterly line of Yanonali Street; thence southwesterly along the northwesterly line of Yanonali Street a distance of 60.0 feet to its point of intersection with the southwesterly line of Chapala Street; thence northwesterly along said southwesterly line of Chapala Street a distance of 140 feet, more or less, to the southeasterly corner of the railroad right of way in Block 289 reserved in the Corporation Grant Deed by Southern Pacific Transportation Company to Martin V. Smith, recorded March 26, 1993, as Instrument No. 93-022717 of Official Records, records of said County, and said point being also referred to for reference purposes hereinabove as "Point ZZ"; thence leaving said southwesterly line of Chapala Street, southeasterly along the southeasterly prolongation of the southerly line of said railroad right of way a distance of 69 feet, more or less, to its intersection with the northeasterly line of Chapala Street, said point being the southwesterly corner of the railroad right of way in Block 288 reserved in the above mentioned Corporation Grant Deed by Southern Pacific Transportation Company, and said point being also referred to for reference purposes hereinabove as "Point Z"; thence southeasterly along said northeasterly line of Chapala Street a distance of 105 feet, more or less, to its point of intersection with the northwesterly line of Yanonali Street, said point being also the most southerly corner of Block 288 and the point of beginning.

And, referred to herein for convenience only as Santa Barbara County Assessor's Parcel Number: APN 033-041-012; and

Parcel Six: Vacated Yanonali Street at State Street

That certain portion of Yanonali Street, in the City of Santa Barbara, County of Santa Barbara, State of California, according to the Official Map thereof, vacated by Resolution No. 96-136 of the Council of the City of Santa Barbara, a copy of which was recorded on December 4, 1996, as Instrument No. 96-072319, of Official Records of said County, said vacated portion of Yanonali Street being that tract of land described as Parcel Four in the Grant Deed from the City of Santa Barbara to the Redevelopment Agency of the City of Santa Barbara recorded on January 17, 1997, as Instrument No. 97-002986, of Official Records of said County, more particularly described as follows:

Beginning at the most easterly corner of Block 288 in the City of Santa Barbara, according to the Official Map thereof, being the intersection of the southwesterly line of State Street and the northwesterly line of Yanonali Street; thence southeasterly along said southwesterly line of State Street 60.0 feet to its point of intersection with the southeasterly line of Yanonali Street, said point of intersection also being the most northerly corner of Block 306; thence southwesterly along said southeasterly line of Yanonali Street a distance of 23 feet, more or less, to the northwesterly corner of the railroad right of way in Block 306 reserved in the Corporation Grant Deed by Southern Pacific Transportation Company to Martin V. Smith, recorded March 26, 1993, as Instrument No. 93-022717 of Official Records, records of said County; thence continuing southwesterly along said southeasterly line of Yanonali Street a distance of 140 feet, more or less, to the southwesterly corner of the railroad right of way in Block 306 reserved in said Corporation Grant Deed by Southern Pacific Transportation Company; thence continuing southwesterly along said southeasterly line of Yanonali Street a distance of 38 feet, more or less, to the most northerly corner of the street easement for Kimberly Avenue, as shown on the map of City Block No. 306 and described in City Ordinance No. 826; thence leaving said southeasterly line of Yanonali Street, northwesterly along the northwesterly prolongation of the northeasterly line of said Kimberly Avenue a distance of 22 Feet, more or less, to its intersection with the southwesterly prolongation of the southerly line of the said railroad right of way in Block 306 reserved in said Corporation Grant Deed; thence southwesterly along the northwesterly prolongation of said southerly line of said railroad right of way a distance of 77 feet, more or less, to its intersection with the northwesterly line of Yanonali Street, said point of intersection being the southeasterly corner of said railroad right of way in Block 288 reserved in said Corporation Grant Deed; thence northeasterly along said northwesterly line of Yanonali Street a distance of 141 feet, more or less, to the northeasterly corner of the railroad right of way in Block 288 reserved in said Corporation Grant Deed; thence northeasterly continuing along said northwesterly line of Yanonali Street a distance of 128 feet, more or less, to its point of intersection with the southwesterly line of State Street, said point also being the most easterly corner of Block 288 and the point of beginning;

EXCEPTING THEREFROM, that portion of Yanonali Street, in the City of Santa Barbara, County of Santa Barbara, vacated by Resolution No. 96-136 of the Council of the City of Santa Barbara, a copy of which was recorded on December 4, 1996, as Instrument No. 96-072319, of Official Records of said County, said portion being described as Parcel Two in that certain Grant Deed from The Successor Agency to the Redevelopment Agency of the City of Santa Barbara to the City of Santa Barbara, a municipal corporation, recorded on

August 14, 2013, as Instrument No. 2013-0055131 of Official Records of said County, said vacated portion of Yanonali Street being more particularly described as follows:

Beginning at a point on the Southeasterly line of Yanonali Street, said point being the most Northerly corner of Kimberly Avenue, as described in City Ordinance No. 826, and said point being the most Southerly corner of the portion of Yanonali Street vacated by said Resolution No. 96-136, recorded as Instrument No. 96-072319, of Official Records, and said point being the Westerly corner of the real property described as Parcel Two in the Grant Deed to the Redevelopment Agency of the City of Santa Barbara recorded on June 21, 1995, as Instrument No. 95-033463, of Official Records, and said point also being the most Westerly corner of Parcel 2 as shown on that certain map filed on June 14, 2010, in Book 176 of Record of Surveys at Pages 88-89, in the Office of the County Recorder of said County; Thence as follows:

1st, Northwesterly, along a line parallel with the Southwesterly line of State Street, as shown on the Official Map, projected from the said most Northerly corner of said Kimberly Avenue, a distance of 21.15 feet, more or less, to a point on a line parallel with and distant Southerly 25.00 feet, measured at right angles, from the center line of the Eastbound Main Track formerly owned by Southern Pacific Transportation Company (now owned by Union Pacific Railroad Company);

2nd, Northeasterly, along a line parallel with and distant Southerly 25.00 feet, measured at right angles, from the center line of the Eastbound Main Track formerly owned by Southern Pacific Transportation Company, a distance of 42.68 feet, more or less, to its intersection with the said Southeasterly line of vacated Yanonali Street, said point being the most Westerly corner of the exclusive railroad easement within said Block 306 reserved by Southern Pacific Transportation Company, described as Parcel Two in Exhibit A-1 attached to the Corporation Grant Deed recorded on March 26, 1993, as Instrument No. 93-022717, of Official Records;

3rd, Southwesterly along the Southeasterly line of said Yanonali Street vacated and described as Parcel Five in said Resolution No. 96-136 recorded as Instrument No. 96-072319, of Official Records, a distance of 37.07 feet to the most Northerly corner of Kimberly Avenue, as shown on said map filed in Book 176 of Record of Surveys at Pages 88-89, said point being the point of beginning.

And, referred to herein for convenience only as Santa Barbara County Assessor's Parcel Numbers: APN 033-010-015 and APN 033-042-015; and

Parcel Seven: 35 West Montecito Street

That certain tract of real property located within Block 288, in the City of Santa Barbara, County of Santa Barbara, State of California, according to the Official Map thereof, being that tract of land described as Parcel One in that certain Grant Deed to the Redevelopment Agency of the City of Santa Barbara recorded on May 9, 1994, as Instrument No. 94-038853, of Official Records, records of said County, more particularly described as follows:

Beginning at the most westerly corner of said Block 288, being the intersection of the southeasterly line of Montecito Street with the northeasterly line of Chapala Street; thence northeasterly along said line of Montecito Street 60 feet; thence at right angles southeasterly 140 feet; thence at right angles southwesterly 60 feet to the

northeasterly line of Chapala Street; thence northwesterly along said line of Chapala Street 140 feet to the point of beginning.

And, referred to herein for convenience only as Santa Barbara County Assessor's Parcel Number: APN 033-042-001; and

Parcel Eight: 29 West Montecito Street

That certain tract of real property located within Block 288, in the City of Santa Barbara, County of Santa Barbara, State of California, according to the Official Map thereof, being that tract of land described as Parcel Two in that certain Grant Deed to the Redevelopment Agency of the City of Santa Barbara recorded on May 9, 1994, as Instrument No. 94-038853, of Official Records, records of said County, more particularly described as follows:

Beginning at a point on the southeasterly line of Montecito Street, distant thereon 60 feet northeasterly from the most westerly corner of said Block; thence northeasterly along said line of Montecito Street 30 feet; thence at right angles southeasterly 140 feet; thence at right angles southwesterly 30 feet; thence at right angles northwesterly 140 feet to the point of beginning.

And, referred to herein for convenience only as Santa Barbara County Assessor's Parcel Number: APN 033-042-002; and

Parcel Nine: 25 West Montecito Street

That certain tract of real property located within Block 288, in the City of Santa Barbara, County of Santa Barbara, State of California, according to the Official Map thereof, being that tract of land described as Parcel One in that certain Grant Deed to the Redevelopment Agency of the City of Santa Barbara recorded on May 9, 1994, as Instrument No. 94-038852, of Official Records, records of said County, more particularly described as follows:

Beginning on the southeasterly line of Montecito Street 90 feet northeasterly from the northeasterly line of Chapala Street; thence northeasterly along said line of Montecito Street 40 feet; thence at right angles southeasterly 140 feet; thence at right angles southwesterly 40 feet; thence at right angles northwesterly 140 feet to the point of beginning.

And, referred to herein for convenience only as Santa Barbara County Assessor's Parcel Number: APN 033-042-003; and

Parcel Ten: 23 West Montecito Street

That certain tract of real property located within Block 288, in the City of Santa Barbara, County of Santa Barbara, State of California, according to the Official Map thereof, being that tract of land described as Parcel Three in that certain Grant Deed to the Redevelopment Agency of the City of Santa Barbara recorded on May 9, 1994, as Instrument No. 94-038852, of Official Records, records of said County, more particularly described as follows:

Beginning at a point on the southeasterly line of Montecito Street distant thereon 130 feet northeasterly from the most westerly corner of said Block; thence northeasterly along said line of Montecito Street 40 feet; thence

at a right angle southeasterly 150 feet; thence at a right angle southwesterly 20 feet; thence at a right angle northwesterly 10 feet; thence at a right angle southwesterly 20 feet; thence at a right angle northwesterly 140 feet to the point of beginning.

And, referred to herein for convenience only as Santa Barbara County Assessor's Parcel Number: APN 033-042-004; and

Parcel Eleven: 235 State Street

That portion of Block 288, in the City of Santa Barbara, County of Santa Barbara, State of California, according to the Official Map thereof, referred to for convenience as Parcel DD4334-01-01 (05-SB-101 Post Mile 13.8) in the Director's Deed by the State of California, acting by and through its Director of Transportation (Caltrans), to the Redevelopment Agency of the City of Santa Barbara recorded on January 29, 2001, as Instrument No. 2001-0006319, of Official Records of said County of Santa Barbara, more particularly described as follows:

Beginning at a point on the southwesterly side line of State Street distant S 47°35'42" E, 117.05 feet along said line from the most northerly corner of said Block on the southeasterly line of Montecito Street; thence (1), along said side line S 47°35'42" E, 13.60 feet to the point of intersection with that southeasterly 180 foot boundary course of the land in said Block described in Section B of the Decree of Final Distribution filed with said County as Document 83-3336; thence (2), along said record course common to that Enterprise Laundry Co. tract referred to in said Decree S 42°24'18" W, 167.98 feet; thence (3), N 47°36'08" W, 121.44 feet; thence (4), N 44°48'46" E, 141.40 feet; thence (5), S 67°40'13" E, 71.49 feet; thence (6), S 51°11'34" E, 34.83 feet to the point of beginning.

And, referred to herein for convenience only as Santa Barbara County Assessor's Parcel Number: APN 033-042-019.

The Grantee herein covenants by and for itself, its heirs, executors, administrators, and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of sex, marital status, race, color, religion, creed, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the land herein conveyed, nor shall grantee itself or any person claiming under or through it, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, or vendees in the land herein conveyed. The forgoing covenants shall run with the land.

That certain Grant recorded June 17, 2011, Instrument No. 2011-0034845 of Official Records in the County Recorder's Office by the County of Santa Barbara, as it pertains to the real property described herein, is hereby rescinded and deemed null and void for all purposes, and replaced with this Grant Deed herein.

IN WITNESS WHEREOF, the parties have executed this Grant Deed as of the date set forth herein.

THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SANTA BARBARA

Date _____

By _____
Paul Casey
Executive Director

APPROVED AS TO FORM:
Ariel Pierre Calonne
Agency Counsel

By _____
Sarah J. Knecht
Assistant Agency Counsel

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE §1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA)

On _____, before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

Witness my hand and official seal.

Signature _____

[Place Notary Seal Above]



CITY OF SANTA BARBARA

SUCCESSOR AGENCY AGENDA REPORT

AGENDA DATE: December 15, 2015

TO: Mayor and Councilmembers

FROM: Successor Agency Staff

SUBJECT: Successor Agency Real Estate And Business Items

RECOMMENDATION: That the Successor Agency:

- A. Execute a Professional Services Agreement with Radius Group, for real estate services regarding 125 Calle Cesar Chavez; and
- B. Approve a \$15,000 increase in the contract, for a total contract of \$90,000, for legal services with Price, Postel, and Parma to the Oversight Board.

DISCUSSION:

Real Estate Consultant

On May 15, 2015, the State of California's Department of Finance ordered the Successor Agency to the Redevelopment Agency of the City of Santa Barbara to sell the property known as 125 Calle Cesar Chavez. In accordance with the direction given by the Department of Finance to the Successor Agency, the property will be sold through an auction process. Staff intends to retain the services of a real estate professional to assist staff with this process. On September 18, 2015, the Oversight Board approved the release of a Request for Proposals for real estate services.

The primary functions of the real estate professional will be four-fold: 1) Use their experience and expertise to extensively market the four parcels of real property through multiple channels including the multiple listing service and online resources to reach the widest audience possible; 2) handle general inquires about the property including possible "Open House" activities; 3) assist Successor Agency staff in determining the minimum reserve sale price based on the professional appraisal, property condition and encumbrances, current market conditions and demands; and 4) conduct the auction for sale to the highest bidder. The specific parcels and basic information about the parcels that comprise 125 Calle Cesar Chavez are set forth in the table below.

APN	Address	Lot Size (sq. ft.)	Zoning	General Plan Designation
017-113-029	125 S. Calle Cesar Chavez	22,535	M-1/SD-3*	Industrial
017-113-030	145 S. Calle Cesar Chavez	29,378	M-1/SD-3	Industrial
017-113-034	110 S. Quarantina Street	29,555	M-1/SD-3	Industrial
017-113-035	114 S. Quarantina Street	23,327	M-1/SD-3	Industrial

*= Light Manufacturing / Coastal Overlay Zone

Three proposals were received by the November 6 deadline. The proposals were evaluated on a number of criteria including, but not limited to, experience, project timeline, proposed cost, and the project work plan. All three proposals were professionally completed and represented a comprehensive cross-section of the best commercial real estate companies/brokers on the South Coast. Successor Agency staff reviewed all proposals, and after much discussion and careful consideration, selected Radius Group as the best overall proposal.

At their December 7 meeting, the Oversight Board recommended that the Successor Agency enter into a Professional Services Agreement with Radius Group. The Professional Services Agreement includes detailed project requirements and responsibilities of the real estate professional, provides a work program and timeline for completion, as well as compensation for the services. Compensation for these services will be paid from property sales proceeds and does not impact the Successor Agency's administrative budget.

Proposed Increase to Price, Postel, and Parma Legal Services Agreement

The Oversight Board to the Successor Agency to the Redevelopment Agency of the City of Santa Barbara was formed in the spring of 2012. The purpose of the Oversight Board is to oversee the dissolution of former Redevelopment Agency. As part of the dissolution process, the Oversight Board has retained legal counsel to assist it in its duties. The local law firm of Price, Postel, and Parma has been providing legal counsel to the Oversight Board since the summer of 2012. The proposed \$15,000 increase will allow Price, Postel, and Parma to continue their work with the Oversight Board.

The funds are paid from the Successor Agency's statutorily-determined administrative budget.

PREPARED BY: Brian J. Bosse, Waterfront Business Manager
SUBMITTED BY: Paul Casey, City Administrator
APPROVED BY: City Administrator's Office



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: December 15, 2015

TO: Mayor and Councilmembers

FROM: Golf Division, Parks and Recreation Department

SUBJECT: Contract With Santa Barbara Golf, LLC, For Management And Operation Of Santa Barbara Golf Club

RECOMMENDATION:

That Council approve, and authorize the City Administrator to enter into, a management contract with Santa Barbara Golf, LLC, a wholly-owned subsidiary of CourseCo, Inc., to manage and operate Santa Barbara Golf Club.

DISCUSSION:

Background

Santa Barbara Golf Club (Golf Club) provides high quality, affordable golf and recreational opportunities and is an important community asset to Santa Barbara residents and visitors. Since 1990, the Golf Club has seen play decline, and has been challenged by competitive pricing trends in the local golf market. Over the last year, the Parks and Recreation Department (Department) staff presented options to improve the financial sustainability of the Golf Club to the Golf Advisory Committee, Parks and Recreation Commission, Finance Committee, and City Council.

On March 10, 2015, Council prioritized the need for the Golf Club to remain a self-supporting enterprise not dependent upon the General Fund, and directed staff to move forward with contracting out course maintenance effective July 1, 2016, to reduce on-going golf expenses.

On July 28, 2015, the Department presented three alternate operating models that met City Council priorities for long-term financial sustainability of the Golf Club, and City control over policy, fees and course maintenance standards. Council subsequently directed staff to proceed with a Request for Proposals (RFP) for professional golf management services, including golf course management, Pro Shop, and course maintenance. Council also directed staff to negotiate new lease terms with the existing operators of Mulligan's Café and Bar to provide food and beverage services at the Golf Club. Staff

will return to Council with a recommended lease for the operation of the food and beverage concession in spring 2016.

RFP for Golf Management Services

On August 27, 2015, the Department issued a comprehensive RFP for the management and operations of the Golf Club. The RFP was distributed to 29 golf management firms throughout the country and published on the Professional Golfers' Association (PGA) website. Eighteen companies attended the mandatory bid walk on September 10, 2015. The City received ten proposals on September 29 and five companies were selected for interviews. The Department worked with the City Administrator's Office, Finance Department, and Pro Forma Advisors golf consultant, Gene Krekorian, to evaluate the proposals and conduct interviews. Key considerations included company depth of experience and financial stability, approach to marketing and customer service, golf maintenance and agronomic standards, fee proposal, staffing model, and proposed transition plan.

Golf Management Contract

The Department recommends Santa Barbara Golf, LLC, a wholly-owned subsidiary of CourseCo (CourseCo), as the best-qualified company to manage the maintenance and operations of the Golf Club. With 26 golf courses (primarily in California) representing a mix of owned, leased and managed properties in both the private and public sectors, CourseCo has well-rounded golf course operating experience. As a mid-sized golf management company, CourseCo can provide economies of scale, effective marketing strategies, and senior management oversight that meet the City's needs. Headquartered in Petaluma, California, CourseCo has full back office agronomic, financial, sales, marketing and administrative support.

In its proposal, CourseCo presented a comprehensive plan for maintaining and marketing the Golf Club, developing relationships with home clubs and the golfing community, expanding tournaments and community events, and partnering with Mulligan's Café and Bar. As part of developing their proposal, CourseCo completed local market research and met with home clubs and the current concessionaires. Moreover, through the proposal and interview process, CourseCo demonstrated a thorough approach to meeting the City's course maintenance standards.

CourseCo's operating plan and fee proposal are consistent with the City's financial sustainability objectives. The company has increased rounds and revenue at other municipal courses by creating new, innovative events, managing pricing, and working collaboratively with food and beverage partners to increase tournament sales. CourseCo considers the existing greens fees as appropriate for the Golf Club, and does not propose any significant increases.

As part of the review and evaluation of CourseCo's qualifications, Department staff conducted site visits to CourseCo-managed golf courses in Pacific Grove, Cupertino and San Jose. Staff also contacted the cities of Walnut Creek, Pacific Grove, San Jose and Redmond, Oregon to review their performance. Overall, references were highly favorable and confirmed CourseCo's ability to meet the standards for the Golf Club.

Contract Terms and Oversight

The proposed contract will have an initial term of four years and nine months, commencing on July 1, 2016, with an option to extend for an additional five years. The first term is designed so that contract renewal would occur in spring 2021, outside the peak summer golfing season. City and CourseCo management staff will develop annual operating and capital plans, and recommend fees and charges, for approval by Council each year as part of budget review and adoption. The City will pay CourseCo an annual management fee with performance incentives based on annual revenue targets and customer service standards. No City property will be transferred to the company.

The Parks & Recreation Department will continue to have primary oversight for the operation of the Golf Club. To ensure compliance with maintenance and service standards, staff will conduct regular reviews and audits of maintenance and operations. In addition, a third party secret shopper company will be used to provide objective, comparable feedback to measure customer experience. Staff will also meet monthly with both CourseCo management and the operators of Mulligan's Café and Bar to review Golf Club revenues and foster communication and coordination for programs and services.

Transition Plan

CourseCo has extensive experience completing transitions for both public and private golf courses and has developed preliminary plans to assume responsibility for the management and operations of the Golf Club. The goal of the transition plan is to ensure a seamless transfer of responsibilities with minimal impact to patrons. Key elements include:

- Development of a staffing plan that includes the opportunity for both maintenance and pro shop staff to consider continuing employment at the Golf Club. Under the terms of the proposed contract, all staff will have the opportunity to apply for any open position and to meet with CourseCo senior management.
- Coordination with existing concessionaires to enable seamless handover of inventory, customer balances, software, fixtures, tournament bookings, major city championships, youth and women's programming, and instructor relationships.

- Coordination with Department staff to review and develop a comprehensive maintenance plan and golf operating manual.
- Development of a sales, marketing and customer service plan for City review and approval prior to commencement of the contract.
- Identification of common goals and development of partnering opportunities with Mulligan's Café and Bar.

Permanent City Golf Employee Plan

Consistent with Council's policy decision to avoid involuntary layoffs of regular staff resulting from the transition of the Golf Club to a management company, the Department has met several times with Human Resources and representatives from the Service Employees International Union, Local 620 (SEIU), to implement a staffing transition plan. The plan provides for transfer opportunities to similar positions within the City as vacancies become available prior to June 30, 2016, and transfers to the Parks Division on July 1, 2016 for any remaining regular staff in an "over hire" capacity. To date, two employees have filled similar vacant positions in the Parks Division. One additional employee was offered a transfer opportunity, but declined in favor of a voluntary layoff/retirement in June 2016.

The Department currently has seven (7) remaining full-time, permanent employees employed at the Golf Club who have not yet been offered a transfer opportunity. It is anticipated that some of these employees will retire from City service, or accept a position with CourseCo before June 30, 2016. All remaining regular employees will transfer to the Parks Division in their current classification, effective July 1, 2016. Most of these employees will be absorbed into regular budgeted positions as they become available through normal turnover. In the interim, these positions will help with a backlog of grounds maintenance work.

Hourly employees are not included in the transition plan and will not be offered an automatic continuation of City employment after June 30, 2016. However, these employees have been encouraged to apply for other City Hourly jobs, and the contract with CourseCo will provide them with the opportunity to interview if they wish to remain at the Golf Club.

BUDGET/FINANCIAL INFORMATION:

The Golf Fund has been operating at a loss for many years and has held reserves below policy levels since 2008. In order to improve short term cash flow, Council approved a debt refinance as part of the Fiscal Year 2015 budget. This alone does not adequately resolve the historic or projected fiscal performance of the current operating model. Even with the benefit of reduced debt payments, Golf Fund reserves could still

be fully depleted in the next few years requiring significant ongoing financial support or reductions in costs.

Under the terms of the management agreement, the City will retain all gross revenues for golf related activity including greens fees, cart rental, range fees, lessons, and sale of merchandise. The City will pay a management fee and reimburse CourseCo for all approved direct costs related to the operation of the pro shop and golf maintenance.

Over the long-term the contract with CourseCo will improve on-going financial results by more than \$300,000 a year by reducing costs and applying CourseCo's expertise to marketing and customer focus. In the short term, costs in the General Fund will increase as a result of Council's policy to retain regular staff. Short-term "over hire" costs could be as high as \$617,000 (6.5 FTE) but will more likely initially be at most \$333,000 (3.5 FTE), due to expected retirements. These costs will decrease over time with turnover, until they are almost completely absorbed. At the historical rate of turnover, it is likely that regular budgeted vacancies will become available for these positions within a one or two-year period. There will be an ongoing cost of \$70,000 to the General Fund given the reduced need for management oversight of the Golf Club. The Department will return with a more refined plan as part of the proposed Fiscal Year 2017 budget, and as individual golf employee circumstances and choices become more certain.

Improved annual financial results will enable the City to rebuild Golf Fund reserves and increase capital investment in Golf Club infrastructure.

A copy of the contract is available for public review in the City Clerk's Office.

PREPARED BY: Mark D. Sewell, Parks and Recreation Business Manager

SUBMITTED BY: Jill E. Zachary, Acting Parks and Recreation Director

APPROVED BY: City Administrator's Office



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: December 15, 2015

TO: Mayor and Councilmembers

FROM: Planning Division, Community Development Department

SUBJECT: Zoning Information Report Process Improvements – Municipal Code Amendment To Establish A Minor Zoning Exception Process

RECOMMENDATION:

That Council introduce and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Amending Municipal Code Chapter 28.92 to Add Section 28.92.130 Regarding Minor Zoning Exceptions for Errors in Zoning Information Reports.

EXECUTIVE SUMMARY:

The creation of the Minor Zoning Exception process is a recommendation of the Zoning Information Report (ZIR) Working Group. Minor Zoning Exceptions (MZE) are proposed as one method to efficiently resolve a discrepancy or error in a ZIR that involves a minor inconsistency with zoning standards. Currently, the primary method to resolve zoning violations that qualify for a MZE, short of demolishing or removing the subject improvement, is to seek and obtain approval of a Modification.

DISCUSSION:

Background

Planning staff has been working with the Santa Barbara Association of Realtors (SBAOR) and the Planning Commission to address issues regarding the preparation of ZIRs. The issues include timeliness of report preparation, discrepancies between ZIRs, report reliability and understandability, and violation identification.

In January 2014, a ZIR Working Group was created to recommend improvements to the ZIR process. One recommendation of the ZIR Working Group was to establish a process allowing administrative approval of minor reductions or waivers of zoning standards for improvements not accurately documented in previous ZIRs, thus expediting the resolution of discrepancies found during the preparation of a ZIR. An

amendment to the Santa Barbara Municipal Code (SBMC) is necessary to establish this new administrative review process.

On February 10, 2015, the City Council initiated an amendment to the Zoning Ordinance to establish an administrative review process. On June 4, 2015, the Planning Commission reviewed an outline of the proposed ordinance and provided comments to the Council Ordinance Committee.

On October 13, 2015, the Council Ordinance Committee held a public hearing on a draft Ordinance and forwarded it to the Planning Commission for their review and recommendation to City Council.

On November 5, 2015, the Planning Commission held a public hearing on a draft Ordinance. The Planning Commission recommended that Council adopt the Ordinance Amendment presented to them with two revisions: 1) allow façade alterations within the interior setback to qualify for an MZE; and 2) allow for an appeal of the decision on a Minor Zoning Exception to the Community Development Director (Attachment – Draft PC Resolution). Both revisions have been incorporated into the proposed Ordinance; the recommended appeal process is discussed further below.

Minor Zoning Exception

Currently, the primary method to resolve zoning violations that would qualify for a Minor Zoning Exception (MZE) is to seek and obtain a Modification. Since the Modification process can be an expensive and a time consuming process for minor zoning violations, the MZE process is intended to be an inexpensive and procedurally efficient means of resolving these minor inconsistencies brought to light through ZIRs. Because MZEs are processed administratively, without notice to neighbors or a public hearing, the MZE is only appropriate for minor deviations from the zoning standards and is not a solution for all zoning violations. More substantial zoning violations may require demolition, application for a Modification, or another form of resolution.

The proposed types of improvements eligible for a MZE are detailed in the proposed Ordinance and generally include, but are not limited to:

- Conversion of required parking to another use, as long as the number and configuration of parking spaces required at the time of the conversion is provided on site.
- Within the required setback, open yard, or distance between buildings, decks less than 200 square feet in size, not extending above the finished floor level of the first floor; building additions less than 250 square feet; and trash enclosures.
- Conversion of a legal non-conforming carport to a garage or vice versa.
- An accessory building less than 120 square feet, which is not considered a separate residential unit, was constructed prior to August 1, 1975, and is not located in a front yard or required open yard.

- Accessory building(s) or garage(s) which exceed the size limits established by SBMC §28.87.062.B.3 by no more than 100 square feet and were built prior to August 1, 1975.
- Additions to residences which currently exceed the required maximum Floor to Lot Area Ratio, if the addition is interior only within the existing legal building volume (e.g., loft, cellar)

It is important to note that improvements authorized by a MZE may still require a building permit. The City does not have the ability to waive a building permit. However, Planning and Building & Safety staff have been working together to streamline the permit process for these types of projects and generally request minimal information to document the existing situation on the site.

The proposed Ordinance contains a list of required findings that must be made in order to approve a MZE (§28.92.130.C). The findings include, but are not limited to, a provision related to the time period when the improvement was first on the site, and that the improvement: 1) is the subject of a discrepancy or error in a ZIR; 2) does not adversely affect a historic resource; and 3) is in general compliance with the Single Family Design Board's (SFDB) good neighbor policies.

Opportunity to Appeal a Decision on a Minor Zoning Exception

The City's current processes for administrative decisions of design review applications and minor exceptions to the fence/hedge ordinance do not include an option for appeal. The purpose of an administrative review process, without public notice or a public hearing, is to allow minor improvements that meet specific criteria to be expeditiously reviewed and potentially approved, or approved with conditions. Staff believes that allowing an appeal of an administrative decision to another review body would be counter to that purpose. Furthermore, as in the case of other City administrative approvals, if a MZE is not granted or the improvement does not qualify for a MZE, another City review process is available to the applicant; in this case, the Modification review process.

At the Planning Commission and Council Ordinance Committee meetings, the SBAOR requested that MZE decisions be appealable to the City Council. They stated that an appeal to the City Council should be available for major issues. Again, the purpose of an administrative review process is to allow minor improvements that meet specific criteria to be expeditiously reviewed and acted on at the administrative level. An appeal of an administrative decision to another review body would be counter to that purpose.

In their recommendation to Council, the Planning Commission stated that the appeal body should remain at an administrative level and not be referred to the Staff Hearing Officer, Planning Commission, or City Council. As drafted, the Ordinance would allow an appeal of the MZE decision to the Community Development Director.

Environmental Review

The Environmental Analyst has determined that this project is exempt from further environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15301, Existing Facilities, 15303, New Construction or Conversion of Small Structures, and 15305, Minor Alteration in Land Use Limitations. Adoption of the proposed Ordinance would not result in a change in land use or density. The intent of the MZE process is to expedite the resolution of discrepancies between ZIRs through an administrative review process. As such, the scope of the eligible improvements is limited to minor projects that will not cause impacts to historic resources and should not adversely affect neighbors. Given the limited scope of the eligible improvements and the minor nature of the improvements, individual projects will qualify for one of the listed CEQA exemption categories above.

BUDGET/FINANCIAL INFORMATION:

As part of the recommended ZIR process improvements, Council directed staff to waive Planning fees for projects undergoing discretionary review as a result of a discrepancy or error in a ZIR. Since the proposed MZE process is a component of the ZIR process improvements, staff is not proposing to charge a fee to request a MZE. Staff estimates that this would result in an annual revenue loss of approximately \$5,000 to \$10,000 due to a reduction in Modification applications.

Since many of the anticipated MZE requests will replace applications currently being processed as Modifications, staff does not anticipate a significant increase in overall workload as a result of implementation of the MZE process. However, if Council introduces the ordinance as drafted, and includes the option to appeal a decision on a MZE to the Community Development Director, staff anticipates a minor increase in workload. The types of projects eligible for a MZE are minor in nature and have not historically been appealed by an applicant when they were processed as Modifications. If an appeal process is included, Council should consider whether an appeal fee should be imposed. The current Fee Resolution does not include a fee to appeal an administrative decision of this nature. The minimum appeal fee currently in place is \$220. The Planning staff hourly rate is currently \$140 and staff anticipates an appeal would take approximately four to five hours of combined staff time (Staff Hearing Officer and Community Development Director).

ATTACHMENT: Planning Commission Draft Resolution 016-15

PREPARED BY: Susan Reardon, Senior Planner

SUBMITTED BY: George Buell, Community Development Director

APPROVED BY: City Administrator's Office



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 016-15

CITYWIDE

RECOMMENDATION TO CITY COUNCIL

NOVEMBER 5, 2015

ZONING ORDINANCE AMENDMENT TO ALLOW MINOR ZONING EXCEPTIONS IN THE INSTANCE OF DISCREPANCIES OR ERRORS IN ZONING INFORMATION REPORTS

The purpose of this public hearing was for the Planning Commission to review and make recommendations to the City Council regarding amendments to the Santa Barbara Municipal Code (SBMC) to allow the Community Development Director the authority to grant Minor Zoning Exceptions in the case of a discrepancy or error in Zoning Information Reports (ZIRs). This new Minor Zoning Exception process was one of the recommendations of the ZIR Working Group for ZIR process improvements. The City Council initiated the proposed amendment to the SBMC on February 10, 2015.

The Environmental Analyst determined that the project was exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Sections 15301, Existing Facilities, 15303, New Construction or Conversion of Small Structures, and 15305, Minor Alteration in Land Use Limitations.

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

WHEREAS, 1 person appeared to speak in favor of the Zoning Ordinance Amendment, and no one appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, October 29, 2015

NOW, THEREFORE BE IT RESOLVED that the City Planning Commission recommends the City Council consider the following changes to the Zoning Ordinance Amendment to allow Minor Zoning Exceptions in the instance of discrepancies or errors in Zoning Information Reports and adopt said Zoning Ordinance Amendment:

1. Revise §28.92.130, Subsection B.1.c to include façade changes in the interior setback.
2. Allow the administrative decision on a Minor Zoning Exception to be appealed to the Community Development Director and not require a notice or a public hearing.

This motion was passed and adopted on the 5th day of November, 2015 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 5 NOES: 1 (Higgins) ABSTAIN: 1(Schwartz) ABSENT: 0

I hereby certify that this Resolution correctly reflects the action taken by the city of Santa Barbara Planning Commission at its meeting of the above date.

Julie Rodriguez, Planning Commission Secretary

Date

ORDINANCE NO. _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA BARBARA AMENDING MUNICIPAL CODE CHAPTER 28.92 TO ADD SECTION 28.92.130 REGARDING MINOR ZONING EXCEPTIONS FOR ERRORS IN ZONING INFORMATION REPORTS.

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

SECTION 1. Chapter 28.92 of Title 28 of the Santa Barbara Municipal Code is amended to add Section 28.92.130 to read as follows:

28.92.130 Minor Zoning Exceptions for Errors in Zoning Information Reports

A. Purpose.

A Minor Zoning Exception is a method of resolving a discrepancy or error in a Zoning Information Report (ZIR) prepared by the City pursuant to Section 28.87.220 of this Code. If a discrepancy or error in a ZIR involves one or more of the zoning violations specified in Subsection B, the property owner may request a Minor Zoning Exception to obtain relief from the zoning standard up to the maximum amount of relief specified for the particular zoning standard, subject to the findings specified in Subsection C.

In order to qualify, the discrepancy or error in the ZIR must involve a failure of City staff to properly identify a zoning violation, or a mischaracterization of the legality or illegality of an existing improvement on the real property, that is related to the relief requested. A decision on a requested Minor Zoning Exception is an administrative action of the Staff Hearing Officer, without public notice or hearing. In order to grant a Minor Zoning Exception, the Staff Hearing Officer must make the findings specified in Subsection C.

The actions of the Staff Hearing Officer pursuant to this Section 28.92.130 are not subject to the provisions of Chapter 28.05 of this Code.

B. Unpermitted Improvements Eligible for Minor Zoning Exceptions.

If a discrepancy or error in a ZIR involves one of the unpermitted improvements listed below, the property owner may request a Minor Zoning Exception:

1. **Unpermitted Alterations to Properties with Legal Nonconforming Buildings.** The following unpermitted additions or alterations to existing structures that are legal nonconforming as to setbacks, open yard area, residential density, or distance between buildings are eligible to apply for a Minor Zoning Exception, subject to the findings specified in Subsection C:

a. **Conversion of an Encroaching Garage or Carport to Other Parking.** Where a carport or garage encroaches into any setback or required open yard or does not meet the minimum separation between buildings, the conversion of the carport to a garage or the garage to a carport may be granted a Minor Zoning Exception, provided the number of parking spaces provided in the garage or carport is not increased and the proposed garage or carport meets required minimum interior dimensions or an exception from that standard is approved by the Public Works Director or his or her designee.

b. **Conversion of an Encroaching Garage to Another Use.** The conversion of a garage that encroaches into a setback to a use other than parking (such as storage, workshop, bedroom, or similar) may be granted a Minor Zoning Exception, subject to the finding specified below in Section 28.92.130.C.2.b.

c. **Encroaching First Story Windows.** If a building encroaches into an interior or rear setback, the addition of new windows to, or the enlargement or relocation of existing windows on, the first story of the encroaching wall may be granted a Minor Zoning Exception.

d. **Exterior Alterations in the Front Setback.** If a building encroaches into the front setback, exterior alterations (i.e., windows, doors, skylights, façade changes, etc.) to the portion of the building that encroaches within the front setback may be granted a Minor Zoning Exception.

e. **Façade Alterations in the Interior Setback.** If a building encroaches into the interior setback, façade alterations, excluding new doors and second floor windows, to the portion of the building that encroaches within the interior setback may be granted a Minor Zoning Exception.

f. **Encroaching Ground Floor Additions.** If a building encroaches into an interior setback, a ground floor addition that encroaches into the same interior setback may be granted a Minor Zoning Exception, so long as the total square footage of the addition does not exceed 250 square feet and the addition does not result in a new residential unit or an increase in residential density.

g. **Alterations to Roof Height.** If a structure encroaches into a setback, alterations to the roof height of the portion of the structure that is within a setback may be granted a Minor Zoning Exception as long as the alteration does not increase the building height of the portion of the building within the setback by more than one foot.

h. **Cantilevered Architectural Features and Chimneys.** New or altered cantilevered architectural features (such as awnings, cornices, canopies, or eaves) that are unsupported from the ground below and do not provide additional floor area within the building, or chimneys that encroach no more than an additional two feet into a setback may be granted a Minor Zoning Exception. However, no cantilevered architectural feature or chimney shall be located closer than three feet from any interior

lot line or five feet from any front lot line, except roof eaves, which may be located as close as two feet from any lot line.

i. **Uncovered Balcony in the Front Setback.** An uncovered balcony within the front setback that does not provide additional floor area within the building and which does not extend more than an additional two feet into the front setback may be granted a Minor Zoning Exception. However, no balcony shall be located closer than five feet from the front lot line.

j. **Bay Window in the Front Setback.** A bay window within the front setback, that is at least three feet above adjacent grade or finished floor (whichever is higher), does not provide additional floor area within the building, and does not extend more than an additional three feet into the front setback may be granted a Minor Zoning Exception. However, no bay window shall be located closer than five feet to the front lot line.

k. **Addition of an Encroaching Landing or Front Porch.** In the front setback, a covered or uncovered front porch and any associated steps, not extending above the finished floor level of the ground floor, and not exceeding six feet wide by four feet deep may be granted a Minor Zoning Exception, as long as it is no closer than five feet from the front lot line. In the interior setback, an unenclosed, uncovered, entrance landing and outside steps not extending above the finished floor level of the ground floor may be granted a Minor Zoning Exception to encroach an additional three feet into a setback. However, no entrance landing shall be closer than two feet from the interior lot line, and the size of the landing and steps may not exceed the minimum area required by the building code.

2. **“As-built” Addition or Expansion of Hardscape, Landscape or Site Improvements.** The “as-built” addition or expansion of the following hardscape, landscape, or site improvements that encroach into setbacks, required open yard area, or the minimum distance between buildings may be granted a Minor Zoning Exception, subject to the findings specified in Subsection C:

a. Decks with a total area of not more than 200 square feet, attached to a main building, not extending above the finished floor level of the ground floor, and no closer than two feet to an interior lot line;

b. Fountains, ponds, and similar water features;

c. Trash enclosures that are no closer than ten feet from a front lot line and two feet from an interior lot line; and,

d. Decorative features, mailboxes, flagpoles, sculptures. The cumulative area of all such features shall not exceed 50 square feet in the front yard or cover more than 20% of the required open yard. However, the exceptions under this paragraph 2 are not available to allow the encroachment of BBQs, exterior fireplaces, or raised fire pits into setbacks.

3. **“As-built” Detached Accessory Buildings.** An “as-built” detached accessory building that encroaches into an interior or rear setback may be granted a Minor Zoning Exception if it satisfies all of the following criteria and subject to the findings specified in Subsection C:

- a. The floor area of the building is not more than 120 net square feet;
- b. The accessory building is not a separate residential unit; and
- c. The building was constructed prior to August 1, 1975; and
- d. The building is not located within the front yard or required open yard or outdoor living space.

4. **Oversized Accessory Buildings.** Accessory building(s) or garage(s) which exceed the size limits established by Section 28.87.160.C of this Code by no more than 100 square feet and were built prior to August 1, 1975 may be granted a Minor Zoning Exception, provided the site meets the open yard and building height standards of the Zoning Ordinance and subject to the findings specified in Subsection C.

5. **Additions Exceeding the Maximum FAR.** Additions of floor area to a residence that exceeded the maximum allowed Floor to Lot Area Ratio (FAR) in effect at the time the errant ZIR was prepared may be granted a Minor Zoning Exception, if the additional floor area is contained within the volume of the legally permitted building (i.e., a loft, cellar, etc.) and subject to the findings specified in Subsection C.

C. Findings.

1. In order to grant a Minor Zoning Exception, the Staff Hearing Officer must make all of the following five findings:

a. A material discrepancy or error has occurred in the preparation of a Zoning Information Report regarding the subject property and the discrepancy or error directly involves the zoning standard from which relief is sought.

b. Substantial evidence has been provided that indicates the improvement for which relief is sought existed in its current form on the site prior to January 1, 1980 or, in the case of accessory structures, August 1, 1975.

c. The Minor Zoning Exception does not involve the permanent removal of a significant component or a character defining element from a historic resource, potential historic resource, or an un-surveyed building located in a Demolition Review Study Area which is more than 50 years old.

d. Any as-built additions that are uniform extensions of the legal non-conforming portion of the building and are generally no closer to the lot line in question than the legal non-conforming portions of the building.

e. The improvement is located in general compliance with the Single Family Design Board's Good Neighbor Guidelines.

2. The following additional findings shall be made, if applicable to the requested Minor Zoning Exception:

a. For improvements in the required open yard or minimum distance between buildings, the site will maintain adequate yard areas to provide light and air, separation of buildings, and privacy and enjoyment of occupants.

b. For garage conversions, the number and configuration of parking space(s) required at the time of the conversion is provided on site.

c. For improvements that increase the height of the building, the final height of the altered building complies with the maximum building height and building story limitations for the applicable zone.

d. For improvements within the front setback, the height and location shall comply with the corner lot and driveway sight line standards established by the Public Works Director.

D. Conditions.

In granting a Minor Zoning Exception, the Staff Hearing Officer may prescribe conditions necessary to minimize potential adverse impacts on neighboring properties that relate to the requested Minor Zoning Exception and are proportionate to the potential impacts on neighboring properties.

E. Decisions.

The Staff Hearing Officer shall issue a written decision on the Minor Zoning Exception request pursuant to this Section. The decision of the Staff Hearing Officer is final and effective when the decision is made, subject to appeal to the Community Development Director.

F. Appeals.

The decision of the Staff Hearing Officer regarding a Minor Zoning Exception may be appealed to the Community Development Director by the applicant. The appeal must be filed in writing with the Community Development Department within ten (10) calendar days of the date of the Staff Hearing Officer's decision. The appellant shall state specifically in the appeal how the decision of the Staff Hearing Officer is not in accord with the provisions of this Title or how it is claimed that there was an error or an abuse of discretion by the Staff Hearing Officer. The Community Development Director shall review the appellant's written appeal letter and the Staff Hearing Officer's written decision and shall affirm, reverse, or modify the decision of the Staff Hearing Officer. No hearing shall be conducted on the appeal. When granting a Minor Zoning Exception, the Community Development Director must make all applicable findings

specified in Section 28.92.130.C. The Community Development Director shall issue a written decision on the appeal within ten (10) calendar days of receipt of the appeal. The decision of the Community Development Director is final without any right of further appeal.



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: December 15, 2015

TO: Mayor and Councilmembers

FROM: City Attorney's Office
Risk Management Division, Finance Department

SUBJECT: Conference With City Attorney – Pending Litigation

RECOMMENDATION:

That Council hold a closed session to consider pending litigation pursuant to subsection (d)(1) of section 54956.9 of the Government Code and take appropriate action as needed.

The pending litigation is *Daniel Corrigan v. City of Santa Barbara*; WCAB Case number ADJ10007046.

Scheduling: Duration, 20 minutes; anytime
Report: None anticipated

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

SUBMITTED BY: Robert Samario, Finance Director

APPROVED BY: City Administrator's Office



Agenda Item No. 25

File Code No. 440.05

CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: December 15, 2015

TO: Mayor and Councilmembers

FROM: City Administrator's Office

SUBJECT: PUBLIC EMPLOYEE APPOINTMENT (See Government Code Section 54954.5): Parks And Recreation Director

RECOMMENDATION:

That Council hold a closed session, pursuant to Section 54957 of the Government Code, to consider a public employee appointment.

Title: Parks and Recreation Director.

SCHEDULING: Duration: 20 minutes; anytime

REPORT: Anticipated

PREPARED BY: Nicole Grisanti, Supervisor, City Administrator's Office

SUBMITTED BY: Paul Casey, City Administrator

APPROVED BY: City Administrator's Office