

**CITY OF SANTA BARBARA
CITY COUNCIL
REDEVELOPMENT AGENCY**

Helene Schneider
Mayor/Chair
Grant House
Mayor Pro Tempore/Vice Chair
Bendy White
Ordinance Committee Chair
Das Williams
Finance Committee Chair
Dale Francisco
Frank Hotchkiss
Michael Self



James L. Armstrong
*City Administrator/
Executive Director*

Stephen P. Wiley
City Attorney/Agency Counsel

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

**MARCH 23, 2010
AGENDA**

ORDER OF BUSINESS: Regular meetings of the Finance Committee and the Ordinance Committee begin at 12:30 p.m. The regular City Council and Redevelopment Agency meetings begin 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 Council/Redevelopment Agency 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 Council/Redevelopment Agency meeting, and at the beginning of each special Council/Redevelopment Agency meeting, any member of the public may address them concerning any item not on the Council/Redevelopment Agency 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 Council/Redevelopment Agency. Should Council/Redevelopment Agency business continue into the evening session of a regular Council/Redevelopment Agency meeting at 6:00 p.m., the Council/Redevelopment Agency 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 Council/Redevelopment Agency, 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 Council/Redevelopment Agency 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 Council/Redevelopment Agency.

CONSENT CALENDAR: The Consent Calendar is comprised of items that will not usually require discussion by the Council/ Redevelopment Agency. A Consent Calendar item is open for discussion by the Council/Redevelopment Agency upon request of a Council/Agency Member, 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/Redevelopment Agency considers the Consent Calendar.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the City Administrator's Office at 564-5305 or inquire at the City Clerk's Office on the day of the meeting. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

TELEVISION COVERAGE: Each regular 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

- 2:00 p.m. - City Council Meeting Begins
- 2:00 p.m. - Redevelopment Agency Meeting
- 5:00 p.m. - Recess
- 6:00 p.m. - City Council Meeting Reconvenes

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CEREMONIAL ITEMS

1. **Subject: Proclamation Declaring March 21-27, 2010, as National Land Surveyors Week (120.04)**

CHANGES TO THE AGENDA

PUBLIC COMMENT

CONSENT CALENDAR

CITY COUNCIL

2. **Subject: Minutes**

Recommendation: That Council waive the reading and approve the minutes of the adjourned regular meeting of March 8, 2010, and the regular meeting of March 9, 2010.

CONSENT CALENDAR (CONT'D)

CITY COUNCIL (CONT'D)

- 3. Subject: Adoption Of Ordinance Establishing Procedures For Appointment And Service Of Youth Member To Parks And Recreation Commission (570.08)**

Recommendation: That Council adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Amending Section 2.08.020 of the Santa Barbara Municipal Code and Establishing Procedures for the Appointment and Service of a Youth Member to the Parks and Recreation Commission.

- 4. Subject: Adoption Of Ordinance For Lease With Chuck's Waterfront Grill (330.04)**

Recommendation: That Council adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Approving a Lease Amendment with Richones, Inc., Doing Business as Chuck's Waterfront Grill, Located at 113 Harbor Way, Effective April 22, 2010.

- 5. Subject: Fiscal Year 2010 Interim Financial Statements For The Seven Months Ended January 31, 2010 (250.02)**

Recommendation: That Council accept the Fiscal Year 2010 Interim Financial Statements for the Seven Months Ended January 31, 2010.

REDEVELOPMENT AGENCY

- 6. Subject: Minutes**

Recommendation: That the Redevelopment Agency Board waive the reading and approve the minutes of the special meeting of February 23, 2010, and the regular meeting of March 2, 2010.

- 7. Subject: Redevelopment Agency Fiscal Year 2010 Interim Financial Statements For The Seven Months Ended January 31, 2010**

Recommendation: That the Redevelopment Agency Board accept the Redevelopment Agency Fiscal Year 2010 Interim Financial Statements for the Seven Months Ended January 31, 2010.

CONSENT CALENDAR (CONT'D)

NOTICES

8. The City Clerk has on Thursday, March 18, 2010, posted this agenda in the Office of the City Clerk, on the City Hall Public Notice Board on the outside balcony of City Hall, and on the Internet.

This concludes the Consent Calendar.

REDEVELOPMENT AGENCY REPORTS

9. Subject: Increased Funding For Transition House Affordable Housing Project (660.04)

Recommendation: That Council and the Redevelopment Agency Board take the following actions regarding the "Mom's Place" affordable housing project at 421 East Cota Street:

- A. That Council approve and authorize the Community Development Director to negotiate and execute, subject to approval as to form by the City Attorney, an amendment to a loan agreement with Transition House to, among other things, increase the loan amount by \$170,000 in federal Home Investment Partnerships Program (HOME) funds for construction of new units on the property;
- B. That the Agency Board approve and authorize the Deputy Director to negotiate and execute, subject to approval as to form by Agency Counsel, a loan agreement with Transition House in the amount of \$39,391 for construction of new units on the property as a contingency in the event that Fiscal Year 2011 HOME funds are not awarded;
- C. That the Agency Board approve the appropriation of \$39,391 from the Redevelopment Agency Housing Set-Aside Fund unappropriated reserves to cover the \$39,391 loan to Transition House as a contingency in the event that Fiscal Year 2011 HOME funds are not awarded;
- D. That the Agency Board approve and authorize the Deputy Director to negotiate and execute, subject to approval as to form by Agency Counsel, a loan in the amount of \$150,000 to Mom's LP in Redevelopment Agency Housing Set-Aside funds for rehabilitation of existing units on the property;
- E. That the Agency Board approve the appropriation of \$150,000 from the Redevelopment Agency Housing Set-Aside Fund unappropriated reserves to cover the loan to Mom's LP; and
- F. That the Agency Board consent to the additional subordination of the replacement affordability control covenant to a new Montecito Bank and Trust permanent loan and find that there is no reasonably available and economically feasible alternative for financing this project without the additional subordination, and authorize the Deputy Director to execute the subordination subject to approval as to form by Agency Counsel.

PUBLIC HEARINGS

10. Subject: Appeal Of The Planning Commission Approval Of 803 North Milpas Street (640.07)

Recommendation: That Council deny the appeal of Rick Feldman, uphold the Planning Commission approval and re-affirm the findings in Resolution 043-09 of the application of Jarrett Gorin, agent for Milpas Street LLC, for a Tentative Subdivision Map, the Development Plan, and the Modification for a 19,886 square-foot mixed-use development.

COUNCIL AND STAFF COMMUNICATIONS

COUNCILMEMBER COMMITTEE ASSIGNMENT REPORTS

CLOSED SESSIONS

11. Subject: Conference With Labor Negotiator (440.05)

Recommendation: That Council hold a closed session, per Government Code Section 54957.6, to consider instructions to City negotiator Kristy Schmidt, Employee Relations Manager, regarding negotiations with the Police Officers Association, the Police Managers Association, the General Bargaining Unit, the Treatment and Patrol Bargaining Units, the Firefighters Association, the Hourly Bargaining Unit, and the Supervisory Employees Association, and regarding discussions with unrepresented management and confidential employees about salaries and fringe benefits.

Scheduling: Duration, 15 minutes; anytime

Report: None anticipated

RECESS

EVENING SESSION

RECONVENE

ROLL CALL

PUBLIC COMMENT

CITY COUNCIL ADMINISTRATIVE AND ATTORNEY REPORTS

COMMUNITY DEVELOPMENT DEPARTMENT

12. Subject: Community Development And Human Services Committee Funding Recommendations For Fiscal Year 2011 And Housing And Urban Development Consolidated Action Plan (610.05)

Recommendation: That Council:

- A. Approve the funding recommendations of the Community Development and Human Services Committee for Fiscal Year 2011 Community Development Block Grant (CDBG) and Human Services funds;
- B. Authorize the Community Development Director to negotiate and execute agreements implementing the funding recommendations, subject to the review and approval of the City Attorney;
- C. Authorize the City Administrator to sign all necessary documents to submit the City's 2010-2014 Consolidated Plan and 2010 Action Plan to the Department of Housing and Urban Development (HUD); and
- D. Remove the Third Priority for Human Services funding applications (programs that seek to enhance the quality of life of persons whose basic needs are already met).

ADJOURNMENT



PROCLAMATION

NATIONAL LAND SURVEYOR'S WEEK

March 21-27, 2010

WHEREAS, the honorable and historic profession of surveying has been in existence since the very dawn of civilization. From the "rope stretchers" of ancient Egypt, to the Toman Empire and into modern society, the surveyor has been an essential part of human development; and

WHEREAS, the licensed professional land surveyor is uniquely qualified to research the documents, maps and other information necessary to establish the location of land boundaries. This ensures that the land owner's property lines will be properly and correctly marked on the ground; and

WHEREAS, many services are provided through the use of sophisticated equipment and techniques, such as satellite-borne remote sensing devices and automated positioning, measuring, recording, and plotting equipment; and

WHEREAS, the modern professional surveyor is often involved in providing other services such as Photogrammetry, GIS and Hydrography. The professional surveyor is able to accurately measure the land and develop maps, plats and reports for many useful purposes; and

WHEREAS, during the Colonial Era and the early days of the United States, many leaders of our country served not only their fellow citizens, but were actively engaged as surveyors at some point in their career. They include George Washington, Thomas Jefferson and Abraham Lincoln.

NOW, THEREFORE, I, HELENE SCHNEIDER, by virtue of the authority vested in me as Mayor of the City of Santa Barbara, California, do hereby proclaim the week of March 21-27, 2010 as **NATIONAL LAND SURVEYORS WEEK** in the City of Santa Barbara.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Santa Barbara, California, to be affixed this 23rd day of March 2010.

HELENE SCHNEIDER

Mayor





CITY OF SANTA BARBARA CITY COUNCIL MINUTES

**ADJOURNED REGULAR MEETING
MARCH 8, 2010
3714-3744 STATE STREET**

CALL TO ORDER

Mayor Pro Tempore Grant House called the meeting to order at 1:45 p.m.

ROLL CALL

Councilmembers present: Frank Hotchkiss, Michael Self, Mayor Pro Tempore House.
Councilmembers absent: Dale Francisco, Bendy White, Das Williams, Mayor Helene Schneider.

Staff present: Assistant City Administrator/Community Development Director Paul Casey, City Attorney Stephen P. Wiley.

Note: While there was not a quorum of the Council in attendance, those that were present continued with the scheduled site visit.

PUBLIC COMMENT

No one wished to speak.

NOTICES

The City Clerk has on Thursday, March 4, 2010, 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.

SITE VISIT

Subject: 3714 - 3744 State Street

Recommendation: That Council make a site visit to the property located at 3714 - 3744 State Street, which is the subject of an appeal hearing scheduled for March 9, 2010, at 2:00 p.m.

(Cont'd)

Subject: 3714 - 3744 State Street (Cont'd)

Speakers:

- Staff: Project Planner Allison De Busk.
- Applicant: Greg Parker.

Discussion:

Staff gave a brief description of the project. The Council walked the project site. The applicant provided additional details about the project.

ADJOURNMENT

Mayor Pro Tempore House adjourned the meeting at 2:15 p.m.

SANTA BARBARA CITY COUNCIL

SANTA BARBARA
CITY CLERK'S OFFICE

GRANT HOUSE
MAYOR PRO TEMPORE

ATTEST:

BRENDA ALCAZAR, CMC
DEPUTY CITY CLERK



CITY OF SANTA BARBARA CITY COUNCIL MINUTES

REGULAR MEETING March 9, 2010 COUNCIL CHAMBER, 735 ANACAPA STREET

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Mayor Schneider.

ROLL CALL

Councilmembers present: Dale Francisco, Frank Hotchkiss, Grant House, Michael Self, Bendy White, Das Williams (2:01 p.m.), Mayor Schneider.

Councilmembers absent: None.

Staff present: City Administrator James L. Armstrong, City Attorney Stephen P. Wiley, Deputy City Clerk Brenda Alcazar.

CEREMONIAL ITEMS

1. Subject: Proclamation Declaring March 7, 2010, As Arbor Day (120.04)

Action: Proclamation presented to Kerry Methner, President of the Santa Barbara Beautiful Board of Directors, who introduced the Arbor Day Poster Contest winners and school officials.

2. Subject: Proclamation Declaring March 2010 As Colon Cancer Awareness Month (120.04)

Action: Proclamation presented to Judy Corliss and Sally Jordan, representing Santa Barbara Cottage Hospital.

PUBLIC COMMENT

Speakers: Kenneth Loch; Ruth Wilson; Patrick Gregston and Kevin Barron, Gigabit Santa Barbara; David Daniel Diaz; Kate Smith.

ITEM REMOVED FROM CONSENT CALENDAR

Councilmember House stated he would abstain from voting on the following item due to a potential conflict of interest related to his residence, which is located within the Wildland Fire Suppression Assessment District. Councilmembers Hotchkiss and White stated they would also abstain from voting on this item, as they may reside within the District.

6. Subject: Agreement With SCI Consulting Group For Engineering Services To Renew The Wildland Fire Suppression Assessment District (290.00)

Recommendation: That Council authorize the Fire Chief, subject to approval as to form by the City Attorney, to negotiate and execute a five-year professional services agreement with SCI Consulting Group (SCI) in the amount of \$34,375, which includes a 10% contingency, for the purpose of providing engineering services necessary for the annual renewal of the Wildland Fire Suppression Assessment District (WFSAD).

Speakers:

Staff: City Attorney Stephen Wiley.

Documents:

March 9, 2010, report from the Fire Chief.

Motion:

Councilmember Williams/Francisco to approve the recommendation; Agreement No. 23,308.

Vote:

Unanimous voice vote (Abstentions: Councilmembers Hotchkiss, House, White).

CONSENT CALENDAR (Item Nos. 3 - 5 and 7 - 13)

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

Motion:

Councilmembers Williams/House to approve the Consent Calendar as recommended.

Vote:

Unanimous roll call vote.

3. Subject: Minutes

Recommendation: That Council waive the reading and approve the minutes of the regular meeting of February 23, 2010.

Action: Approved the recommendation.

4. Subject: Records Destruction For Community Development Department (160.06)

Recommendation: That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Relating to the Destruction of Records Held by the Community Development Department in the Housing and Redevelopment Division.

Action: Approved the recommendation; Resolution No. 10-010 (March 9, 2010, report from the Assistant City Administrator/Community Development Director; proposed resolution).

5. Subject: Records Destruction For Waterfront Department (160.06)

Recommendation: That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Relating to the Destruction of Records Held by the Waterfront Department in the Administration Division.

Action: Approved the recommendation; Resolution No. 10-011 (March 9, 2010, report from the Waterfront Director; proposed resolution).

7. Subject: Contract For Construction Of Alisos Street Sidewalk Access Ramps (530.04)

Recommendation: That Council:

- A. Award a contract with Talcal Engineering, Inc. (Talcal), in the amount of \$145,015, for construction of the Alisos Street Sidewalk Access Ramps (Project), Bid No. 3597; and
- B. Authorize the Public Works Director to execute a contract with Talcal in the amount of \$145,015, and approve expenditures up to \$14,500 to cover any cost increases that may result from contract change orders for extra work and differences between estimated bid quantities and actual quantities measured for payment.

Action: Approved the recommendations; Contract No. 23,309 (March 9, 2010, report from the Public Works Director).

8. Subject: Contract For Construction Of Eastside Sidewalk Access Ramps (530.04)

Recommendation: That Council:

- A. Award a contract with Draper Construction (Draper), in the amount of \$88,675.75, for construction of the Eastside Sidewalk Access Ramps (Project), Bid No. 3598; and
- B. Authorize the Public Works Director to execute a contract with Draper in the amount of \$88,675.75, and approve expenditures up to \$8,900.00 to cover any cost increases that may result from contract change orders for extra work and differences between estimated bid quantities and actual quantities measured for payment.

Action: Approved the recommendations; Contract No. 23,310 (March 9, 2010, report from the Public Works Director).

9. Subject: GeoSyntec Contract For Research Into Landfill Area At Garden And Montecito Streets (630.01)

Recommendation: That Council authorize the Finance Director to approve a change order in the amount of \$12,700, for a contract total of \$36,400 with Geosyntec Consultants, Inc., for the development of a final report on the old landfill area at Garden and Montecito Streets as requested by the Central Coast Regional Water Quality Control Board.

Action: Approved the recommendation (March 9, 2010, report from the Interim Finance Director).

10. Subject: Purchase Order For Fire Department Breathing Air Compressor (520.03)

Recommendation: That Council find it in the best interest of the City to waive the bidding process as provided in Municipal Code Section 4.52.070(l) and authorize the General Services Manager to issue a purchase order to Bauer Compressors in the amount of \$50,144.18 to replace the Fire Department's main breathing air compressor.

Action: Approved the recommendation (March 9, 2010, report from the Fire Chief).

NOTICES

11. The City Clerk has on Thursday, March 4, 2010, 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.
12. Received a notification advising of a vacancy created on the Santa Barbara Metropolitan Transit District Board with the death of Member Sharon Anderson, and letters of resignation from Housing Authority Commissioner Stanley Eisele, and Parks and Recreation Commissioner Daniel Hochman; the vacancies will be part of the next City Advisory Group recruitment.
13. Cancellation of the regular Redevelopment Agency meeting of March 9, 2010.

This concluded the Consent Calendar.

CITY COUNCIL ADMINISTRATIVE AND ATTORNEY REPORTS

CITY ADMINISTRATOR

14. Subject: Participation In The Santa Barbara County Municipal Financing Program (California AB 811) (150.04)

Recommendation: That Council:

- A. Adopt, by reading of title only, A Resolution Approving County of Santa Barbara Resolution of Intention, Consenting to Participation in Contractual Assessment Program and Approving the Financing of Installation of Distributed Generation Renewable Energy Sources, and Energy Efficiency and Water Efficiency Improvements Within the Incorporated Area of the City; and
- B. Authorize the City Administrator to execute a cooperative agreement to implement an AB 811 Contractual Assessment Program with the County of Santa Barbara.

Documents:

- March 9, 2010, report from the City Administrator.
- Proposed Resolution.
- March 9, 2010, PowerPoint presentation prepared and made by Staff.

The title of the resolution was read.

(Cont'd)

14. (Cont'd)

Speakers:

- Staff: Assistant to the City Administrator Nina Johnson, Administrative Analyst Lori Pedersen.
- County of Santa Barbara: Chris Rich, County Executive Office.
- Members of the Public: Lindsey Taggart, Community Environmental Council; Charlie Eckberg.

Motion:

Councilmembers Williams/House to approve the recommendations; Resolution No. 10-012; Agreement No. 23,311.

Vote:

Unanimous voice vote.

RECESS

3:20 p.m. - 3:33 p.m. Councilmember House and City Administrator Armstrong were absent when the Council reconvened. Assistant City Administrator Paul Casey was present.

PUBLIC HEARINGS

15. Subject: Appeal Of The City Planning Commission's Certification Of An Environmental Impact Report And Project Approval For 3714-3744 State Street (Sandman Inn Redevelopment Project) (640.07)

Recommendation: That Council:

- A. Certify the Final Environmental Impact Report for the Sandman Inn Redevelopment Project;
- B. Deny the appeal of Citizens Planning Association and Allied Neighborhoods Association;
- C. Uphold the Planning Commission approval of the development at 3714-3744 State Street; and
- D. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Denying the Appeal of the City Planning Commission's Certification of an Environmental Impact Report and Project Approval for Development Located at 3714-3744 State Street (Sandman Inn Redevelopment Project).

Documents:

- March 9, 2010, report from the Assistant City Administrator/Community Development Director.
- Proposed Resolution.

(Cont'd)

15. (Cont'd)

Documents (Cont'd):

- Affidavit of Publication.
- March 9, 2010, ERRATA for the Sandman Inn Redevelopment Project Final EIR, submitted by Staff.
- March 9, 2010, PowerPoint presentation prepared and made by Staff.
- March 3, 2010, letter from Citizens Planning Association of Santa Barbara County, Inc.
- March 9, 2010, document entitled "Summary of Key Issues in CPA's Sandman Appeal," submitted by Marc Chyttilo.
- March 9, 2010, letter from Allied Neighborhoods Association.
- January 31, 2010, letter from Paula Westbury.
- February 28, 2010, letter from Paula Westbury.
- March 9, 2010, email communications from Patricia Hiles and Jim and Ginger Peterson.
- March 9, 2010, letters from Debbie Cox Bultan, Coastal Housing Coalition, and League of Women Voters of Santa Barbara.
- March 9, 2010, Request to Speak forms submitted by Bill Marks, Patricia Hiles, Rodney Utt, Brian Johnson, Steve Cushman, Debbie Cox Bultan, John Holehouse, Wendy Read and Randy Glick, read into the record by Mayor Schneider.

The title of the resolution was read.

Public Comment Opened:
3:35 p.m.

Councilmember House entered the meeting at 3:36 p.m.

Speakers:

- Staff: Project Planner Allison De Busk, City Attorney Stephen Wiley, Project Planner Melissa Hetrick, City Planner Bettie Weiss.
- Consultant to the City: Joe Gibson, Impact Sciences.
- Planning Commission: Commissioner Bruce Bartlett.
- Appellants: Marc Chyttilo, Attorney.
- Applicant: Greg Parker, Investec.
- Members of the Public: David Peterson, McDonalds; Connie Hannah, League of Women Voters of Santa Barbara; Jean Holmes, Grove Lane Area Neighborhood Association; Judy Rattray; Paul Hernadi, Citizens Planning Association; Cathie McCammon, Allied Neighborhoods Association; Mickey Flacks; Bill Pintard; Karen Chackel; Patrick Smith; Hamish Marshall; Ozzie Johnston; Justin Maxwell.

(Cont'd)

15. (Cont'd)

Public Comment Closed:
5:49 p.m.

Motion:
Councilmembers Williams/House to approve the recommendations.

Amendment Motion:
Councilmembers Williams/House to approve recommendations A - C and direct staff to return to the Council with a revised resolution of the findings by March 30.

Vote on Amendment Motion:
Unanimous voice vote.

RECESS

Mayor Schneider recessed the meeting at 6:41 p.m. in order for the Council to reconvene in closed session for Agenda Item Nos. 16 - 18, and stated that no reportable action is anticipated.

CLOSED SESSIONS

16. Subject: Conference With Legal Counsel - Pending Litigation (160.03)

Recommendation: That Council hold a closed session to consider pending litigation pursuant to subsection (a) of section 54956.9 of the Government Code and take appropriate action as needed. The pending litigation is Valley Slurry Seal Company v. City of Santa Barbara, et. al., SBSC Case Number 1341521.

Scheduling: Duration, 30 minutes; anytime

Report: None anticipated

Documents:
March 9, 2010, report from the City Attorney.

Time:
6:45 p.m. - 7:25 p.m.

No report made.

17. Subject: Conference With Real Property Negotiator (330.03)

Recommendation: That Council hold a closed session to consider instructions to its negotiators regarding the possible lease of property owned by the City, commonly known as 130 Harbor Way (APN 045-250-11). Instructions to negotiations will direct staff regarding the price and terms of payment of a possible lease of the City-owned property with the Santa Barbara Yacht Club for a 67,500 square-foot ground lease. Negotiations are held pursuant to the authority of Section 54956.8 of the Government Code. City Negotiators are: John Bridley, Waterfront Director, Scott Riedman, Waterfront Business Manager, and Sarah Knecht, Assistant City Attorney. Negotiators for Lessee are Robert Duncan and Tony Papa, Representatives of the Yacht Club, tenant. Under Negotiation: Price and terms of payment of a possible ground lease.

Scheduling: Duration, 30 minutes; anytime

Report: None anticipated

Documents:

March 9, 2010, joint report from the Waterfront Director and City Attorney.

Time:

7:25 p.m. - 7:40 p.m.

No report made.

18. Subject: Conference With Labor Negotiator (440.05)

Recommendation: That Council hold a closed session, per Government Code Section 54957.6 to consider instructions to City negotiator Kristy Schmidt, Employee Relations Manager, regarding negotiations with the Police Officers Association, the Police Managers Association, the General Bargaining Unit, the Treatment and Patrol Bargaining Units, the Firefighters Association, the Hourly Bargaining Unit, and the Supervisory Employees Association, and regarding discussions with unrepresented management and confidential employees about salaries and fringe benefits.

Scheduling: Duration, 15 minutes; anytime

Report: None anticipated

Documents:

March 9, 2010, report from the Assistant City Administrator/Administrative Services Director.

Time:

7:40 p.m. - 8:30 p.m.

No report made.

ADJOURNMENT

Mayor Schneider adjourned the meeting at 8:30 p.m.

SANTA BARBARA CITY COUNCIL

SANTA BARBARA
CITY CLERK'S OFFICE

HELENE SCHNEIDER
MAYOR

ATTEST: _____
BRENDA ALCAZAR, CMC
DEPUTY CITY CLERK

ORDINANCE NO.

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA BARBARA AMENDING SECTION 2.08.020 OF THE SANTA BARBARA MUNICIPAL CODE AND ESTABLISHING PROCEDURES FOR THE APPOINTMENT AND SERVICE OF A YOUTH MEMBER TO THE PARKS AND RECREATION COMMISSION.

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

SECTION ONE. Section 2.08.020 of Chapter 2.08 of Title 2 of the Santa Barbara Municipal Code is amended to read as follows:

2.08.020 Enumeration and Index.

A. BOARD OF AIRPORT COMMISSIONERS: The appointment of members and their function is delineated in Chapter 18.44 of the Santa Barbara Municipal Code and Section 812 of Article VIII of the City Charter.

B. ARCHITECTURAL BOARD OF REVIEW: The appointment of members and their function is delineated in Chapter 22.68 of the Santa Barbara Municipal Code and Section 814 of Article VIII of the City Charter.

C. BOARD OF CIVIL SERVICE COMMISSIONERS: The appointment of members and their function is delineated in Section 808 of Article VIII of the City Charter.

D. BOARD OF HARBOR COMMISSIONERS: The appointment of members and their function is delineated in Section 811 of Article VIII of the City Charter and Chapter 17.06 of the Santa Barbara Municipal Code.

E. LIBRARY BOARD: The appointment of members and their function is delineated in Section 807 of Article VIII of the City Charter.

F. PARKS AND RECREATION COMMISSION: The appointment of members and their function is delineated in Section 809 of Article VIII of the City Charter.

G. BOARD OF FIRE AND POLICE PENSION COMMISSIONERS: The appointment of members and their function is delineated in Section 815 of Article VIII of the City Charter.

H. PLANNING COMMISSION: The appointment of members and their function is delineated in Section 806 of Article VIII of the City Charter.

I. BOARD OF FIRE AND POLICE COMMISSIONERS: The appointment of members and their function is delineated in Section 816 of Article VIII of the City Charter.

J. BOARD OF WATER COMMISSIONERS: The appointment of members and their function is delineated in Section 813 of Article VIII of the City Charter.

SECTION TWO. Section 809 of the City Charter allows for the appointment of a person under the age of eighteen (18) to the Parks and Recreation Commission (a “youth member.”) This ordinance supplements the provisions of Article VIII of the City Charter as it concerns the nomination, appointment, and service of any person who is appointed as a youth member to serve on the Parks and Recreation Commission.

A. PARKS AND RECREATION COMMISSION - APPOINTMENT AND SERVICE.

Members of the Parks and Recreation Commission are appointed and serve terms in office as provided in Article VIII of the City Charter. In general, members of the Parks and Recreation Commission are appointed and serve their terms of office in accordance with Section 802 of the City Charter. Notwithstanding the eligibility requirements specified in Section 802 of the City Charter, Section 809 of the City Charter, as amended by the voters of the City in November 2009, allows one (1) member of the Parks and Recreation Commission to be an individual of age sixteen (16) years or older. The City Council may, but is not required to, appoint a youth member to the Parks and Recreation Commission.

B. PERSONS UNDER THE AGE OF EIGHTEEN (18) - APPOINTMENT AND SERVICE. The City Council chooses to consider applicants for appointment as a youth

member of the Parks and Recreation Commission in the following manner:

1. The application process for a youth applicant shall follow the process applicable to other applicants for membership on the Commission (as specified in Article VIII of the City Charter and supplemented by resolution of the City Council), except as otherwise provided in this ordinance.

2. A youth applicant need not be eighteen (18) years of age at the time of appointment or during his or her term in office.

3. A youth applicant shall be a resident of the City of Santa Barbara and a citizen of the United States at the time of appointment and during his or her term in office.

4. Reaching the age of eighteen (18) shall not disqualify a person appointed as a youth member on the Commission from continuing to serve the balance of his or her term in office.

5. If a vacancy is created by the resignation, disqualification, or removal of a youth member on the Commission, the City Council may, but is not required to, appoint a youth applicant to the vacant position on the Commission.

6. If a youth member on the Commission reaches the age of eighteen (18) during his or her term in office, the City Council may, but is not required to, appoint a youth applicant to another vacant position on the Commission.

ORDINANCE NO. _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA BARBARA APPROVING A LEASE WITH RICHONES, INC., DOING BUSINESS AS CHUCK'S WATERFRONT GRILL, LOCATED AT 113 HARBOR WAY, EFFECTIVE APRIL 22, 2010.

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

SECTION 1. In accordance with the provisions of Section 521 of the Charter of the City of Santa Barbara, An Ordinance of the Council of the City of Santa Barbara Approving a Lease with Richones, Inc., Doing Business As Chuck's Waterfront Grill, Effective April 22, 2010, is hereby approved.



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: March 23, 2010

TO: Mayor and Councilmembers

FROM: Accounting Division, Finance Department

SUBJECT: Fiscal Year 2010 Interim Financial Statements For The Seven Months Ended January 31, 2010

RECOMMENDATION:

That Council accept the Fiscal Year 2010 Interim Financial Statements for the Seven Months Ended January 31, 2010.

DISCUSSION:

The interim financial statements for the seven months ended January 31, 2010 (58.3% 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 Seven Months Ended January 31, 2010

PREPARED BY: Rudolf J. Livingston, Accounting Manager

SUBMITTED BY: Robert Samario, Interim Finance Director

APPROVED BY: City Administrator's Office

CITY OF SANTA BARBARA
Interim Statement of Revenues and Expenditures
Summary by Fund
For the Seven Months Ended January 31, 2010 (58.3% 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	103,213,645	57,124,738	-	46,088,907	55.3%
Expenditures	103,370,523	58,016,102	738,966	44,615,456	56.8%
<i>Addition to / (use of) reserves</i>	<u>(156,878)</u>	<u>(891,364)</u>	<u>(738,966)</u>		
WATER OPERATING FUND					
Revenue	34,188,296	20,876,082	-	13,312,214	61.1%
Expenditures	37,418,635	18,096,824	3,108,194	16,213,616	56.7%
<i>Addition to / (use of) reserves</i>	<u>(3,230,339)</u>	<u>2,779,257</u>	<u>(3,108,194)</u>		
WASTEWATER OPERATING FUND					
Revenue	14,828,850	8,693,123	-	6,135,728	58.6%
Expenditures	16,070,288	7,992,342	1,140,950	6,936,995	56.8%
<i>Addition to / (use of) reserves</i>	<u>(1,241,438)</u>	<u>700,780</u>	<u>(1,140,950)</u>		
DOWNTOWN PARKING					
Revenue	6,762,290	3,974,714	-	2,787,576	58.8%
Expenditures	8,195,457	4,269,531	510,746	3,415,181	58.3%
<i>Addition to / (use of) reserves</i>	<u>(1,433,167)</u>	<u>(294,816)</u>	<u>(510,746)</u>		
AIRPORT OPERATING FUND					
Revenue	12,440,678	7,460,001	-	4,980,677	60.0%
Expenditures	12,723,593	6,756,967	556,563	5,410,063	57.5%
<i>Addition to / (use of) reserves</i>	<u>(282,915)</u>	<u>703,034</u>	<u>(556,563)</u>		
GOLF COURSE FUND					
Revenue	2,380,438	1,236,191	-	1,144,247	51.9%
Expenditures	2,785,158	1,621,635	108,406	1,055,117	62.1%
<i>Addition to / (use of) reserves</i>	<u>(404,720)</u>	<u>(385,444)</u>	<u>(108,406)</u>		
INTRA-CITY SERVICE FUND					
Revenue	6,397,840	3,712,955	-	2,684,885	58.0%
Expenditures	6,659,667	2,839,509	494,508	3,325,650	50.1%
<i>Addition to / (use of) reserves</i>	<u>(261,827)</u>	<u>873,446</u>	<u>(494,508)</u>		

CITY OF SANTA BARBARA
Interim Statement of Revenues and Expenditures
Summary by Fund
For the Seven Months Ended January 31, 2010 (58.3% 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	1,779,868	1,118,991	-	660,877	62.9%
Expenditures	3,821,874	813,714	835,492	2,172,668	43.2%
<i>Addition to / (use of) reserves</i>	<u>(2,042,006)</u>	<u>305,277</u>	<u>(835,492)</u>		
FLEET MAINTENANCE FUND					
Revenue	2,530,238	1,446,805	-	1,083,433	57.2%
Expenditures	2,631,703	1,196,184	164,317	1,271,202	51.7%
<i>Addition to / (use of) reserves</i>	<u>(101,465)</u>	<u>250,621</u>	<u>(164,317)</u>		
SELF INSURANCE TRUST FUND					
Revenue	6,073,674	3,520,646	-	2,553,028	58.0%
Expenditures	6,519,840	3,120,560	243,505	3,155,776	51.6%
<i>Addition to / (use of) reserves</i>	<u>(446,166)</u>	<u>400,086</u>	<u>(243,505)</u>		
INFORMATION SYSTEMS ICS FUND					
Revenue	2,435,147	1,426,756	-	1,008,391	58.6%
Expenditures	2,630,280	1,436,041	67,233	1,127,006	57.2%
<i>Addition to / (use of) reserves</i>	<u>(195,133)</u>	<u>(9,285)</u>	<u>(67,233)</u>		
WATERFRONT FUND					
Revenue	11,522,348	7,020,088	-	4,502,260	60.9%
Expenditures	12,061,259	6,716,572	513,623	4,831,065	59.9%
<i>Addition to / (use of) reserves</i>	<u>(538,911)</u>	<u>303,516</u>	<u>(513,623)</u>		
TOTAL FOR ALL FUNDS					
Revenue	204,553,312	117,611,090	-	86,942,222	57.5%
Expenditures	214,888,278	112,875,981	8,482,502	93,529,795	56.5%
<i>Addition to / (use of) reserves</i>	<u>(10,334,966)</u>	<u>4,735,109</u>	<u>(8,482,502)</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 Seven Months Ended January 31, 2010 (58.3% of Fiscal Year)

	Annual Budget	YTD Actual	Remaining Balance	Percent Received	Previous YTD
TAXES					
Sales and Use	17,405,682	9,016,777	8,388,905	51.8%	11,161,003
Property Taxes	23,426,345	12,817,377	10,608,968	54.7%	12,892,638
Utility Users Tax	6,916,329	4,061,205	2,855,124	58.7%	4,072,309
Transient Occupancy Tax	11,351,970	7,240,946	4,111,024	63.8%	8,335,207
Franchise Fees	3,335,000	1,849,593	1,485,407	55.5%	1,642,705
Business License	2,273,300	1,360,534	912,767	59.8%	1,437,468
Real Property Transfer Tax	325,800	228,700	97,100	70.2%	189,064
<i>Total</i>	<u>65,034,426</u>	<u>36,575,132</u>	<u>28,459,294</u>	56.2%	<u>39,730,393</u>
LICENSES & PERMITS					
Licenses & Permits	179,000	102,427	76,573	57.2%	106,852
<i>Total</i>	<u>179,000</u>	<u>102,427</u>	<u>76,573</u>	57.2%	<u>106,852</u>
FINES & FORFEITURES					
Parking Violations	2,582,774	1,403,554	1,179,220	54.3%	1,429,241
Library Fines	117,318	69,746	47,572	59.5%	60,432
Municipal Court Fines	150,000	76,456	73,544	51.0%	108,874
Other Fines & Forfeitures	100,000	105,626	(5,626)	105.6%	-
<i>Total</i>	<u>2,950,092</u>	<u>1,655,382</u>	<u>1,294,710</u>	56.1%	<u>1,598,548</u>
USE OF MONEY & PROPERTY					
Investment Income	941,951	655,403	286,548	69.6%	860,319
Rents & Concessions	406,436	240,691	165,745	59.2%	242,815
<i>Total</i>	<u>1,348,387</u>	<u>896,094</u>	<u>452,293</u>	66.5%	<u>1,103,134</u>
INTERGOVERNMENTAL					
Grants	2,307,577	225,032	2,082,545	9.8%	1,864,321
Vehicle License Fees	200,000	134,978	65,022	67.5%	168,505
Reimbursements	17,500	4,498	13,002	25.7%	-
<i>Total</i>	<u>2,525,077</u>	<u>364,508</u>	<u>2,160,569</u>	14.4%	<u>2,032,826</u>
FEES & SERVICE CHARGES					
Finance	858,930	480,357	378,573	55.9%	471,972
Community Development	4,425,717	2,695,893	1,729,824	60.9%	2,533,675
Recreation	2,448,499	1,116,702	1,331,797	45.6%	1,294,368
Public Safety	550,543	259,015	291,528	47.0%	201,597
Public Works	4,608,873	2,926,320	1,682,553	63.5%	2,443,634
Library	775,452	372,046	403,406	48.0%	732,325
Reimbursements	5,809,367	3,162,013	2,647,354	54.4%	2,916,788
<i>Total</i>	<u>19,477,381</u>	<u>11,012,347</u>	<u>8,465,034</u>	56.5%	<u>10,594,358</u>
OTHER MISCELLANEOUS REVENUES					
Miscellaneous	1,655,465	1,260,179	395,286	76.1%	2,494,309
Indirect Allocations	7,238,105	4,266,812	2,971,293	58.9%	3,823,953
Operating Transfers-In	2,805,712	991,858	1,813,854	35.4%	764,261
<i>Total</i>	<u>11,699,282</u>	<u>6,518,849</u>	<u>5,180,433</u>	55.7%	<u>7,082,523</u>
TOTAL REVENUES	<u>103,213,645</u>	<u>57,124,738</u>	<u>46,088,907</u>	55.3%	<u>62,248,635</u>

CITY OF SANTA BARBARA
General Fund
Interim Statement of Appropriations, Expenditures and Encumbrances
For the Seven Months Ended January 31, 2010 (58.3% 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	747,750	406,443	1,786	339,521	54.6%	
<i>Total</i>	747,750	406,443	1,786	339,521	54.6%	471,840
<u>City Attorney</u>						
CITY ATTORNEY	2,099,358	1,195,724	-	903,634	57.0%	
<i>Total</i>	2,099,358	1,195,724	-	903,634	57.0%	1,253,454
<u>Administration</u>						
CITY ADMINISTRATOR	1,324,103	809,714	2,487	511,903	61.3%	
LABOR RELATIONS	187,984	101,470	-	86,514	54.0%	
CITY TV	433,943	228,520	36,269	169,154	61.0%	
<i>Total</i>	1,946,030	1,139,703	38,756	767,571	60.6%	1,274,961
<u>Administrative Services</u>						
CITY CLERK	773,167	506,993	14,568	251,606	67.5%	
HUMAN RESOURCES	1,190,764	634,359	17,511	538,894	54.7%	
ADMIN SVCS-EMPLOYEE DEVELOPMENT	182,921	83,854	-	99,067	45.8%	
<i>Total</i>	2,146,852	1,225,205	32,079	889,567	58.6%	1,102,704
<u>Finance</u>						
ADMINISTRATION	631,402	446,004	10,995	174,403	72.4%	
TREASURY	380,819	228,223	1,700	150,896	60.4%	
CASHIERING & COLLECTION	425,648	235,869	-	189,779	55.4%	
LICENSES & PERMITS	387,383	216,496	-	170,887	55.9%	
BUDGET MANAGEMENT	330,928	213,994	-	116,934	64.7%	
ACCOUNTING	387,205	244,827	23,547	118,832	69.3%	
PAYROLL	272,626	150,716	-	121,910	55.3%	
ACCOUNTS PAYABLE	210,352	117,206	-	93,146	55.7%	
CITY BILLING & CUSTOMER SERVICE	560,393	284,288	-	276,105	50.7%	
PURCHASING	634,301	361,748	2,183	270,370	57.4%	
CENTRAL STORES	183,684	102,565	-	81,119	55.8%	
MAIL SERVICES	96,326	54,036	-	42,290	56.1%	
<i>Total</i>	4,501,067	2,657,333	38,425	1,805,308	59.9%	2,870,588
TOTAL GENERAL GOVERNMENT	11,441,057	6,624,408	111,047	4,705,602	58.9%	6,973,548
PUBLIC SAFETY						
<u>Police</u>						
CHIEF'S STAFF	1,167,225	670,997	-	496,228	57.5%	
SUPPORT SERVICES	575,931	321,322	2,644	251,965	56.3%	
RECORDS	1,396,802	768,554	4,223	624,026	55.3%	
COMMUNITY SVCS	1,063,530	607,270	4,000	452,260	57.5%	
CRIME ANALYSIS	66,056	10,231	-	55,825	15.5%	
PROPERTY ROOM	125,326	72,298	802	52,226	58.3%	

CITY OF SANTA BARBARA
General Fund
Interim Statement of Appropriations, Expenditures and Encumbrances
For the Seven Months Ended January 31, 2010 (58.3% 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>						
TRNG/RECRUITMENT	381,881	290,167	13,756	77,958	79.6%	
RANGE	879,439	497,305	25,962	356,172	59.5%	
BEAT COORDINATORS	801,812	266,572	878	534,362	33.4%	
INFORMATION TECHNOLOGY	1,118,502	673,805	10,591	434,106	61.2%	
INVESTIGATIVE DIVISION	4,489,206	2,500,208	2,570	1,986,428	55.8%	
CRIME LAB	222,370	71,468	-	150,902	32.1%	
PATROL DIVISION	12,629,310	7,287,659	86,348	5,255,303	58.4%	
TRAFFIC	1,330,706	644,587	1,580	684,539	48.6%	
SPECIAL EVENTS	986,472	930,609	-	55,863	94.3%	
TACTICAL PATROL FORCE	1,131,685	663,531	2,074	466,079	58.8%	
STREET SWEEPING ENFORCEMENT	236,362	146,643	-	89,719	62.0%	
NIGHT LIFE ENFORCEMENT	458,400	186,602	-	271,798	40.7%	
PARKING ENFORCEMENT	1,031,837	500,300	22,020	509,517	50.6%	
CCC	2,383,022	1,193,011	641	1,189,370	50.1%	
ANIMAL CONTROL	564,640	342,143	-	222,497	60.6%	
<i>Total</i>	<u>33,040,514</u>	<u>18,647,153</u>	<u>178,090</u>	<u>14,215,271</u>	57.0%	<u>20,068,445</u>
<u>Fire</u>						
ADMINISTRATION	1,096,276	643,366	3,046	449,864	59.0%	
EMERGENCY SERVICES AND PUBLIC ED	218,086	118,184	911	98,991	54.6%	
PREVENTION	1,187,985	666,128	317	521,541	56.1%	
WILDLAND FIRE MITIGATION PROGRAM	191,083	94,985	21,229	74,869	60.8%	
OPERATIONS	17,188,401	9,420,405	46,453	7,721,544	55.1%	
ARFF	1,623,165	955,251	-	667,914	58.9%	
<i>Total</i>	<u>21,504,996</u>	<u>11,898,319</u>	<u>71,955</u>	<u>9,534,722</u>	55.7%	<u>12,718,556</u>
TOTAL PUBLIC SAFETY	<u>54,545,510</u>	<u>30,545,472</u>	<u>250,045</u>	<u>23,749,993</u>	56.5%	<u>32,787,001</u>
PUBLIC WORKS						
<u>Public Works</u>						
ADMINISTRATION	862,361	461,501	6,498	394,362	54.3%	
ENGINEERING SVCS	4,129,675	2,348,085	12,110	1,769,480	57.2%	
PUBLIC RT OF WAY MGMT	1,011,589	524,657	3,480	483,452	52.2%	
ENVIRONMENTAL PROGRAMS	393,673	171,544	58,174	163,955	58.4%	
<i>Total</i>	<u>6,397,298</u>	<u>3,505,897</u>	<u>80,262</u>	<u>2,811,139</u>	56.1%	<u>3,824,314</u>
TOTAL PUBLIC WORKS	<u>6,397,298</u>	<u>3,505,897</u>	<u>80,262</u>	<u>2,811,139</u>	56.1%	<u>3,824,314</u>
COMMUNITY SERVICES						
<u>Parks & Recreation</u>						
PRGM MGMT & BUS SVCS	524,868	292,147	-	232,721	55.7%	
FACILITIES	394,356	234,754	6,994	152,608	61.3%	
CULTURAL ARTS	429,832	248,100	18,370	163,362	62.0%	
YOUTH ACTIVITIES	752,636	386,199	6,141	360,296	52.1%	

CITY OF SANTA BARBARA
General Fund
Interim Statement of Appropriations, Expenditures and Encumbrances
For the Seven Months Ended January 31, 2010 (58.3% 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>						
SR CITIZENS	722,733	408,204	288	314,241	56.5%	
AQUATICS	1,033,575	674,936	27,736	330,902	68.0%	
SPORTS	483,177	243,061	7,454	232,662	51.8%	
TENNIS	275,753	165,880	-	109,873	60.2%	
NEIGHBORHOOD & OUTREACH SERV	1,263,260	706,866	2,862	553,533	56.2%	
ADMINISTRATION	528,293	296,996	-	231,297	56.2%	
PROJECT MANAGEMENT TEAM	242,538	163,051	-	79,487	67.2%	
BUSINESS SERVICES	375,931	197,013	5,269	173,650	53.8%	
FACILITY & PROJECT MGT	1,012,354	619,163	899	392,291	61.2%	
GROUND MANAGEMENT	4,051,580	2,320,308	90,137	1,641,134	59.5%	
FORESTRY	1,182,344	555,980	15,894	610,471	48.4%	
BEACH MAINTENANCE	170,234	78,694	25,740	65,800	61.3%	
<i>Total</i>	<u>13,443,464</u>	<u>7,594,710</u>	<u>207,784</u>	<u>5,640,970</u>	58.0%	<u>9,076,143</u>
<u>Library</u>						
ADMINISTRATION	416,148	231,219	-	184,929	55.6%	
PUBLIC SERVICES	2,161,456	1,278,175	3,816	879,465	59.3%	
SUPPORT SERVICES	1,594,389	759,619	1,580	833,190	47.7%	
<i>Total</i>	<u>4,171,993</u>	<u>2,298,828</u>	<u>5,396</u>	<u>1,867,769</u>	55.2%	<u>2,588,647</u>
TOTAL COMMUNITY SERVICES	<u>17,615,457</u>	<u>9,893,538</u>	<u>213,180</u>	<u>7,508,739</u>	57.4%	<u>11,664,790</u>
COMMUNITY DEVELOPMENT						
<u>Community Development</u>						
ADMINISTRATION	491,949	246,012	638	245,299	50.1%	
ECON DEV	62,919	31,917	-	31,002	50.7%	
CITY ARTS ADVISORY PROGRAM	540,483	452,511	-	87,972	83.7%	
HUMAN SVCS	818,612	404,812	-	413,800	49.5%	
RDA	730,700	344,100	-	386,600	47.1%	
RDA HSG DEV	677,395	385,238	-	292,157	56.9%	
LR PLANNING/STUDIES	792,833	417,180	541	375,112	52.7%	
DEV & DESIGN REVIEW	1,038,992	547,360	6,669	484,963	53.3%	
ZONING	853,074	453,856	784	398,435	53.3%	
DESIGN REV & HIST PRESERVATN	940,732	487,123	42,823	410,787	56.3%	
SHO/ENVIRON REVIEW/TRAINING	703,239	375,150	6,788	321,301	54.3%	
BLDG PERMITS	1,018,740	547,989	7,411	463,340	54.5%	
RECORDS & ARCHIVES	527,248	273,382	18,511	235,354	55.4%	
PLAN CK & COUNTER SRV	1,268,494	670,415	267	597,812	52.9%	
<i>Total</i>	<u>10,465,410</u>	<u>5,637,045</u>	<u>84,431</u>	<u>4,743,934</u>	54.7%	<u>6,451,704</u>
TOTAL COMMUNITY DEVELOPMENT	<u>10,465,410</u>	<u>5,637,045</u>	<u>84,431</u>	<u>4,743,934</u>	54.7%	<u>6,451,704</u>

CITY OF SANTA BARBARA
General Fund
Interim Statement of Appropriations, Expenditures and Encumbrances
For the Seven Months Ended January 31, 2010 (58.3% of Fiscal Year)

	Annual Budget	YTD Actual	Encum- brances	** Remaining Balance	YTD Expended and Encumbered	Previous YTD
NON-DEPARTMENTAL						
<u>Non-Departmental</u>						
DUES, MEMBERSHIPS, & LICENSES	22,272	24,757	-	(2,485)	111.2%	
COMMUNITY PROMOTIONS	1,706,580	1,387,392	-	319,188	81.3%	
SPECIAL PROJECTS	21,000	36,300	-	(15,300)	172.9%	
TRANSFERS OUT	43,500	43,500	-	-	100.0%	
DEBT SERVICE TRANSFERS	353,568	288,626	-	64,942	81.6%	
CAPITAL OUTLAY TRANSFER	573,170	29,167	-	544,003	5.1%	
APPROP. RESERVE	185,701	-	-	185,701	0.0%	
<i>Total</i>	<u>2,905,791</u>	<u>1,809,742</u>	<u>-</u>	<u>1,096,049</u>	62.3%	<u>2,485,269</u>
TOTAL NON-DEPARTMENTAL	<u>2,905,791</u>	<u>1,809,742</u>	<u>-</u>	<u>1,096,049</u>	62.3%	<u>2,485,269</u>
TOTAL EXPENDITURES	<u>103,370,523</u>	<u>58,016,102</u>	<u>738,966</u>	<u>44,615,456</u>	56.8%	<u>64,186,625</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 legal 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
Special Revenue Funds
Interim Statement of Revenues and Expenditures
For the Seven Months Ended January 31, 2010 (58.3% 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	515,000	283,750	-	231,250	55.1%
Expenditures	515,000	283,750	-	231,250	55.1%
<i>Revenue Less Expenditures</i>	-	-	-	-	
CREEK RESTORATION/WATER QUALITY IMPRVMT					
Revenue	2,610,100	1,608,342	-	1,001,758	61.6%
Expenditures	3,386,420	1,526,440	319,748	1,540,232	54.5%
<i>Revenue Less Expenditures</i>	(776,320)	81,902	(319,748)	(538,474)	
SOLID WASTE PROGRAM					
Revenue	18,614,209	10,576,594	-	8,037,615	56.8%
Expenditures	18,713,657	10,302,329	104,190	8,307,138	55.6%
<i>Revenue Less Expenditures</i>	(99,448)	274,264	(104,190)	(269,522)	
COMM.DEVELOPMENT BLOCK GRANT					
Revenue	3,244,916	1,012,985	-	2,231,931	31.2%
Expenditures	3,121,049	852,043	290,365	1,978,641	36.6%
<i>Revenue Less Expenditures</i>	123,867	160,942	(290,365)	253,290	
COUNTY LIBRARY					
Revenue	1,703,932	627,449	-	1,076,483	36.8%
Expenditures	1,765,938	953,146	40,189	772,603	56.2%
<i>Revenue Less Expenditures</i>	(62,006)	(325,697)	(40,189)	303,880	
STREETS FUND					
Revenue	9,571,682	4,888,341	-	4,683,341	51.1%
Expenditures	14,093,895	6,132,844	1,040,331	6,920,721	50.9%
<i>Revenue Less Expenditures</i>	(4,522,213)	(1,244,504)	(1,040,331)	(2,237,379)	
MEASURE "D"					
Revenue	4,884,000	2,246,904	-	2,637,096	46.0%
Expenditures	9,067,069	1,862,593	2,327,483	4,876,992	46.2%
<i>Revenue Less Expenditures</i>	(4,183,069)	384,311	(2,327,483)	(2,239,896)	

CITY OF SANTA BARBARA
Interim Statement of Revenues and Expenses
For the Seven Months Ended January 31, 2010 (58.3% 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						
	-	-	-	-	100.0%	10,194
Water Sales - Metered	29,850,000	17,732,930	-	12,117,070	59.4%	18,190,152
Service Charges	385,000	341,135	-	43,865	88.6%	222,132
Cater JPA Treatment Charges	2,200,000	1,706,794	-	493,206	77.6%	1,393,580
Licenses & Permits	(2,500)	-	-	(2,500)	0.0%	-
Investment Income	1,008,000	699,152	-	308,848	69.4%	949,473
Grants	36,098	24,243	-	11,855	67.2%	-
Reimbursements	18,000	-	-	18,000	0.0%	-
Miscellaneous	693,698	371,828	-	321,870	53.6%	202,722
TOTAL REVENUES	<u>34,188,296</u>	<u>20,876,082</u>	<u>-</u>	<u>13,312,214</u>	<u>61.1%</u>	<u>20,968,253</u>
EXPENSES						
Salaries & Benefits	7,599,922	4,042,984	-	3,556,938	53.2%	3,949,203
Materials, Supplies & Services	10,540,950	4,555,987	2,491,528	3,493,435	66.9%	4,096,632
Special Projects	646,774	69,247	175,969	401,559	37.9%	44,925
Water Purchases	7,776,465	3,562,942	420,627	3,792,896	51.2%	4,190,260
Debt Service	5,094,672	2,701,614	-	2,393,058	53.0%	2,676,141
Capital Outlay Transfers	5,302,492	3,093,120	-	2,209,372	58.3%	4,530,449
Equipment	197,459	48,770	18,419	130,270	34.0%	5,554
Capitalized Fixed Assets	109,900	861	1,652	107,388	2.3%	7,674
Other	-	21,299	-	(21,299)	100.0%	20,328
Appropriated Reserve	150,000	-	-	150,000	0.0%	-
TOTAL EXPENSES	<u>37,418,635</u>	<u>18,096,824</u>	<u>3,108,194</u>	<u>16,213,616</u>	<u>56.7%</u>	<u>19,521,165</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 Expenses
For the Seven Months Ended January 31, 2010 (58.3% 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	14,010,000	8,115,472	-	5,894,528	57.9%	8,037,921
Fees	410,000	318,332	-	91,668	77.6%	215,014
Investment Income	325,000	242,218	-	82,782	74.5%	323,090
Miscellaneous	83,850	17,100	-	66,750	20.4%	107,440
TOTAL REVENUES	<u>14,828,850</u>	<u>8,693,123</u>	<u>-</u>	<u>6,135,728</u>	<u>58.6%</u>	<u>8,683,466</u>
EXPENSES						
Salaries & Benefits	5,125,324	2,718,265	-	2,407,059	53.0%	2,746,814
Materials, Supplies & Services	5,733,089	2,809,551	1,134,735	1,788,804	68.8%	2,705,612
Special Projects	711,367	413,462	-	297,905	58.1%	635,176
Transfers-Out	65,000	37,917	-	27,083	58.3%	-
Debt Service	1,354,888	346,613	-	1,008,275	25.6%	390,277
Capital Outlay Transfers	2,827,188	1,649,193	-	1,177,995	58.3%	1,281,173
Equipment	50,167	16,481	4,564	29,122	41.9%	7,919
Capitalized Fixed Assets	53,265	861	1,651	50,752	4.7%	15,394
Appropriated Reserve	150,000	-	-	150,000	0.0%	-
TOTAL EXPENSES	<u>16,070,288</u>	<u>7,992,342</u>	<u>1,140,950</u>	<u>6,936,995</u>	<u>56.8%</u>	<u>7,782,365</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 Expenses
For the Seven Months Ended January 31, 2010 (58.3% of Fiscal Year)

DOWNTOWN PARKING

	<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						
	-	-	-	-	100.0%	20,000
Improvement Tax	875,000	511,537	-	363,463	58.5%	586,318
Parking Fees	5,552,550	3,258,517	-	2,294,033	58.7%	3,130,309
Investment Income	202,500	126,938	-	75,562	62.7%	208,070
Rents & Concessions	23,740	23,740	-	-	100.0%	-
Reimbursements	50,000	9,068	-	40,932	18.1%	-
Miscellaneous	15,000	1,413	-	13,587	9.4%	57,318
Operating Transfers-In	43,500	43,500	-	-	100.0%	43,500
TOTAL REVENUES	<u>6,762,290</u>	<u>3,974,714</u>	<u>-</u>	<u>2,787,576</u>	<u>58.8%</u>	<u>4,045,515</u>
EXPENSES						
Salaries & Benefits	3,724,389	2,027,876	-	1,696,513	54.4%	2,045,121
Materials, Supplies & Services	1,978,278	911,217	171,686	895,374	54.7%	975,616
Special Projects	846,410	411,831	334,650	99,929	88.2%	430,550
Transfers-Out	312,621	182,362	-	130,259	58.3%	-
Capital Outlay Transfers	1,258,760	734,277	-	524,483	58.3%	2,672
Equipment	25,000	78	2,800	22,123	11.5%	332
Capitalized Fixed Assets	-	1,890	1,610	(3,500)	100.0%	913,865
Appropriated Reserve	50,000	-	-	50,000	0.0%	-
TOTAL EXPENSES	<u>8,195,457</u>	<u>4,269,531</u>	<u>510,746</u>	<u>3,415,181</u>	<u>58.3%</u>	<u>4,368,155</u>

CITY OF SANTA BARBARA
Interim Statement of Revenues and Expenses
For the Seven Months Ended January 31, 2010 (58.3% of Fiscal Year)

AIRPORT OPERATING FUND

	Annual Budget	YTD Actual	Encum- brances	Remaining Balance	Percent of Budget	Previous YTD
REVENUES						
Leases - Commercial / Industrial	3,893,750	2,442,134	-	1,451,616	62.7%	2,519,055
Leases - Terminal	4,853,050	2,773,353	-	2,079,697	57.1%	2,865,104
Leases - Non-Commerical Aviation	1,075,875	657,978	-	417,897	61.2%	711,544
Leases - Commerical Aviation	2,113,451	1,272,080	-	841,371	60.2%	1,315,125
Investment Income	310,000	191,342	-	118,658	61.7%	323,046
Miscellaneous	194,552	123,114	-	71,438	63.3%	190,528
TOTAL REVENUES	12,440,678	7,460,001	-	4,980,677	60.0%	7,924,401
EXPENSES						
Salaries & Benefits	4,780,946	2,647,669	-	2,133,277	55.4%	2,646,097
Materials, Supplies & Services	6,291,961	3,411,864	555,103	2,324,995	63.0%	3,698,801
Special Projects	742,838	303,346	-	439,492	40.8%	235,273
Transfers-Out	7,351	-	-	7,351	0.0%	-
Capital Outlay Transfers	675,240	379,790	-	295,450	56.2%	1,367,846
Equipment	34,212	19,352	1,461	13,399	60.8%	29,772
Capitalized Fixed Assets	-	(5,055)	-	5,055	100.0%	38,909
Appropriated Reserve	191,045	-	-	191,045	0.0%	-
TOTAL EXPENSES	12,723,593	6,756,967	556,563	5,410,063	57.5%	8,016,698

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 Expenses
For the Seven Months Ended January 31, 2010 (58.3% 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	1,802,397	787,798	-	1,014,599	43.7%	1,090,780
Investment Income	28,300	20,583	-	7,717	72.7%	26,574
Rents & Concessions	299,741	175,219	-	124,522	58.5%	169,813
Miscellaneous	250,000	252,591	-	(2,591)	101.0%	25,096
TOTAL REVENUES	<u>2,380,438</u>	<u>1,236,191</u>	<u>-</u>	<u>1,144,247</u>	<u>51.9%</u>	<u>1,312,262</u>
EXPENSES						
Salaries & Benefits	1,137,368	640,864	-	496,504	56.3%	680,758
Materials, Supplies & Services	577,822	314,843	98,882	164,097	71.6%	430,490
Special Projects	31,190	976	9,524	20,690	33.7%	34,918
Transfers-Out	507,767	507,767	-	-	100.0%	-
Debt Service	219,058	156,862	-	62,196	71.6%	155,696
Capital Outlay Transfers	303,553	323	-	303,230	0.1%	1,069
Equipment	8,400	-	-	8,400	0.0%	600
Capitalized Fixed Assets	-	-	-	-	100.0%	562,028
TOTAL EXPENSES	<u>2,785,158</u>	<u>1,621,635</u>	<u>108,406</u>	<u>1,055,117</u>	<u>62.1%</u>	<u>1,865,559</u>

CITY OF SANTA BARBARA
Interim Statement of Revenues and Expenses
For the Seven Months Ended January 31, 2010 (58.3% 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						
Vehicle Maintenance Charges	-	-	-	-	100.0%	1,588,971
Work Orders - Bldg Maint.	3,808,159	1,899,261	-	1,908,898	49.9%	2,030,881
Rents & Concessions	65,000	-	-	65,000	0.0%	-
Grants	818,200	818,200	-	-	100.0%	-
Service Charges	1,641,481	957,530	-	683,951	58.3%	1,024,775
Miscellaneous	-	47	-	(47)	100.0%	94,441
Operating Transfers-In	65,000	37,917	-	27,083	58.3%	-
TOTAL REVENUES	<u>6,397,840</u>	<u>3,712,955</u>	<u>-</u>	<u>2,684,885</u>	<u>58.0%</u>	<u>4,739,068</u>
EXPENSES						
Salaries & Benefits	3,121,012	1,696,229	-	1,424,783	54.3%	2,439,267
Materials, Supplies & Services	919,270	515,433	63,346	340,491	63.0%	1,383,706
Special Projects	1,686,832	561,467	352,140	773,225	54.2%	737,428
Capital Outlay Transfers	65,829	65,484	-	345	99.5%	1,603
Equipment	23,000	155	-	22,845	0.7%	13,750
Capitalized Fixed Assets	843,724	741	79,022	763,961	9.5%	38,543
TOTAL EXPENSES	<u>6,659,667</u>	<u>2,839,509</u>	<u>494,508</u>	<u>3,325,650</u>	<u>50.1%</u>	<u>4,614,297</u>

CITY OF SANTA BARBARA
Interim Statement of Revenues and Expenses
For the Seven Months Ended January 31, 2010 (58.3% of Fiscal Year)

FLEET REPLACEMENT FUND

	Annual Budget	YTD Actual	Encum- brances	Remaining Balance	Percent of Budget	Previous YTD
REVENUES						
Vehicle Rental Charges	1,343,020	783,428	-	559,592	58.3%	1,080,508
Investment Income	194,000	124,854	-	69,146	64.4%	173,010
Rents & Concessions	242,848	141,661	-	101,187	58.3%	156,474
Miscellaneous	-	69,048	-	(69,048)	100.0%	55,030
TOTAL REVENUES	1,779,868	1,118,991	-	660,877	62.9%	1,465,021
EXPENSES						
Salaries & Benefits	162,092	85,618	-	76,474	52.8%	66,541
Materials, Supplies & Services	1,120	1,403	-	(283)	125.3%	1,390
Capitalized Fixed Assets	3,658,662	726,692	835,492	2,096,478	42.7%	956,652
TOTAL EXPENSES	3,821,874	813,714	835,492	2,172,668	43.2%	1,024,583

CITY OF SANTA BARBARA
Interim Statement of Revenues and Expenses
For the Seven Months Ended January 31, 2010 (58.3% 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	2,480,238	1,446,805	-	1,033,433	58.3%	-
Miscellaneous	50,000	-	-	50,000	0.0%	-
TOTAL REVENUES	<u>2,530,238</u>	<u>1,446,805</u>	<u>-</u>	<u>1,083,433</u>	<u>57.2%</u>	<u>-</u>
EXPENSES						
Salaries & Benefits	1,189,312	645,762	-	543,550	54.3%	-
Materials, Supplies & Services	1,367,766	536,775	149,288	681,703	50.2%	-
Special Projects	60,625	13,647	15,029	31,949	47.3%	-
Equipment	14,000	-	-	14,000	0.0%	-
TOTAL EXPENSES	<u>2,631,703</u>	<u>1,196,184</u>	<u>164,317</u>	<u>1,271,202</u>	<u>51.7%</u>	<u>-</u>

CITY OF SANTA BARBARA
Interim Statement of Revenues and Expenses
For the Seven Months Ended January 31, 2010 (58.3% of Fiscal Year)

SELF INSURANCE TRUST FUND

	** Annual Budget	YTD Actual	Encum- brances	Remaining Balance	Percent of Budget	Previous YTD
REVENUES						
Insurance Premiums	2,950,613	1,721,191	-	1,229,422	58.3%	1,865,173
Workers' Compensation Premiums	2,482,928	1,448,375	-	1,034,553	58.3%	1,125,209
OSH Charges	302,518	176,469	-	126,049	58.3%	170,352
Investment Income	337,615	162,194	-	175,421	48.0%	283,523
Miscellaneous	-	12,418	-	(12,418)	100.0%	354,276
Accel - Return of Premium	-	-	-	-	100.0%	750,000
TOTAL REVENUES	6,073,674	3,520,646	-	2,553,028	58.0%	4,548,534
EXPENSES						
Salaries & Benefits	600,672	293,028	-	307,644	48.8%	293,480
Materials, Supplies & Services	5,590,392	2,526,887	243,505	2,820,001	49.6%	2,473,618
Transfers-Out	300,000	300,000	-	-	100.0%	1,589,853
Capital Outlay Transfers	1,105	645	-	460	58.3%	2,137
Equipment	4,000	-	-	4,000	0.0%	-
Appropriated Reserve	23,671	-	-	23,671	0.0%	-
TOTAL EXPENSES	6,519,840	3,120,560	243,505	3,155,776	51.6%	4,359,088

*** 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 Expenses
For the Seven Months Ended January 31, 2010 (58.3% 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	2,435,147	1,426,530	-	1,008,617	58.6%	1,503,585
Miscellaneous	-	226	-	(226)	100.0%	10,526
TOTAL REVENUES	<u>2,435,147</u>	<u>1,426,756</u>	<u>-</u>	<u>1,008,391</u>	<u>58.6%</u>	<u>1,514,111</u>
EXPENSES						
Salaries & Benefits	1,537,067	833,820	-	703,247	54.2%	953,518
Materials, Supplies & Services	598,350	381,649	56,734	159,966	73.3%	285,709
Special Projects	1,700	1,536	2,675	(2,512)	247.7%	(1,091)
Capital Outlay Transfers	-	-	-	-	100.0%	49,583
Equipment	408,269	219,036	7,823	181,410	55.6%	72,414
Capitalized Fixed Assets	-	-	-	-	100.0%	488
Appropriated Reserve	84,895	-	-	84,895	0.0%	-
TOTAL EXPENSES	<u>2,630,280</u>	<u>1,436,041</u>	<u>67,233</u>	<u>1,127,006</u>	<u>57.2%</u>	<u>1,360,622</u>

CITY OF SANTA BARBARA
Interim Statement of Revenues and Expenses
For the Seven Months Ended January 31, 2010 (58.3% 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	1,482,056	852,385	-	629,671	57.5%	919,673
Leases - Food Service	2,393,380	1,382,172	-	1,011,208	57.7%	1,513,720
Slip Rental Fees	3,676,785	2,136,663	-	1,540,122	58.1%	2,061,229
Visitors Fees	700,000	338,287	-	361,713	48.3%	311,803
Slip Transfer Fees	250,000	321,275	-	(71,275)	128.5%	179,800
Parking Revenue	1,885,098	1,206,511	-	678,587	64.0%	1,002,735
Wharf Parking	268,749	140,228	-	128,521	52.2%	129,481
Other Fees & Charges	364,909	214,705	-	150,204	58.8%	219,091
Investment Income	125,000	151,370	-	(26,370)	121.1%	210,864
Rents & Concessions	279,322	171,476	-	107,846	61.4%	164,126
Miscellaneous	97,049	105,016	-	(7,967)	108.2%	148,741
TOTAL REVENUES	<u>11,522,348</u>	<u>7,020,088</u>	<u>-</u>	<u>4,502,260</u>	<u>60.9%</u>	<u>6,861,262</u>
EXPENSES						
Salaries & Benefits	5,530,336	3,093,670	-	2,436,666	55.9%	3,095,156
Materials, Supplies & Services	3,416,967	1,791,747	508,383	1,116,837	67.3%	1,862,806
Special Projects	122,559	48,392	3,000	71,167	41.9%	17,795
Debt Service	1,673,572	1,112,096	-	561,476	66.5%	1,198,749
Capital Outlay Transfers	1,131,381	659,972	-	471,409	58.3%	506,088
Equipment	86,445	10,695	2,240	73,511	15.0%	50,928
Appropriated Reserve	100,000	-	-	100,000	0.0%	-
TOTAL EXPENSES	<u>12,061,259</u>	<u>6,716,572</u>	<u>513,623</u>	<u>4,831,065</u>	<u>59.9%</u>	<u>6,731,522</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
REDEVELOPMENT AGENCY MINUTES

Special Meeting
February 23, 2010
Council Chamber, 735 Anacapa Street

CALL TO ORDER

Chair Helene Schneider called the joint meeting of the Agency and the City Council to order at 2:00 p.m.

ROLL CALL

Agency members present: Dale Francisco, Frank Hotchkiss, Grant House, Michael Self, Bendy White, Das Williams, Chair Schneider.

Agency members absent: None.

Staff present: Executive Director/Secretary James L. Armstrong, Agency Counsel Stephen P. Wiley, Deputy Director Paul Casey, Deputy City Clerk Susan Tschech.

PUBLIC COMMENT

No one wished to speak.

CONSENT CALENDAR

Motion:

Agency members House/Williams to approve the Consent Calendar as recommended.

Vote:

Unanimous roll call vote.

1. Subject: Redevelopment Agency Fiscal Year 2010 Interim Financial Statements For The Six Months Ended December 31, 2009 (7)

Recommendation: That the Redevelopment Agency Board accept the Redevelopment Agency Fiscal Year 2010 Interim Financial Statements for the Six Months Ended December 31, 2009.

Action: Approved the recommendation (February 23, 2010, report from the Interim Fiscal Officer).

ADJOURNMENT

Chair Schneider adjourned the meeting at 7:04 p.m.

SANTA BARBARA
REDEVELOPMENT AGENCY

SANTA BARBARA
CITY CLERK'S OFFICE

HELENE SCHNEIDER
CHAIR

SUSAN TSCHECH, CMC
DEPUTY CITY CLERK

CITY OF SANTA BARBARA
REDEVELOPMENT AGENCY MINUTES

Regular Meeting
March 2, 2010
Council Chamber, 735 Anacapa Street

CALL TO ORDER

Chair Helene Schneider called the joint meeting of the Agency and the City Council to order at 2:00 p.m.

ROLL CALL

Agency members present: Dale Francisco, Frank Hotchkiss, Grant House, Michael Self, Bendy White, Das Williams, Chair Schneider.

Agency members absent: None.

Staff present: Executive Director/Secretary James L. Armstrong, Agency Counsel Stephen P. Wiley, Deputy Director Paul Casey, Housing and Redevelopment Manager Brian Bosse, City Clerk Services Manager Cynthia M. Rodriguez.

PUBLIC COMMENT

No one wished to speak.

CONSENT CALENDAR (Item Nos. 1 and 2)

Motion:

Agency/Councilmembers House/Francisco to approve the Consent Calendar as recommended.

Vote:

Unanimous roll call vote.

1. Subject: Minutes (5)

Recommendation: That the Redevelopment Agency Board waive the reading and approve the minutes of the regular meeting of February 9, 2010.

Action: Approved the recommendation.

2. Subject: Contract For Design Services For Concrete Structural Upgrades To Parking Structures 2, 9 And 10 (550.05/6)

Recommendation:

- A. That the Redevelopment Agency (RDA) Board authorize the expenditure of \$121,000 for design and engineering services for Structural Upgrades to Parking Structures 2, 9 and 10 (Project);
- B. That Council authorize the Public Works Director to execute a professional services contract with Watry Design, Inc. (Watry), in the amount of \$82,715, for design services for the Project, and authorize the Public Works Director to approve expenditures of up to \$8,285 for extra services of Watry that may result from necessary changes in the scope of work; and
- C. Adopt by reading of title only, A Resolution of the Council of the City of Santa Barbara Approving and Adopting the Findings Required by Health and Safety Code Section 33445 for the Funding of Capital Improvements to Redevelopment Agency Owned Parking Structures 2, 9 and 10.

Action: Approved the recommendations; Council Contract No. 23,307 and Resolution No. 10-008 (March 2, 2010, joint report from the Deputy Director/Assistant City Administrator and Public Works Director; proposed Council resolution; February 28, 2010, letter from Paula Westbury).

ADJOURNMENT

Chair Schneider adjourned the meeting at 7:20 p.m.

SANTA BARBARA
REDEVELOPMENT AGENCY

SANTA BARBARA
CITY CLERK'S OFFICE

HELENE SCHNEIDER
CHAIR

CYNTHIA M. RODRIGUEZ, CMC
CITY CLERK SERVICES MANAGER



CITY OF SANTA BARBARA

REDEVELOPMENT AGENCY BOARD AGENDA REPORT

AGENDA DATE: January 26, 2010

TO: Redevelopment Agency Board

FROM: Accounting Division, Finance Department

SUBJECT: Redevelopment Agency Fiscal Year 2010 Interim Financial Statements For The Seven Months Ended January 31, 2010

RECOMMENDATION:

That the Redevelopment Agency Board accept the Redevelopment Agency Fiscal Year 2010 Interim Financial Statements for the Seven Months Ended January 31, 2010.

DISCUSSION:

The interim financial statements for the seven months ended January 31, 2010 (58.3% of the fiscal year) are attached. The interim financial statements include budgetary activity in comparison to actual activity for the Redevelopment Agency's General, Housing, and Capital Projects Funds.

ATTACHMENT: Redevelopment Agency Interim Financial Statements for the Seven Months Ended January 31, 2010

PREPARED BY: Rudolf J. Livingston, Accounting Manager

SUBMITTED BY: Robert Samario, Interim Fiscal Officer

APPROVED BY: City Administrator's Office

REDEVELOPMENT AGENCY
OF THE
CITY OF SANTA BARBARA

INTERIM FINANCIAL STATEMENTS
FISCAL YEAR 2010
FOR THE SEVEN MONTHS
ENDED JANUARY 31, 2010

REDEVELOPMENT AGENCY OF THE CITY OF SANTA BARBARA
General Fund
Interim Statement of Revenues, Expenditures and Encumbrances
For the Seven Months Ended January 31, 2010 (58.3% of Fiscal Year)

	<u>Annual Budget</u>	<u>Year-to-date Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>
Revenues:					
Incremental Property Taxes	\$ 16,337,400	\$ 9,399,263	\$ -	\$ 6,938,137	57.53%
Investment Income	264,700	115,550	-	149,150	43.65%
Interest Loans	5,000	29,579	-	(24,579)	591.58%
Rents	48,000	24,066	-	23,934	50.14%
Total Revenues	<u>16,655,100</u>	<u>9,568,458</u>	<u>-</u>	<u>7,086,642</u>	<u>57.45%</u>
Use of Fund Balance	4,197,643	2,448,611	-	-	58.33%
Total Sources	<u>\$ 20,852,743</u>	<u>\$ 12,017,069</u>	<u>\$ -</u>	<u>\$ 7,086,642</u>	<u>57.63%</u>
Expenditures:					
Material, Supplies & Services:					
Office Supplies & Expense	\$ 3,000	\$ 774	\$ -	\$ 2,226	25.80%
Mapping, Drafting & Presentation	250	-	-	250	0.00%
Janitorial & Hshld Supplies	100	-	-	100	0.00%
Minor Tools	100	-	-	100	0.00%
Special Supplies & Expenses	5,000	830	-	4,170	16.60%
Building Materials	100	-	-	100	0.00%
Equipment Repair	1,000	651	-	349	65.10%
Professional Services - Contract	787,155	360,192	8,491	418,472	46.84%
Legal Services	154,508	101,453	-	53,055	65.66%
Engineering Services	20,000	9,828	-	10,172	49.14%
Non-Contractual Services	12,000	3,145	-	8,855	26.21%
Meeting & Travel	7,500	198	-	7,302	2.64%
Mileage Reimbursement	300	-	-	300	0.00%
Dues, Memberships, & Licenses	13,500	13,373	-	127	99.06%
Publications	1,500	540	-	960	36.00%
Training	7,500	415	-	7,085	5.53%
Advertising	2,000	41	-	1,959	2.05%
Printing and Binding	3,000	-	-	3,000	0.00%
Postage/Delivery	1,000	698	-	302	69.80%
Non-Allocated Telephone	500	-	-	500	0.00%
Vehicle Fuel	1,300	536	-	764	41.23%
Equipment Rental	500	-	-	500	0.00%
Total Supplies & Services	<u>1,021,813</u>	<u>492,674</u>	<u>8,491</u>	<u>520,648</u>	<u>49.05%</u>
Allocated Costs:					
Desktop Maint Replacement	25,207	14,704	-	10,503	58.33%
GIS Allocations	4,785	2,791	-	1,994	58.33%
Building Maintenance	1,785	1,041	-	744	58.32%
Planned Maintenance Program	6,752	3,939	-	2,813	58.34%
Vehicle Replacement	5,323	3,105	-	2,218	58.33%
Vehicle Maintenance	4,396	2,564	-	1,832	58.33%
Telephone	2,908	1,696	-	1,212	58.32%
Custodial	3,674	2,143	-	1,531	58.33%
Communications	4,663	2,720	-	1,943	58.33%
Property Insurance	8,142	4,750	-	3,392	58.34%
Allocated Facilities Rent	5,746	3,352	-	2,394	58.34%
Overhead Allocation	693,628	404,617	-	289,011	58.33%
Total Allocated Costs	<u>767,009</u>	<u>447,422</u>	<u>-</u>	<u>319,587</u>	<u>58.33%</u>
Special Projects	7,636,577	340,466	37,164	7,258,947	4.95%
Transfers	9,759,023	3,284,397	-	6,474,626	33.65%
Grants	1,545,028	388,094	131,886	1,025,048	33.66%
Equipment	8,070	212	-	7,858	2.63%
Fiscal Agent Charges	11,500	5,526	-	5,974	48.05%
Appropriated Reserve	103,723	-	-	103,723	0.00%
Total Expenditures	<u>\$ 20,852,743</u>	<u>\$ 4,958,791</u>	<u>\$ 177,541</u>	<u>\$ 15,716,411</u>	<u>24.63%</u>

REDEVELOPMENT AGENCY OF THE CITY OF SANTA BARBARA
Housing Fund
Interim Statement of Revenues, Expenditures and Encumbrances
For the Seven Months Ended January 31, 2010 (58.3% of Fiscal Year)

	<u>Annual Budget</u>	<u>Year-to-date Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>
Revenues:					
Incremental Property Taxes	\$ 4,084,400	\$ 2,349,816	\$ -	\$ 1,734,584	57.53%
Investment Income	150,000	44,038	-	105,962	29.36%
Interest Loans	160,000	158,355	-	1,645	98.97%
Miscellaneous	-	3,091	-	(3,091)	100.00%
Total Revenues	<u>4,394,400</u>	<u>2,555,300</u>	<u>-</u>	<u>1,839,100</u>	<u>58.15%</u>
Use of Fund Balance	<u>2,603,567</u>	<u>1,518,690</u>	<u>-</u>	<u>-</u>	<u>58.33%</u>
Total Sources	<u>\$ 6,997,967</u>	<u>\$ 4,073,990</u>	<u>\$ -</u>	<u>\$ 1,839,100</u>	<u>58.22%</u>
Expenditures:					
Material, Supplies & Services:					
Office Supplies & Expense	\$ 1,800	\$ 738	\$ -	\$ 1,062	41.00%
Special Supplies & Expenses	1,800	747	-	1,053	41.50%
Equipment Repair	500	458	-	42	91.60%
Professional Services - Contract	721,383	409,585	3,600	308,198	57.28%
Legal Services	2,000	-	-	2,000	0.00%
Non-Contractual Services	2,000	1,447	-	553	72.35%
Meeting & Travel	6,000	-	-	6,000	0.00%
Mileage Reimbursement	100	-	-	100	0.00%
Dues, Memberships, & Licenses	2,025	1,400	-	625	69.14%
Publications	200	31	-	169	15.50%
Training	5,000	-	-	5,000	0.00%
Postage/Delivery	500	26	-	474	5.20%
Non-Allocated Telephone	500	-	-	500	0.00%
Equipment Rental	100	-	-	100	0.00%
Total Supplies & Services	<u>743,908</u>	<u>414,432</u>	<u>3,600</u>	<u>325,876</u>	<u>56.19%</u>
Allocated Costs:					
Desktop Maintenance Replacement	7,562	4,411	-	3,151	58.33%
GIS Allocations	2,393	1,396	-	997	58.34%
Building Maintenance	893	521	-	372	58.34%
Planned Maintenance Program	4,001	2,334	-	1,667	58.34%
Telephone	969	565	-	404	58.31%
Custodial	1,867	1,089	-	778	58.33%
Communications	2,897	1,690	-	1,207	58.34%
Insurance	166	97	-	69	58.43%
Allocated Facilities Rent	3,405	1,986	-	1,419	58.33%
Overhead Allocation	181,432	105,835	-	75,597	58.33%
Total Allocated Costs	<u>205,585</u>	<u>119,924</u>	<u>-</u>	<u>85,661</u>	<u>58.33%</u>
Transfers	829	484	-	345	58.38%
Equipment	2,500	211	-	2,289	8.44%
Housing Activity	5,328,855	2,528,628	-	2,800,227	47.45%
Principal	470,000	470,000	-	-	100.00%
Interest	168,950	174,898	-	(5,948)	103.52%
Fiscal Agent Charges	1,300	1,265	-	35	97.31%
Appropriated Reserve	76,040	-	-	76,040	0.00%
Total Expenditures	<u>\$ 6,997,967</u>	<u>\$ 3,709,842</u>	<u>\$ 3,600</u>	<u>\$ 3,284,525</u>	<u>53.06%</u>

REDEVELOPMENT AGENCY OF THE CITY OF SANTA BARBARA
Capital Projects Fund
Interim Statement of Revenues, Expenditures and Encumbrances
For the Seven Months Ended January 31, 2010 (58.3% of Fiscal Year)

	<u>Annual Budget</u>	<u>Year-to-date Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>
Revenues:					
SB Trust for Historic Preservation	\$ 552,180	\$ 522,180	\$ -	\$ 30,000	94.57%
Fire Station #1 EOC Donations	6,000	6,000	-	-	100.00%
Fire Station #1 Remodel Donations	-	25,595	-	(25,595)	100.00%
Transfers-In	2,243,621	1,933,228	-	310,393	86.17%
Total Revenues	<u>2,801,801</u>	<u>2,487,003</u>	<u>-</u>	<u>314,798</u>	<u>88.76%</u>
Use of Fund Balance	12,208,909	7,121,829	-	5,087,080	58.33%
Total Sources	<u>\$ 15,010,710</u>	<u>\$ 9,608,832</u>	<u>\$ -</u>	<u>\$ 5,401,878</u>	<u>64.01%</u>
Expenditures:					
Finished					
Fire Station #1 Remodel	\$ 377,482	\$ 305,210	\$ 145,640	\$ (73,368)	119.44%
Fire Station #1 EOC	202,064	136,347	86,210	(20,493)	110.14%
Underground Tank Abatement	23,070	-	-	23,070	0.00%
Construction Phase					
IPM - Sustainable Park Improvements	9,511	116	9,511	(116)	101.22%
Carrillo Rec Center Restoration	2,200,000	182,044	2,017,956	-	100.00%
Design Phase					
Soil Remediation - 125 State St	550,000	1,041	156,306	392,653	28.61%
Planning Phase					
Opportunity Acquisition Fund	366,500	-	-	366,500	0.00%
RDA Project Contingency Account	1,714,524	-	-	1,714,524	0.00%
Parking Lot Capital Improvements	192,621	94,927	82,162	15,532	91.94%
PD Locker Room Upgrade	7,525,483	72,452	-	7,453,031	0.96%
Phase II - E Cabrillo Sidewalks	600,000	-	-	600,000	0.00%
Chase Palm Park Light/Electric	569,000	-	-	569,000	0.00%
Plaza Del Mar Restroom Renovation	212,000	-	-	212,000	0.00%
Pershing Park Restroom Renovation	120,000	-	-	120,000	0.00%
Housing Fund Contingency Account	348,455	-	-	348,455	0.00%
Total Expenditures	<u>\$ 15,010,710</u>	<u>\$ 792,137</u>	<u>\$ 2,497,785</u>	<u>\$ 11,720,788</u>	<u>21.92%</u>

REDEVELOPMENT AGENCY OF THE CITY OF SANTA BARBARA
RDA Bonds - Series 2001A
Interim Statement of Revenues, Expenditures and Encumbrances
For the Seven Months Ended January 31, 2010 (58.3% of Fiscal Year)

	<u>Annual Budget</u>	<u>Year-to-date Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>
Revenues:					
Investment Income	\$ -	\$ 752	\$ -	\$ (752)	100.00%
Transfers-In	-	824,986	-	(824,986)	100.00%
Total Revenues	-	825,738	-	(825,738)	100.00%
Use of Fund Balance	3,219,138	1,877,821	-	1,341,317	58.33%
Total Sources	\$ 3,219,138	\$ 2,703,559	\$ -	\$ 515,579	83.98%
Expenditures:					
Interest	\$ -	\$ 824,986	\$ -	(824,986)	100.00%
Total Non-Capital Expenditures	-	824,986	-	(824,986)	100.00%
Capital Outlay:					
Finished					
East Cabrillo Blvd Sidewalks	\$ 54,437	\$ 24,224	\$ -	\$ 30,213	44.50%
Construction Phase					
Carrillo Rec Center Restoration	1,000,000	-	1,000,000	-	100.00%
Design Phase					
Mission Creek Flood Control @ Depot	1,964,701	-	-	1,964,701	0.00%
Brinkerhoff Lighting	200,000	-	20,157	179,843	10.08%
Total Expenditures	\$ 3,219,138	\$ 849,210	\$ 1,020,157	\$ 1,349,771	58.07%

REDEVELOPMENT AGENCY OF THE CITY OF SANTA BARBARA
RDA Bonds - Series 2003A
Interim Statement of Revenues, Expenditures and Encumbrances
For the Seven Months Ended January 31, 2010 (58.3% of Fiscal Year)

	<u>Annual Budget</u>	<u>Year-to-date Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>	
Revenues:						
Investment Income	\$ -	\$ 4,617	\$ -	\$ (4,617)	100.00%	
Transfers-In	-	525,215	-	(525,215)	100.00%	
Intergovernmental	-	73,519	-	(73,519)	100.00%	
Total Revenues	-	603,351	-	(603,351)	100.00%	
Use of Fund Balance	20,198,900	11,782,634	-	8,416,266	58.33%	
Total Sources	\$ 20,198,900	\$ 12,385,985	\$ -	\$ 7,812,915	61.32%	
Expenditures:						
Interest	\$ -	\$ 525,215	\$ -	\$ (525,215)	100.00%	
Arbitrage Rebate	440,000	-	-	440,000	0.00%	
Total Non-Capital Expenditures	440,000	525,215	-	(85,215)	119.37%	
Capital Outlay:						
Finished						
9082	Adams Parking Lot & Site Imprvmts	\$ 3,457	\$ 3,457	\$ -	\$ -	100.00%
8966	Anapamu Open Space Enhancements	2,464	-	-	2,464	0.00%
9055	Historic Railroad CAR	24,646	8,574	17,917	(1,845)	107.49%
7999	Fire Station #1 Remodel	40,015	60,589	-	(20,574)	151.42%
Construction Phase						
3179	IPM - Sustainable Park Improvements	94,909	11	25,000	69,898	26.35%
8958	West Beach Pedestrian Improvements	2,565,901	1,105,008	1,117,999	342,894	86.64%
9007	Artist Workspace	612,042	63,702	17,328	531,012	13.24%
9071	West Downtown Improvement	3,143,824	985,974	1,777,133	380,717	87.89%
9091	Carrillo Rec Ctr Restoration	2,897,579	192,238	1,206,387	1,498,954	48.27%
Design Phase						
8961	Plaza De La Guerra Infrastructure	2,282,158	150	38,290	2,243,718	1.68%
9068	Westside Community Center	216,066	15,749	4,543	195,774	9.39%
Planning Phase						
7911	Mission Creek Flood Control - Park Development	759,142	3,058	-	756,084	0.40%
7662	Mission Creek Flood Control @ Depot	535,299	-	-	535,299	0.00%
7665	Helena Parking Lot Development	499,798	5,518	-	494,280	1.10%
8984	Fire Department Administration	3,750,000	2,335	204,000	3,543,665	5.50%
8986	Chase Palm Park Restroom Renovation	186,600	-	-	186,600	0.00%
8987	Downtown Sidewalks	175,000	-	-	175,000	0.00%
8988	DP Structure #2, 9, 10 Improvements	150,000	-	-	150,000	0.00%
8989	Library Plaza Renovation	150,000	-	-	150,000	0.00%
71101	Chase Palm Park Wisteria Arbor	835,000	-	1,545	833,455	0.19%
On-Hold Status						
8962	Visitor Center Condo Purchase	500,000	-	-	500,000	0.00%
8964	Lower State Street Sidewalks	335,000	-	-	335,000	0.00%
Total Expenditures	\$ 20,198,900	\$ 2,971,578	\$ 4,410,142	\$ 12,817,180	36.55%	



CITY OF SANTA BARBARA

JOINT COUNCIL AND REDEVELOPMENT AGENCY AGENDA REPORT

AGENDA DATE: March 23, 2010

TO: Mayor and Councilmembers
Chair and Boardmembers

FROM: Housing and Redevelopment Division, Community Development
Department

SUBJECT: Increased Funding For Transition House Affordable Housing Project

RECOMMENDATION: That Council and the Redevelopment Agency Board take the following actions regarding the "Mom's Place" affordable housing project at 421 East Cota Street:

- A. That Council approve and authorize the Community Development Director to negotiate and execute, subject to approval as to form by the City Attorney, an amendment to a loan agreement with Transition House to, among other things, increase the loan amount by \$170,000 in federal Home Investment Partnerships Program (HOME) funds for construction of new units on the property;
- B. That the Agency Board approve and authorize the Deputy Director to negotiate and execute, subject to approval as to form by Agency Counsel, a loan agreement with Transition House in the amount of \$39,391 for construction of new units on the property as a contingency in the event that Fiscal Year 2011 HOME funds are not awarded;
- C. That the Agency Board approve the appropriation of \$39,391 from the Redevelopment Agency Housing Set-Aside Fund unappropriated reserves to cover the \$39,391 loan to Transition House as a contingency in the event that Fiscal Year 2011 HOME funds are not awarded;
- D. That the Agency Board approve and authorize the Deputy Director to negotiate and execute, subject to approval as to form by Agency Counsel, a loan in the amount of \$150,000 to Mom's LP in Redevelopment Agency Housing Set-Aside funds for rehabilitation of existing units on the property;
- E. That the Agency Board approve the appropriation of \$150,000 from the Redevelopment Agency Housing Set-Aside Fund unappropriated reserves to cover the loan to Mom's LP; and

- F. That the Agency Board consent to the additional subordination of the replacement affordability control covenant to a new Montecito Bank and Trust permanent loan and find that there is no reasonably available and economically feasible alternative for financing this project without the additional subordination, and authorize the Deputy Director to execute the subordination subject to approval as to form by Agency Counsel.

EXECUTIVE SUMMARY:

The City and Redevelopment Agency have provided three loans and one grant to Transition House over the past 11 years for various improvements to the Transition House facilities located at 421 East Cota Street. The most recent loan was approved by Council on July 21, 2009. Since that time, there have been changes to the Transition House proposed financial plan. Transition House estimates that it will lose approximately \$2 million in funding previously identified. Half of this decrease is due to a loss of funding from the State's Supportive Housing Program, and the other half is due to reductions in the value of low income housing tax credits expected to be awarded to the project. Transition House has taken a number of steps to compensate for the \$2 million loss of funds and has succeeded in limiting their request for additional funds from the City and Redevelopment Agency to \$320,000.

BACKGROUND:

For 25 years, Transition House has provided food, shelter and services to homeless families in Santa Barbara. Transition House acquired an old warehouse located at 434 East Ortega in 1992 and converted it to a family homeless shelter with ground-floor administrative offices and program space. In 1999, the family owners of the former Mom's Restaurant sold their property at a discounted price to Transition House. This property included the Mom's Restaurant building on Cota Street plus an adjacent modern mixed-use building at the corner of Olive and Cota with eight apartments located over ground-floor commercial space (renamed the Cordover Center after the organization's original Executive Director, Jill Cordover).

The Mom's property on Cota Street and the family homeless shelter on Ortega Street are located on the same block and are connected via a driveway (see attached site plan). After acquiring the Mom's property, Transition House was then able to embark on an ambitious plan to develop the properties as one cohesive campus that addresses the needs of homeless families in a comprehensive fashion. Transition House first created new space for offices and support services by converting the ground floor commercial space in the Cordover Center. This made available the ground-floor space in the family shelter on Ortega and enabled Transition House to devote that building exclusively to shelter use. Transition House renovated the shelter and reconfigured the space to give families more privacy and to increase the number of families served.

Meanwhile, as vacancies arose in the eight apartments on the second floor of the Cordover Center, they were filled with client families that successfully completed Transition House programs and demonstrated readiness for more independent living.

As described below, the focus now shifts to the Mom's Restaurant building, which has been leased during the interim to antiques and furniture merchants (Cominiche's).

DISCUSSION:

Proposed Project

Transition House plans to demolish the Mom's Restaurant building and construct a new two-story mixed-use building with 9,700 square feet that will feature eight new apartments for client families and a 2,000 square foot infant care center and offices on the ground floor. The new building will include an elevator and a bridge connection to the adjacent Cordover Center building. The addition of the bridge connection will provide disabled access to all Transition House units. With its location in a flood zone, the site area for the new building will be raised about three feet above grade and will include access ramps. The Cordover Center will also receive a new roof and repairs will be made to the eight existing apartments.

The proposed eight units in the new building will include six 2-bedroom units with 850-950 square feet and two 3-bedroom units with 1,070 square feet. When combined with the existing eight units, this will result in four 1-bedroom units, ten 2-bedroom units, and two 3-bedroom units. Rents will range from \$437 to \$1,050 per month, depending on size and income targeting. The units will be targeted exclusively to low and very-low income households. Six units will be targeted to households earning 30 percent of the Area Median Income (AMI). Eight units will be targeted to 50 percent AMI, and two units will be targeted to 60 percent AMI.

The City's Staff Hearing Officer and the City's Architectural Board of Review have approved the project and the project's design. Final construction drawings are expected to be completed soon in preparation for securing bids from contractors. Transition House hopes to secure an award of low income housing tax credits in June and start construction in September.

Development Team

In order to be eligible for tax credit financing, Transition House established Mom's L.P., a California limited partnership, which consists of two general partners – Santa Barbara Housing Assistance Corporation and Garden Court, Inc. Both entities serve as general partners in a number of affordable housing projects, including El Carrillo and Garden Court. Transition House will sell the land and existing buildings to Mom's L.P., but will retain the option to purchase the land and buildings back after the first 10 years of the new project's operation.

The Housing Authority will assist Mom's LP in managing construction of the new project, just as it assisted Transition House with the renovation of the Ortega family shelter. Artisan Court, the Housing Authority's new affordable housing project currently under construction, is located directly across the street. The two projects share the same architecture team of Christine Pierron and Mark Wienke.

Project Financing

Over the past 11 years, the City and Redevelopment Agency have provided the following financial assistance to the project, listed in chronological order:

RDA loan for acquisition of the property	\$320,000
RDA loan for predevelopment of the new Mom's residential units	\$120,000
HOME loan for construction of the new Mom's residential units	\$680,000
CDBG grant for rehabilitation of the existing Cordover units	\$100,000

Council approved the \$680,000 HOME loan to Transition House on July 21, 2009. As specified in the Council Agenda Report, Transition House prepared a financial plan for the project that was based on their 2009 application for low income housing tax credits. Unfortunately, their application was not selected for award. Competition for this program is extremely steep, and the Mom's Place project was not as prepared to start construction as other competing projects.

Transition House plans to submit a new application for the next round of low income housing tax credits. The financial plan has been revised considerably to address the \$2,140,822 reduction in expected funding. Part of the funding reduction is due to the loss of a \$1,037,000 loan from the State's Supportive Housing Program. State funds have since been frozen, and it appears the State will not be able to consider new loans for at least three years. The other reduction is the result of the loss of federal stimulus funding which was used last year to augment the value of the tax credits. New tax credits awarded in 2010 will not receive this augmentation benefit, resulting in a loss of \$1,103,822 in the value to Transition House of the anticipated tax credit award.

Additional Funds Needed

Fortunately, Transition House has identified ways to cover all but \$320,000 of the \$2,140,822 funding shortfall through cost reductions and other funding sources. Cost reductions were realized through reducing the size of the building in response to input from the City's Architectural Board of Review. Moreover, based on recent bid prices received by the City's Housing Authority for the nearby Artisan Court project, Transition House lowered their estimates accordingly, resulting in further cost reductions of \$351,822.

Transition House succeeded in securing additional permanent financing for the project through a commercial bank loan from Montecito Bank and Trust (MBT) in the amount of \$1,369,000. The MBT loan will be secured by the property in first position. Critical to Transition House's success in securing the loan is the anticipated award of eight project-based Section 8 units from the City's Housing Authority. Under the Section 8 program, federal funds are used to subsidize the difference between the fair market rent and what tenants can afford to pay. With the guarantee of receiving full fair market rent for these units, the bank is willing to make the loan to Transition House. Transition House also secured a grant of \$100,000 from the City's CDBG Housing and Rehabilitation Loan Program.

For the remaining \$320,000 of the \$2,140,832 shortfall, Transition House requests additional funding from the City and Redevelopment Agency. For the new construction portion of the project, an additional \$170,000 in HOME funds is requested and for the rehabilitation portion of the project, \$150,000 in Redevelopment Agency housing set-aside funds is requested. This would result in a combined subsidy of City and Redevelopment Agency funds that totals \$1,540,000 for the 16 unit project, an amount that is consistent with City funding of other recent affordable housing projects in the City.

The existing HOME loan for construction of the new residential units would be increased from \$680,000 to \$850,000, and the loan agreement would be amended accordingly. A new Redevelopment Agency loan in the amount of \$150,000 would be used for the rehabilitation of the existing units. Agency and City funding of the increased HOME loan and the proposed new Redevelopment Agency loan would be subject to the condition that Mom's LP secure an award of low income housing tax credits for the project.

The Mom's Place project is located outside of the boundaries of the Central City Redevelopment Project area. The California Redevelopment Law provides that a redevelopment agency may use affordable housing set-aside funds outside a project area if the legislative body makes certain findings regarding use of the funds. On September 16, 2008, the City Council and Agency Board adopted a joint resolution finding that the use of the Agency housing set-aside funds for the Transition House project would be of benefit to the Central City Redevelopment Project area.

Subordination of City Covenant

Transition House and the City executed an amended affordability control covenant in 2009 when the Agency made its predevelopment loan. This document sets limits for the income of tenants and the rents to be charged by Transition House. The covenant will be replaced by a new covenant entered into with Mom's LP and covering all sixteen affordable units. As is standard practice in such cases, the lender (MBT) and perhaps the tax credit investors will require their deeds of trust securing their funding and regulatory agreements be given senior position on title in the unlikely event that the project defaults on repayment or otherwise. These entities may ask the City to subordinate the City's affordability covenant to their deeds of trust.

The City typically agrees to such subordination if the City is afforded the right to cure any default and take over the operation of the project. This means that if the Mom's LP project fails to make payments on the MBT loan, for example, the City will have a chance to pay the past-due amounts to the bank and stop the bank from foreclosing. This would protect the City's investment in this affordable project by assuring continued affordability. If the City did not cure within a limited time, the bank could foreclose and the affordability controls would terminate.

Since Agency housing set-aside funds constitute part of the financing, subordination of the City's affordability covenant is subject to State redevelopment law. California Health and Safety Code Section 33334.14 requires that certain findings be made if affordability restrictions are to be subordinated. The key finding is that no other "economically feasible alternative" source of financing without the condition of subordination is available. That is clearly the case in this instance. State law also requires that the

subordination be subject to the right to cure the default and take over the property, thus preserving the affordability restrictions. The replacement affordability covenant will provide the City with this right.

BUDGET/FINANCIAL INFORMATION:

The City has \$130,609 in federal HOME funds that are specifically earmarked for use by specially designated nonprofits known as Community Development Housing Organizations (CHDOs), and Transition House is one of the City's three nonprofit organizations that meet federal CHDO requirements. Typically, HOME awards for the upcoming year are announced in January or February. However, this year, the City is still awaiting announcement of its Fiscal Year 2011 HOME award. In the unlikely event HOME funds are not awarded, Agency Housing Set-Aside Fund reserves would be used to make up the \$39,391 difference needed for the new construction portion of the project.

The Redevelopment Agency has sufficient reserves in the Housing Set-Aside Fund to cover both the \$150,000 needed for the rehabilitation portion of the project and the \$39,391 possibly needed for the new construction (in the event the HOME funds are not awarded).

On March 11, 2010, Council's Finance Committee reviewed this financing request and recommended that Council and the Agency Board approve the financing and other actions described herein.

SUSTAINABILITY IMPACT:

The new construction portion of the project will feature photovoltaic panels on the roof, tankless water heaters for domestic water, low water consumption plumbing fixtures, and linoleum flooring and other finish materials with recycled content. The new construction has been designed with an interior court to allow for cross ventilation and natural light.

The rehabilitation portion of the project will feature the conversion of single-pane windows to energy-efficient dual-pane windows, energy-efficient lighting fixtures, energy efficient appliances, and flow restrictors for kitchen and bathroom fixtures.

- ATTACHMENTS:**
1. Letter from Transition House
 2. Site Location Map

PREPARED BY: Brian Bosse, Housing and Redevelopment Manager/SK

SUBMITTED BY: Paul Casey, Community Development Director

APPROVED BY: City Administrator's Office



February 23, 2010

Steven Faulstich, Housing Programs Manager
City of Santa Barbara
P. O. Drawer P-P
Santa Barbara, CA 93102

RE: Mom's Place, Transition House, 421 and 425 E. Cota Street,
8 New Permanent Apartments for Homeless Families and Child Care

Dear Mr. Faulstich,

Transition House continues to pursue full funding for the Mom's project at 421-425 East Cota Street. Our predevelopment work has continued successfully and we have moved the project forward with staff hearing officer approval in the planning department, design approval from the Architectural Board of Review, and our architects are almost finished with construction drawings. We have benefited greatly from the initial \$120,000 offered to our agency for predevelopment from the City, and appreciate the additional \$680,000 that City has committed for construction. Recently, the City also awarded \$100,000 in CDBG funds to help with the rehabilitation of the existing eight units of housing on the property. The rehabilitation is part of the entire Mom's project.

In 2009 during the project's initial architectural phase, we applied for and were unsuccessful in obtaining an allocation of 9% "competitive" tax credits. We have subsequently met with the staff of the Tax Credit Allocation Committee to review several specific concerns relative to the project that we have now addressed, and we are re-submitting a revised application on March 25, 2010. We are working on that application now. If funded, we would be notified around June 9, and construction could begin on the new building in September, 2010.

Our 2009 application financing plan included a loan of \$1,037,000 from the State of California Housing and Community Development Department's Multifamily Housing Program which we applied for. Available State funds have since been frozen and it is believed that the State will be unable to make the requested loan within the next three years. Additionally, in the 2009 tax credit round, federal

stimulus funding was available to increase the value of tax credits. That opportunity was not extended to 2010. In short, we have also lost \$1,103,822 in available tax credits.

In order to make up this \$2,140,822 shortfall, the commercial portion of the project has done away with a small amount of square footage. Additionally, our construction prices in our current pro forma are lower per square foot than in 2009 based on recent construction bid prices for the Housing Authority's Artisan Court project.

Transition House is also seeking additional help from the City. By way of this letter, Transition House respectfully requests \$170,000 in additional City HOME funding and \$150,000 in City housing rehabilitation funding. This \$320,000 from the City would help greatly in advancing our project.

The final dollars we will need to close the gap will be provided through a commercial bank loan. In order to service this debt, Transition House is in the process of obtaining eight Project-Based Section 8s. The increased rental income we will be able to realize with the Section 8s, along with \$2,500 the new infant care center will pay each month in rent, will to be used to pay this mortgage.

Project Background

Transition House proposes to build eight new permanent housing apartments for homeless families graduating from its present shelter and transitional housing program. These 8 new units would be situated behind and above a new ground floor with space for licensed childcare for 25 infants. The project also envisions minor rehabilitation and improvement of the existing eight affordable units situated over the administrative offices located at 425 E. Cota Street.

Transition House initiated the project in October, 2007. Since then, a workable architectural plan for a new, two story building reflecting elements of the style of the existing buildings of the old Mom's restaurant has been fully reviewed and approved by the City of Santa Barbara.

The Board of Directors of Transition House and I greatly appreciate the City's consideration of our request for additional funds. We remain committed to developing the property to serve the City's special needs citizens and to making the most of the City's investment, and will continue to explore all avenues available to complete our project.

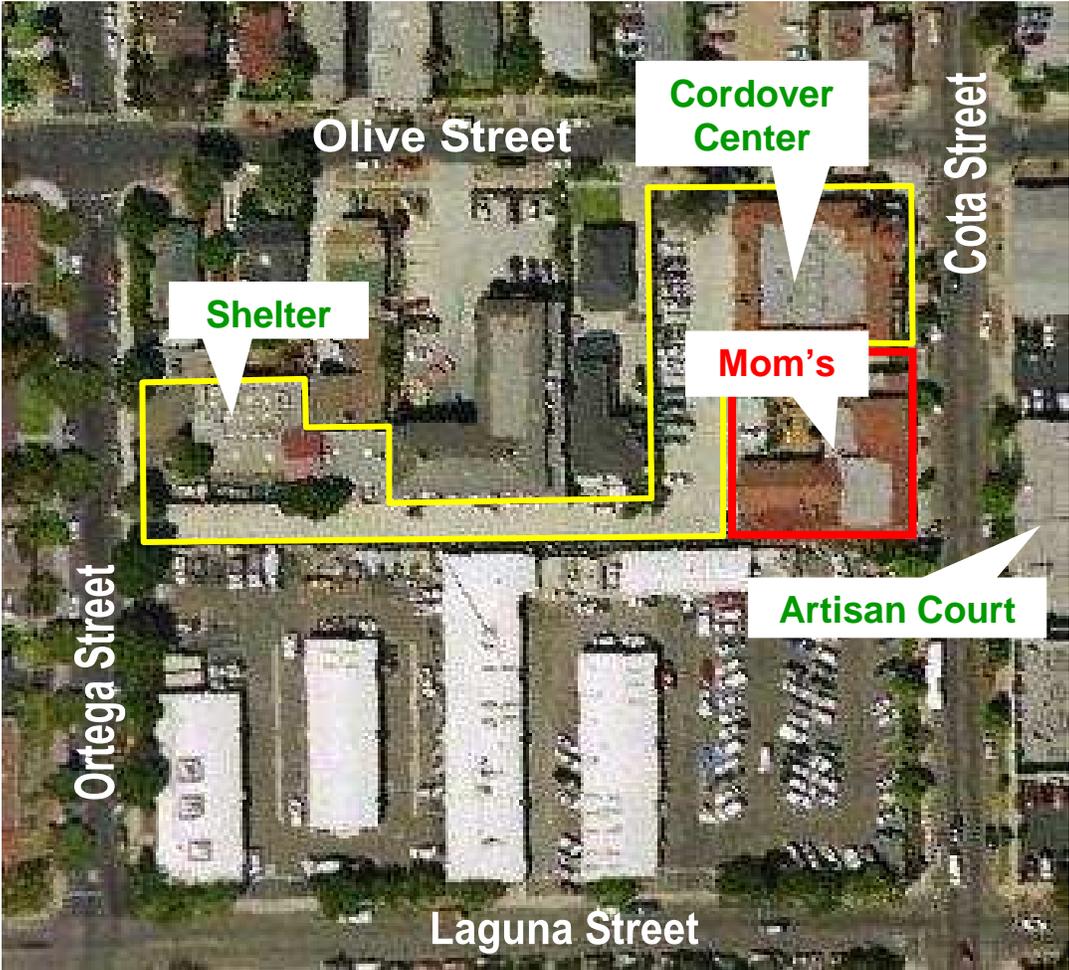
Please call me if you have any questions or need additional information, 966-9668.

Sincerely,



Kathleen Baushke
Executive Director

Transition House Property





CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: March 23, 2010

TO: Mayor and Councilmembers

FROM: Planning Division, Community Development Department

SUBJECT: Appeal Of The Planning Commission Approval Of 803 North Milpas Street

RECOMMENDATION:

That Council deny the appeal of Rick Feldman, uphold the Planning Commission approval and re-affirm the findings in Resolution 043-09 of the application of Jarrett Gorin, agent for Milpas Street LLC, for a Tentative Subdivision Map, the Development Plan, and the Modification for a 19,886 square-foot mixed-use development.

EXECUTIVE SUMMARY:

On November 5, 2009, the Planning Commission approved a mixed-use development located on the north-west corner of Milpas and De La Guerra Streets. The project consists of eight mixed-use commercial and residential units, and one commercial condominium. A total of 26 parking spaces are proposed.

An appeal was filed on November 16, 2009 (Attachment 1) that focuses on noticing, the approval of a parking modification and a curb extension at the corner of Milpas and De la Guerra Streets. The appellant has indicated that the central issue of this appeal is the curb extension's effectiveness, if it is appropriate for the Milpas Street corridor and how staff implements Pedestrian Master Plan recommended pedestrian enhancements on projects. This report will address these concerns and why the Planning Commission determined the project was consistent with all applicable policies and ordinances.

PROJECT DESCRIPTION

The project consists of a development containing five mixed use residential/commercial condominiums, one live/work unit, two residential units and one commercial condominium. The development would be split among three buildings totaling 19,886 net square feet. The overall height of the proposed development would be between 37 feet and 38 feet, 6 inches. Parking would be located within eight two-car garages and on the interior of the lot for a total of 26 parking spaces. Access to the garages and parking lot would be via a

driveway from De la Guerra Street, located between two of the buildings. Pedestrian access to the site would also be provided from Milpas Street. A landscaped area would be provided in the northwest corner of the site, behind the open parking. An area along the northern property line has been reserved for secured remediation equipment associated with the prior gas station, if required.

The table below provides the location, unit numbers and sizes. Buildings 1 and 2 would front on Milpas Street, and are connected by second story decks, although there is no access from one building to the other. Building 1 contains two mixed-use units and the commercial-only condominium, which would be sited on the corner of De la Guerra and Milpas Streets. Building 2 contains three mixed-use units, each containing. Building 3 contains three units and fronts on De la Guerra Street. Of these three units, two would be residential-only units and the third would include a deed restricted commercial space (live-work unit), see Attachment 2, site plan and statistics.

Building Number	Location	Unit Numbers & Type	Size
1	Milpas	2 Residential/Commercial mixed-use units	1,543 s.f. of residential w/340 s.f. commercial
		1 Commercial unit	1,138 s.f.
2	Milpas Street	3 Residential/Commercial mixed-use units	1,543 s.f. of residential w/340 s.f. commercial
3	De la Guerra Street	2 Residential Units	1,880 – 1,950 s.f.
		1 live/work Unit	1,640 s.f. w/278 deed restricted office

DISCUSSION:

Background

Planning Commission Approval

The project was reviewed and approved by the Planning Commission on November 5, 2009 by a vote of 5-0 (Attachment 3, Resolution 043-09). At an earlier hearing on August 20, 2009, staff stated that the project could be found consistent with all policies and ordinances except for the proposed sidewalk improvements on Milpas Street (Attachment 4, Minutes). Specifically, a portion of the proposed sidewalk improvements were not consistent with the dimensions in the Pedestrian Master Plan (PMP). While staff recommended to the Planning Commission that the applicant should meet the sidewalk dimensions stated in the PMP, staff stated that the Planning Commission had the discretion to reduce sidewalk dimensions. The Planning Commission concluded that the pedestrian improvements were inadequate and directed staff to work with the

applicant to make adjustments. The area of the corner curb extension, proposed by the applicant, was not discussed as it provided adequate sidewalk improvements and also was one of the options stated in the PMP to enhance pedestrian safety for street crossing.

At a Planning Commission lunch meeting on October 1, 2009, Transportation Planning Staff met with the Planning Commission to discuss implementation of the Pedestrian Master Plan (PMP) on the Milpas Corridor. The Milpas sidewalk corridor is currently significantly narrower than what is recommended in the PMP, making sidewalk widening a challenge. Staff asked the Planning Commission for guidance regarding the degree of flexibility in applying the PMP sidewalk width dimensions. The Planning Commissioners concluded that the PMP guidelines should be followed as written.

At the November 5, 2009 Planning Commission meeting, the applicant returned with a revised project that was consistent with the PMP (Attachment 4, Minutes). The project was approved by the Planning Commission at this hearing. There were no public comments on the project at either hearing.

After the appeal of the Planning Commission was filed, the applicant and the appellant met to discuss the appeal issues. The main issue that arose for the appellant was the curb extension at the corner of Milpas and De la Guerra Streets. The project applicant decided to pursue a Substantial Conformity Determination request to remove the curb extension and provide a contribution to the City's Access Ramp Program. On February 18, 2010, Staff presented the Substantial Conformity request to the Planning Commission, and received input from both the Commission and the public. Because the decision of a Substantial Conformity Determination rests with the Community Development Director, no action was taken.

The majority of the Commissioners and members of the public did not support the removal of the curb extension and supported keeping it as part of the project. The two principal reasons for the lack of support to remove the curb extension from the project were the project's proximity to the schools, and pedestrian safety on a busy street. Staff received comments from the Superintendent of the Santa Barbara Schools, a member of the PTA and other citizens expressing a desire to retain the curb extensions given the large student population in the vicinity. Upon reviewing the applicant's request and public feedback, the Community Development Director denied the Substantial Conformity request.

Appeal Issues (Note: Some appeal issues raised by the appellant were grouped and given a single staff response):

1. *The project was improperly noticed and the appellant did not receive a notice of the hearing.*

The Planning Commission hearing was noticed consistent with Section 28.87.380.A, Notice of Hearing, of the Municipal Code. As required, a notice is mailed out ten days

prior to the hearing to the owners of parcels that are located within 300 feet of the project site. Also included in the mailed noticing are parties interested in any development on a particular parcel who provide their contact information in writing to staff. In addition to this noticing, a yellow notice of pending project sign is placed on the project site adjacent to the front property line. The sign provides dates of the project and contact information.

2. Granting the Modification is inconsistent with the Zoning Ordinance. The Modification creates an inaccurate finding for approval of the Tentative Subdivision Map that there will be no adverse impact on the street, traffic and parking.

The granting of a Modification to reduce parking is appropriate if it can be demonstrated to the decision maker that parking demand can be met on the project site. A traffic and parking demand study, dated June 14, 2007, was prepared by Associated Transportation Engineers (ATE). The parking study concluded that the peak commercial parking demand for the project would be 10 spaces when accounting for shared parking. The sharing of two residential guest parking spaces would be appropriate because the commercial parking lot would be available during the evening hours.

The project site is located in an area of town where alternative transportation, such as bus service, is readily available, potentially reducing the parking and traffic generation assumptions. The project also would eliminate three of the four existing driveways, which allow for more on street parking. Thus the project could be found consistent with the finding that it would not create an adverse impact on the street, traffic and parking.

3 The addition of the bulb out is inappropriate. It will restrict traffic, reduce parking spaces and cause accidents. The "traffic-calming devices" have created unsafe impediments to traffic flow, pedestrian and cyclist safety throughout our community and are not authorized as part of any ordinance or code.

A curb extension, proposed as part of the project, would be located at the corner of Milpas and De la Guerra Streets. The basis for the curb extension is the Pedestrian Master Plan (PMP), which was adopted by the City Council by Resolution 06-065 on July 18, 2006. The PMP was the result of public outreach and feedback from the community that desired improving the pedestrian experience, including along the Milpas Corridor. The PMP was prepared, in part, as a result of Circulation Element Goal 5, Increase Walking and Other Paths of Travel. Policy 5.6 of the Circulation Element states "the City shall make street crossings easier and more accessible to pedestrians", and one of the implementations of this policy is to reduce the distance for pedestrians to cross a street. PMP Policy 1.3 states, "The City shall enhance pedestrian corridors." The PMP states specifically concerning the Milpas Street Corridor (Page 62):

Milpas Street is the Lower Eastside commercial corridor, and offers a myriad of services in close proximity to the neighborhood. Sidewalks are

fairly consistent along its length (except for a block near Cabrillo Boulevard), but are not wide enough to comfortably accommodate the existing pedestrian demand. New developments should include pedestrian frontage space to give the buildings better connection with the sidewalk. Other pedestrian needs are related to the amount of crossings on this busy street as residents walk to schools or work. Main improvement needs (see Map V-12 and Map V-13) on this corridor include crossing improvements such as high visibility crosswalks and curb extensions.

Map V-12 (Attachment 5) of the PMP shows a number of options for pedestrian enhancements for the intersection at De la Guerra. Curb extensions are one of the options. This option provides the highest quality pedestrian experience. However, Council may consider other options for pedestrian enhancements as part of their consideration of this appeal. Through the discretionary review process, a decision maker can request improvements in the right-of-way, such as upgrading the sidewalk, improving street lights and improvements to the adjacent roads, where necessary.

The applicant requested that the Planning Commission allow a narrower sidewalk along Milpas Street, in part, because the project included a curb extension. Staff informed the Planning Commission that the project should be consistent with the provisions of the PMP, but that the Commission did have the discretion to allow an alternative improvement. After reviewing the project and discussing implementation of the PMP, the Planning Commission stated that the applicant should meet the provisions of the PMP.

This curb extension would not be the first in the Milpas Street Corridor. The intersection at Canon Perdido, at the northern end of the block, currently has four curb extensions. These were installed as a part of the Milpas Beautification Project with the assistance of the Milpas Business Merchants Association (no longer in existence) and other public input.

The curb extension would not be wider than width of a parked car and is not considered a "traffic calming device". The purpose of this curb extension is not to impede or slow traffic, but to provide pedestrians a shorter distance to cross the street and have better visibility of traffic and give a motorist better visibility of pedestrians. The number of traffic lanes will remain the same. However, right turning vehicles at a red light may need to wait for a green light if behind a vehicle traveling straight.

The curb extension will occupy the existing red curbed areas of both Milpas and De la Guerra Streets and not reduce on-street parking. As discussed above, both of the driveways on Milpas Street are proposed to be eliminated, which could create up to three additional on-street parking spaces.

The curb extension does not create a safety hazard for cyclists. The safe cyclist path of travel is to the left of the parking lane in a straight trajectory through the intersection,

which provides a level of predictability for the motorist when they overtake a cyclist. Because the curb extension is not wider than a parked car, it will not cause a cyclist to move further into the traffic lane.

The curb extension is one part of an overall improvement to the sidewalk along the project site. Other improvements include a wider sidewalk along Milpas Street and landscaping in the form of new street trees. On the project site, there will be a frontage zone between the building and the back of the sidewalk that will also include landscaping. The bus stop along De la Guerra Street will be re-located approximately 20 feet to the west. MTD reviewed the proposed new location and found it acceptable.

CONCLUSIONS & FINDINGS:

The project was properly noticed consistent with the Municipal Code. The Modification to reduce the number of parking places is appropriate, and is based upon commonly used parking demand analysis that included parking data from similar types of projects. The Planning Commission found the project consistent with ordinances and policies, in part, because sufficient parking is provided on the project site and will not impact surrounding properties. The project also adds up to three additional on-street parking spaces for surrounding businesses. The curb extension on De la Guerra and Milpas Streets will not diminish the traffic lanes, and will provide a higher quality experience and greater visibility for pedestrians crossing these streets, including students of the two nearby schools. The basis for the curb extension is the Pedestrian Master Plan.

NOTE: The following information has been provided to Councilmembers under separate cover and is available for review in the City Clerk's office and online as noted:

- Project plans
- Planning Commission Staff Report dated August 20, 2009 - Online: http://www.santabarbaraca.gov/Government/Boards_and_Commissions_N-Z/Planning_Commission/Archives/2009.htm
- Planning Commission Staff Report dated November 5, 2005 - Online http://www.santabarbaraca.gov/Government/Boards_and_Commissions_N-Z/Planning_Commission/Archives/2009.htm
- Negative declaration, with technical studies, dated June 2, 2009, adopted by Planning Commission on August 20, 2009 – Available online: [\(http://www.santabarbaraca.gov/Resident/Environmental_Documents/803_N_Milpas_Street/\)](http://www.santabarbaraca.gov/Resident/Environmental_Documents/803_N_Milpas_Street/)

- ATTACHMENT(S):**
1. Appellants' letter dated November 15, 2009
 2. Site Plan & Statistics
 3. Resolution No. 043-09, approved November 5, 2009
 4. Planning Commission Minutes dated August 20, 2009 & November 5, 2009
 5. Map V-12 & V-13 Milpas Street Corridor North & South - Pedestrian Master Plan

PREPARED BY: Peter Lawson, Associate Planner

SUBMITTED BY: Paul Casey, Community Development Director

APPROVED BY: City Administrator's Office

November 15, 2009

Rick Feldman
 Santa Barbara Eyeglass Factory
 1 S. 83 Milpas St.
 Santa Barbara, CA 93101

RECEIVED

NOV 16 2009
 11:55 am ST
 CITY CLERK'S OFFICE
 SANTA BARBARA, CA

To the City Clerk of the City of Santa Barbara:

I am writing to appeal the decision of the Planning Commission on November 5, 2009 to approve the project proposed for 803 No. Milpas Street.

This appeal is filed for the following reasons that are detrimental to sound community planning and Findings that cannot be supported:

--*Improper noticing.* I did not receive any notification whatsoever about this hearing; as a merchant on Milpas Street, who has been active in the planning process, I should have been notified about this project, which will have impact on my business.

--*Zone Ordinance Inconsistency by Granting Modification.* The granting of a modification to allow elimination of two guest and one commercial parking space is unwarranted and inappropriate on this site. The discretionary modification is based on the concept of "shared use," which has been disastrous in other sites (most particularly the Trader Joe's/Surgical Center parking lot). This under-parking will have an adverse affect on the many businesses in the area—and beyond, as drivers seek alternative routes and destinations in order to avoid Milpas Street congestion and inadequate parking. The intensification of use on this site—from long-vacant lot to mixed-used development—related to parking should not affect the decision to grant a parking modification to the zoning ordinance.

--*Modification forming basis of other approvals.* The granting of the discretionary (and inappropriate) parking modification then has become the basis for additional justification of the project, including Findings for the Tentative Map Approval, Development Plan Approval. Without the granting of the discretionary (and inappropriate) parking modification, the Findings for these approvals could not be made.

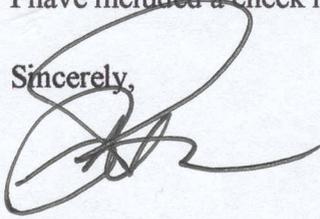
--*Inaccurate Finding.* The Finding of the New Condo Development, in Section, 3 claims there is no adverse effect on the street, traffic, and parking, in direct contradiction to the need for a parking modification.

--*Addition of bulb-outs.* The addition of the very large bulbouts at the corner of De la Guerra and Milpas will result in restricted traffic flow, reduced number of parking spaces and increased accidents along Milpas Street. These so-called "traffic-calming devices" have created unsafe impediments to traffic flow, pedestrian and cyclist safety throughout our community, and are not authorized as a part of any ordinance or code. As current Planning Commissioner and Council Member-elect Bendy White mentioned, these bulbouts are the source of much negative feedback and downright anger in the community. Adding them to

this already congested part of town will have an adverse effect on businesses along Milpas Street, which have already suffered much disruption from the continual reconfiguration of the traffic flow.

I have included a check in the amount of _____ for filing the appeal.

Sincerely,

A handwritten signature in black ink, appearing to be 'Rick Feldman', written over the word 'Sincerely,'.

Rick Feldman

965-7120

705-3398 (cell)

803 N MILPAS - PROJECT STATISTICS

	Existing	Proposed		
Residential Living Area	None	Unit #	# of Bedrooms	Size of Unit (s.f.)
		Unit 1	2	1,538 s.f.
		Unit 2	2	1,534 s.f.
		Unit 3	2	1,534 s.f.
		Unit 4	2	1,534 s.f.
		Unit 5	2	1,587 s.f.
		Unit 6	3	1,887 s.f.
		Unit 7	3	1,944 s.f.
		Unit 8	2	1,640 s.f.
		Total - 13,745 s.f.		
Commercial Area	Vacant	Unit#		Size of Commercial Space
		Unit 1		360 s.f.
		Unit 2		328 s.f.
		Unit 3		328 s.f.
		Unit 4		349 s.f.
		Unit 5		348 s.f.
		Unit 6		N/A
		Unit 7		N/A
		Unit 8		278 s.f.
Commercial Condo		1,138 s.f.		
		Total - 3,129 s.f.		
Covered Parking	None	2 car garage/unit. @ 16 Spaces		
Uncovered Parking	None	10 spaces		



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 043-09

803 N. MIPLAS STREET

TENTATIVE SUBDIVISION MAP, DEVELOPMENT PLAN, AND MODIFICATION

NOVEMBER 5, 2009

APPLICATION OF JARRETT GORIN AGENT FOR 803 N MILPAS STREET LLC, 803 N MILPAS STREET, 031-042-028 COMMERCIAL (C-2) ZONE DISTRICTY, GENERAL PLAN DESIGNATION: GENERAL COMMERCE (MST2006-00510)

The proposed project consists of a mixed use development containing five mixed use residential/commercial condominiums, one live/work unit, two residential units and one commercial condominium. The development would be split among three buildings totaling 19,886 net square feet. The overall height of the proposed development would be between 37 feet and 38 feet, 6 inches. Parking would be located within eight two-car garages and on the interior of the lot for a total of 26 parking spaces. Access to the garages and parking lot would be via a driveway from De la Guerra Street, located between two of the buildings. Pedestrian access to the site would also be provided from Milpas Street. A landscaped area would be provided in the northwest corner of the site, behind the open parking. An area along the northern property line has been reserved for the location of secured remediation equipment, if required.

The discretionary applications required for this project are:

1. A Tentative Subdivision Map for a one-lot subdivision with nine condominium units (eight residential, one commercial) per SBMC Chapters 27.07 and 27.13;
2. A Modification to allow less than the required number of parking spaces (SBMC §28.92.110.A.1);
3. A Development Plan to allow the construction of 2,851 net square feet of nonresidential development on APN 031-042-028 (SBMC §28.87.300); and
4. Design Review by the Architectural Board of Review (ABR).

The Planning Commission will consider approval of the Negative Declaration prepared for the project pursuant to the California Environmental Quality Act Guidelines Section 15074.

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

WHEREAS, no one appeared to speak in favor of the application, and no one appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, August 13, 2009
2. Staff Report with Attachments, October 29, 2009
3. Site Plans

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

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

A. Modification – Parking (SBMC §28.92.110.A.1)

A modification or waiver of the parking or loading requirements where, in the particular instance, the modification will not be inconsistent with the purposes and intent of this Title and will not cause an increase in the demand for parking space or loading space in the immediate area.

Peak demand parking would be provided on-site through shared parking with the proposed commercial uses. A traffic study was prepared that demonstrated that all parking will be accommodated on the project and thus would not impact on-street parking.

B. The Tentative Map (SBMC §27.07.100)

The Tentative Subdivision Map is consistent with the General Plan and the Zoning Ordinance of the city of Santa Barbara.

With the approval of the Modification, the proposed commercial and residential development is consistent with the Zoning Ordinance and General Plan designation of General Commerce. The project provides more than the required outdoor space. The reduced number of parking spaces would meet the peak demand as demonstrated in the submitted parking study.

The site is physically suitable for the proposed development and, the project is consistent with the variable density provisions of the Municipal Code and the General Plan.

The proposed development is within an area that is adjacent to both residential and commercial development. The site is level and provides adequate pedestrian and vehicle access. The residential development is consistent with the variable density requirements.

The proposed use is consistent with the vision for this neighborhood of the General Plan.

The project site is within the Milpas area, which as described as a mix of residential and commercial uses. The development would be consistent with the vision of the neighborhood.

The design of the project will not cause substantial environmental damage, and associated improvements will not cause serious public health problems.

The project site is currently vacant however, it was developed with a gasoline service station. The site is currently under a soil remediation program, which is in the final stages of completion. The project would be consistent with the Storm Water Management Program, which includes design features that would clean up pollutants from the parking area.

C. The New Condominium Development (SBMC §27.13.080)

1. The project is compliant with all provisions of the City's Condominium Ordinance.

The project complies with variable density requirements. Each unit includes laundry facilities, separate utility metering, adequate unit size and storage space, and the required private outdoor living space.

2. The proposed development is consistent with the General Plan of the city of Santa Barbara.

The project can be found consistent with policies of the City's General Plan including the Housing Element, Conservation Element, and Land Use Element. The project will provide infill residential development that is compatible with the surrounding neighborhood.

3. The proposed development is consistent with the principles of sound community planning and will not have an adverse impact upon the neighborhood's aesthetics, parks, streets, traffic, parking and other community facilities and resources.

The project is an infill residential project proposed in an area and zone district where residential development is a permitted use. The project is adequately served by public streets, will provide adequate parking to meet the demands of the project and will not result in traffic impacts. The design has been reviewed by the City's design review board, which found the architecture and site design appropriate.

D. Development Plan Approval (SBMC §28.87.300)

1. The proposed development complies with all of provisions of the Zoning Ordinance;

With the approval of the Modification to reduce the parking by one space, the project would comply with all sections of the Zoning Ordinance.

2. The proposed development is consistent with the principles of sound community planning;

The project would be infill development and provide additional residential development along with maintaining commercial development on the Milpas Street.

3. The proposed development will not have a significant adverse impact upon the neighborhood's aesthetics/character in that the size, bulk and scale of the development are compatible with the neighborhood;

The project would be similar in size to surrounding development. The development is subject to design review and it has received favorable comments from the ABR.

4. The proposed development will not have an unmitigated adverse impact upon the City and South Coast affordable housing stock;

The proposed project would be located on a vacant lot that was developed with a gas station. Thus, the development is not displacing older, existing housing stock.

5. The proposed development will not have a significant unmitigated adverse impact on the City's water resources;

There iare adequate water resources to supply the project site. The project would be required to comply with the current plumbing code and install the most current water conservation fixtures. Additionally, the landscaping for the project is reviewed by the Architectural Board of Review and drought tolerant planting would be required.

6. The proposed development will not have a significant unmitigated adverse impact on the City's traffic;

A traffic study was prepared for the project and the Mitigated Negative Declaration (MND) concluded that impacts were less than significant. Additionally, the development is located adjacent to a Metropolitan Transit District (MTD) stop and there are a number of commercial businesses in the area for the residents of the proposed project.

7. Resources are available and any applicable traffic improvements will be in place at the time of project occupancy.

The project includes improvements to the public right-of-way both on De la Guerra and Milpas Streets. Resources are available to serve the site.

II. Said approval is subject to the following conditions:

- A. **California Department of Fish and Game Fees Required.** Pursuant to Section 21089(b) of the California Public Resources Code and Section 711.4 et. seq. of the California Fish and Game Code, the approval of this permit/project shall not be considered final unless the specified Department of Fish and Game fees are paid and filed with the California Department of Fish and Game within five days of the project approval. The fees required are \$2,500.00 for projects with Environmental Impact Reports and \$1,800.00 for projects with Negative Declarations. Without the appropriate fee, the Notice of Determination cannot be filed and the project approval is not operative, vested, or final. The fee shall be delivered to the Planning Division immediately upon project approval in the form of a check payable to the California Department of Fish and Game.
- B. **Design Review.** The project is subject to the review and approval of the (Architectural Board of Review (ABR). ABR shall not grant preliminary approval of the project until the following Planning Commission land use conditions have been satisfied.

1. **Useable Common Open Space.** Adequate usable common open space shall be provided in a location accessible by all units within the development.
 2. **Pedestrian Pathway.** A separate pedestrian pathway shall be provided along the driveway to the parking at the rear of the property from the sidewalk using a different paving or walkway material to improve pedestrian friendliness.
 3. **Minimize Visual Effects of Paving.** Textured or colored pavement shall be used in paved areas of the project or other materials deemed appropriate by the ABR to minimize the visual effect of the expanse of paving, create a pedestrian environment, and provide access for all users.
 4. **Screened Check Valve/Backflow.** The check valve or anti-backflow devices for fire sprinkler and/or irrigation systems shall be provided in a location screened from public view or included in the exterior wall of the building.
 5. **Permeable Paving.** Incorporate a permeable paving system for the project driveway, walkways and parking area that will allow a portion of the paved area runoff to percolate into the ground, except as necessary to meet Fire Department weight requirements. Materials in driveways and parking areas must be approved by the Public Works Director/Transportation Manager.
 6. **Lighting.** Lighting design shall conform with City Lighting Ordinance requirements, including shielding and direction to the ground to avoid off-site lighting and glare effects, and shall be approved by the Architectural Board of Review (A-2).
- C. **Recorded Conditions Agreement.** Prior to the issuance of any Public Works permit or Building permit for the project on the Real Property, the Owner shall execute an *Agreement Relating to Subdivision Map Conditions Imposed on Real Property*, which shall be reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, recorded in the Office of the County Recorder, and shall include the following:
1. **Approved Development.** The development of the Real Property approved by the Planning Commission on August 20, 2009 is limited to:

The project consists of a mixed use development containing five mixed use residential/commercial condominiums, one live/work unit, two residential units and one commercial condominium. The development would be split among three buildings totaling 19,886 net square feet. The overall height of the proposed development would be between 37 feet and 38 feet, 6 inches. Parking would be located within eight two-car garages and on the interior of the lot for a total of 26 parking spaces. Access to the garages and parking lot would be via a driveway from De la Guerra Street, located between two of the buildings. Pedestrian access to the site would also be provided from Milpas Street. A landscaped area would be provided in the northwest corner of the site, behind

the open parking. An area along the northern property line has been reserved for the location of secured remediation equipment, if required.

And the improvements shown on the Tentative Subdivision Map signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.

2. **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water onto the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.
3. **Recreational Vehicle Storage Prohibition.** No recreational vehicles, boats, or trailers shall be stored on the Real Property.
4. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan approved by the Architectural Board of Review (ABR). Such plan shall not be modified unless prior written approval is obtained from the ABR. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan. If said landscaping is removed for any reason without approval by the ABR, the owner is responsible for its immediate replacement.
5. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system and storm water pollution control devices intended to intercept siltation and other potential pollutants (including, but not limited to, hydrocarbons, fecal bacteria, herbicides, fertilizers, etc.) in a functioning state (and in accordance with the Operations and Maintenance Procedure Plan prepared in accordance with the Storm Water Management Plan BMP Guidance Manual). Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat water, or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the applicant shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building Permit is required to authorize such work. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health, or damage to the Real Property or any adjoining property.
6. **Required Private Covenants.** The Owners shall record in the official records of Santa Barbara County either private covenants, a reciprocal easement agreement, or a similar agreement which, among other things, shall provide for all of the following:
 - a. **Common Area Maintenance.** An express method for the appropriate and regular maintenance of the common areas, common

access ways, common utilities and other similar shared or common facilities or improvements of the development, which methodology shall also provide for an appropriate cost-sharing of such regular maintenance among the various owners of the condominium units.

- b. **Garages Available for Parking.** A covenant that includes a requirement that all garages be kept open and available for the parking of vehicles owned by the residents of the property in the manner for which the garages were designed and permitted.
- c. **Landscape Maintenance.** A covenant that provides that the landscaping shown on the approved Landscaping Plan shall be maintained and preserved at all times in accordance with the Plan.
- d. **Trash and Recycling.** Trash holding areas shall include recycling containers with at least equal capacity as the trash containers, and trash/recycling areas shall be easily accessed by the consumer and the trash hauler. Green waste shall either have containers adequate for the landscaping or be hauled off site by the landscaping maintenance company. If no green waste containers are provided for common interest developments, include an item in the CC&Rs stating that the green waste will be hauled off site.
- e. **Covenant Enforcement.** A covenant that permits each owner to contractually enforce the terms of the private covenants, reciprocal easement agreement, or similar agreement required by this condition.

7. **Commercial Space Use Limitations.** Due to potential parking impacts from the shared parking, uses other than Office, Commercial and Industrial Uses, as described in the Parking Section of the Municipal Code, are not permitted without further environmental and/or Planning Commission review and approval. Prior to initiating a change of use, the Owner shall submit a letter to the Community Development Director detailing the proposal, and the Director shall determine the appropriate review procedure and notify the Applicant.

8. **Residential Permit Parking Program.** Residents shall not participate in the Residential Permit Parking Program.

D. **Public Works Submittal Prior to Final Map Approval.** The Owner shall submit the following, or evidence of completion of the following, to the Public Works Department for review and approval, prior to processing the approval of the Final Map and prior to the issuance of any permits for the project:

- 1. **Final Map.** The Owner shall submit to the Public Works Department for approval, a Final Map prepared by a licensed land surveyor or registered Civil Engineer. The Final Map shall conform to the requirements of the City Survey Control Ordinance.

2. **Dedication(s).** Easements as shown on the approved Tentative Subdivision Map and described as follows, subject to approval of the easement scope and location by the Public Works Department and/or the Building and Safety Division:
 - a. Dedication for All Street Purposes along Milpas Street in order to establish an additional two-foot (2') wide public right-of-way.
3. **Water Rights Assignment Agreement.** The Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property in an *Agreement Assigning Water Extraction Rights*. Engineering Division Staff will prepare said agreement for the Owner's signature.
4. **Required Private Covenants.** The Owner shall submit a copy of the draft private covenants, reciprocal easement agreement, or similar private agreements required for the project at the time of submitting for Parcel Map review.
5. **Drainage Calculations.** The Owner shall submit *final* drainage calculations prepared by a registered civil engineer demonstrating that the new development will not increase runoff amounts above existing conditions for a 25-year storm event. Any increase in runoff shall be retained on-site.
6. **Drainage and Water Quality.** Project drainage shall be designed, installed, and maintained such that stormwater runoff from the first inch of rain from any storm event shall be retained and treated onsite in accordance with the City's NPDES Storm Water Management Program. Runoff should be directed into a passive water treatment method such as a bioswale, landscape feature (planter beds and/or lawns), infiltration trench, etc. Project plans for grading, drainage, stormwater treatment methods, and project development, shall be subject to review and approval by City Building Division and Public Works Department. Sufficient engineered design and adequate measures shall be employed to ensure that no significant construction-related or long-term effects from increased runoff, erosion and sedimentation, urban water pollutants from the parking area, or groundwater pollutants would result from the project. The Owner shall maintain the drainage system and storm water pollution control methods in a functioning state.

If mechanical pollutant interceptors are proposed as part of the project, the Owner shall provide an Operations and Maintenance Procedure Plan (describing replacement schedules for pollution absorbing pillows, etc.) for the operation and use of the storm drain surface pollutant interceptors. The Plan shall be reviewed and approved consistent with the Storm Water Management Plan BMP Guidance Manual.
7. **N. Milpas Street Public Improvements.** The Owner shall submit C-1 public improvement for construction of improvements along the property frontage on N. Milpas Street. The C-1 plans shall be submitted separately from Building

Plans. As determined by the Public Works Department, the improvements shall include the following to City Standards:

- Provide a sidewalk, curb and gutter twelve-foot (12') wide by +/-one-hundred and ten linear feet (110 lf). The width of sidewalk shall be comprised of the existing eight (8) foot sidewalk area, a two (2) foot extension into the right-of-way as measured from the existing curb face and a two (2) foot extension into the project site as described in Condition 2.a.;
- Supply and install three (3) new street trees and tree grates as approved by the City Arborist and Parks Commission;
- Construct dual directional access ramps with curb extension at intersection of Milpas and De La Guerra as shown on approved Tentative Map;
- Retire existing cobra-head luminaire and replace with new City Standard Dome Style commercial luminaire (existing fluted concrete pole and pedestrian Dome style luminaire to remain);
- Slurry seal to the centerline of the street along entire subject property frontage (since street was recently overlaid);
- Connect to City water and sewer mains;
- Provide public drainage improvements with supporting drainage calculations and/or hydrology report for installation of curb drain outlets;
- Preserve and/or reset survey monuments and contractor stamps; and
- Supply and install directional/regulatory traffic control signs per 2006 MUTCD w/CA supplements during construction and provide adequate positive drainage from site.

All work in the public right-of-way requires a separate Public Works Permit.

8. **De la Guerra Street Public Improvements.** The Owner shall submit C-1 public improvement plans for construction of improvements along the property frontage on De la Guerra Street. The C-1 plans shall be submitted separately from Building Plans. As determined by the Public Works Department, the improvements shall include the following to City Standards: six-foot (6') foot wide sidewalk, four-foot (4') foot wide parkway, supply and install four (4) new street trees and tree grates per approval of the City Arborist and Parks Commission, nineteen-foot (19') wide commercial style driveway apron modified to meet Title 24 requirements, construct new MTD bus stop, construct dual directional access ramps with curb extension at intersection of Milpas and De La Guerra as shown on approved Tentative Map, saw-cut and replace existing concrete cross-gutter to centerline, +/-seventy linear feet (70 lf) curb

and gutter, four-foot (4') wide parkway, crack seal to the centerline of the street along entire subject property frontage and slurry seal a minimum of 20 feet beyond the limit of all trenching, connection to City water and sewer mains, public drainage improvements with supporting hydrology report for installation of curb drain outlets, preserve and/or reset survey monuments and contractor stamps (if any), supply and install directional/regulatory traffic control signs per 2006 MUTCD w/CA supplements during construction, protect and/or relocate existing monitoring wells which require permits from the County Fire Department and provide a copy of County Permit to City Inspector and provide adequate positive drainage from site. All work in the public right-of-way requires a separate Public Works Permit.

9. **Land Development Agreement.** The Owner shall submit an executed *Agreement for Land Development Improvements*, prepared by the Engineering Division, an approvable Engineer's Estimate, signed, and stamped by a registered civil engineer, and securities for construction of improvements prior to execution of the agreement.
 10. **Encroachment Permits.** Where required, obtain any encroachment or other permits from the City or other jurisdictions (State, Flood Control, County, etc.) for the construction of improvements (including any required appurtenances) within their rights of way (easement).
 11. **Removal or Relocation of Public Facilities.** Removal or relocation of any public utilities or structures must be performed by the Owner or by the person or persons having ownership or control thereof.
 12. **Relocation of MTD Fixtures.** Relocation of the MTD bus stop, red curb, bench, and pole sign on De La Guerra Street, as determined by the Public Works Director and MTD.
 13. **Maintenance Agreement Required.** The Owner shall submit an Executed Agreement for Maintenance of the proposed parking area and driveway, subject to the review and approval of the Public Works Director and City Attorney.
 14. **Frontage Zone Improvement.** Provide a three-foot (3') frontage zone, as defined in the Pedestrian Master Plan, between the Milpas Street public right-of-way line (as established in Condition number D.7) and building face. The frontage zone shall be depicted on the tentative subdivision map and include a note that no building shall encroach into the frontage zone.
- E. **Public Works Requirements Prior to Building Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following to the Public Works Department for review and approval, prior to the issuance of a Building Permit for the project.

1. **Recordation of Final Map Agreements.** After City Council approval, the Owner shall provide evidence of recordation to the Public Works Department.
 2. **Approved Public Improvement Plans and Concurrent Issuance of Public Works Permit.** Upon acceptance of the approved public improvement plans, a Public Works permit shall be issued concurrently with a Building Permit.
 3. **Solid Waste Management Plan.** Owner shall submit a solid waste management plan that identifies feasible measures to address the construction and operation of the parking lot, bicycle station and office uses which may include, but are not limited to, the following:
 - a. Provision of space and/or bins for storage of recyclable materials within the project site. This information shall be shown on the building plans and installed as a part of the proposed project's improvements.
 - b. Development and implementation of a plan for collection of recyclable materials on a regular basis.
 - c. Development of source reduction measures, indicating the method and amount of expected reduction.
 - d. Implementation of a program to purchase recycled materials used in association with the proposed project (paper, newsprint, etc.). This could include requesting suppliers to show recycled material content.
 - e. Implementation of a monitoring program (quarterly, bi-annually) to attain and maintain a 35-50% minimum participation in recycling efforts.
 - f. Implementation of a composting landscape waste reduction program.
 4. **Traffic Control Plan.** A traffic control plan shall be submitted, as specified in the City of Santa Barbara Traffic Control Guidelines. Traffic Control Plans are subject to approval by the Public Works Director/Transportation Manager. Construction and storage in the public right-of-way is prohibited during Fiesta in the affected areas (around McKenzie Park, Downtown and Waterfront) and during the Holiday Shopping Season (between Thanksgiving Day and New Years Day) in all commercial shopping areas, including but not limited to Upper State Street, the Mesa shopping area, Downtown and Coast Village Road.
- F. **Community Development Requirements with the Building or Public Works Permit Application.** The following shall be submitted with the application for any Building or Public Works permit:
1. **Project Environmental Coordinator Required.** Submit to the Planning Division a contract with a qualified representative for the Owner, subject to approval of the contract and the representative by the Planning Division, to act as the Project Environmental Coordinator (PEC). The PEC shall be responsible

for assuring full compliance with the provisions of the Mitigation Monitoring and Reporting Program (MMRP) and Conditions of Approval to the City. The contract shall include the following, at a minimum:

- a. The frequency and/or schedule of the monitoring of the mitigation measures.
 - b. A method for monitoring the mitigation measures.
 - c. A list of reporting procedures, including the responsible party, and frequency.
 - d. A list of other monitors to be hired, if applicable, and their qualifications.
 - e. Submittal of weekly reports during demolition, excavation, grading and footing installation and monthly reports on all other construction activity regarding MMRP and condition compliance by the PEC to the Community Development Department/Case Planner.
 - f. The PEC shall have authority over all other monitors/specialists, the contractor, and all construction personnel for those actions that relate to the items listed in the MMRP and conditions of approval, including the authority to stop work, if necessary, to achieve compliance with mitigation measures.
2. **Zoning Compliance Declaration.** The Owner shall file a Zoning Compliance Declaration to assure that the commercial component of Unit Number 8 remains intact and there continues to be direct access to commercial space.
 3. **Neighborhood Notification Prior to Construction.** At least 20 days prior to commencement of construction, the contractor shall provide written notice to all property owners and residents within 450 feet of the project area. The notice shall contain a description of the proposed project, a construction schedule including days and hours of construction, the name and phone number of the Project Environmental Coordinator (PEC) who can answer questions, and provide additional information or address problems that may arise during construction. A 24-hour construction hot line shall be provided. Informational signs with the PEC's name and telephone number shall also be posted at the site. (N-4)
 4. **Contractor and Subcontractor Notification.** The Owner shall notify in writing all contractors and subcontractors of the site rules, restrictions, and Conditions of Approval. Submit a copy of the notice to the Planning Division.
 5. **Park Commission Tree Removal Approval.** Submit to the Planning Division verification of approval from the Park Commission for the removal of the street trees in the public right-of-way.

6. **Prepare a Structural Crack Survey and Video Reconnaissance.** (*Note – this condition only applies if the construction includes pile driving. A final determination shall be made at building permit review*) At least twenty (20) days prior to the issuance of a demolition permit, Owner shall notify owners and occupants of structures within 100 feet of the project site property lines of the opportunity to participate in a structural crack survey and video reconnaissance of their property. Prior to the issuance of a demolition permit, Owner shall prepare a structural crack survey and video reconnaissance of the property of those owners or occupants who express a desire to participate in the survey. The purpose of the survey shall be to document the existing condition of neighboring structures within 100 feet of the project site property line and more than 50 years old. After each major phase of project development (demolition, grading, and construction), a follow-up structural crack survey and video reconnaissance of the property of those owners and occupants who have elected to participate in the survey. Prior to issuance of a certificate of occupancy, Owner shall meet with the owners and occupants who have elected to participate in the survey to determine whether any structural damage has occurred due to demolition, grading or construction at the project site. Owner shall be responsible for the cost of repairing any structural damage caused by project demolition, grading, or construction on properties that have elected to participate in the survey.
 7. **Letter of Commitment for Pre-Construction Conference.** The Owner shall submit to the Planning Division a letter of commitment that states that, prior to disturbing any part of the project site for any reason and after the Building permit has been issued, the General Contractor shall schedule a conference to review site conditions, construction schedule, construction conditions, and environmental monitoring requirements. The conference shall include representatives from the Public Works Department Engineering and Transportation Divisions, the assigned Building Inspector, the Planning Division, the Property Owner, the Contractor and each subcontractor.
- G. **Building Permit Plan Requirements.** The following requirements/notes shall be incorporated into the construction plans submitted to the Building and Safety Division for Building permits:
1. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the Architectural Board of Review outlined in Section B above.
 2. **Completion of Soil Remediation.** Written evidence of completion of the soil remediation activities to the satisfaction of the Santa Barbara County Fire Department shall be provided prior to issuance of any building permits other than those permits necessary to complete the activities in the Corrective Action Plan (H-1.)

3. **Vapor Barrier.** Due to the potential for migration of contaminants in groundwater from the upgradient site at 800 North Milpas Street, any future building at the subject site shall incorporate a vapor barrier (H-2).
4. **Deck Front / Open Yard Construction.** For all residential outdoor activity spaces (decks, balconies, or open yard areas) facing Milpas Street and De la Guerra Street, the following construction specifications are required such that exterior noise levels are reduced to less than 60 dBA:

Proposed outdoor balconies or decks require a vertical, solid wall three feet high with reference to finish floor elevation, with no openings or gaps facing the noise source. The deck wall facing the noise source shall have a minimum ¾-inch solid thickness, sealed with non-hardening acoustical sealant at all edges, seams and construction joints. However, if glazing is used for this wall, the glazing shall be minimum ½-inch thick laminated glass (three unequal layers: ¼", 0.060 innerlayer, 3/16"). Floor drains facing the noise source shall have a 90 degree bend incorporated in their design, with one opening facing away from the transportation noise source (N-1).

5. **Construction for East and South-Facing Elevations.** The following construction specification are required in order to result in an acoustical performance of less than 45 dBA Ldn interior residential noise level along the east and south elevations, where construction assemblies face the transportation noise source. Noise mitigation may fail to perform if each and every following recommendation is not followed. A small crack or air leak in the construction may completely compromise all other sound-proofing. (N-2)
 - a. **Vents and roof penetrations:** Soffit vents, eave vents, dormer vents and other wall and roof penetrations shall be located on the walls and roofs facing away from the noise source (located on the north and west elevation) wherever possible. If kitchens or bathrooms are located on the east or south side, remote venting to other elevations is required. If vents are required to be located facing the noise source, a 90 degree bend shall be incorporated in the design of the ductwork or vent opening.
 - b. **Walls:** Only the east- and south-facing exterior walls closest to the transportation noise sources require mitigation. The wall enclosing habitable spaces nearest the noise source shall be constructed with an S.T.C. (Sound Transmission Class) rating of 30 or greater. For instance, stucco exterior or fiber-cement panel siding, with 30 pound felt on 5/8" sheathing, on 2" x 6" stud walls with R-21 fiber glass batt insulation, a ½" layer of interior sound deadening board (Homasote 440 Sound Barrier or equivalent), and a layer of 5/8" Type X Gypsum Board will provide an S.T.C. rating of 30 or greater. Construction of the east and south-facing walls must include the liberal use of non-hardening acoustical sealant at all construction

joints, including the header and footer construction and the edges and corners of gypsum board intersecting ceiling, walls and floor, especially behind papered joints. Apply Homasote 440 Sound Barrier directly to the interior side of conventional 2" x 6" framing, 16" on center using 5d adhesive coated nails. Space nails 3/8" from edges, 6" apart around panel edges and 12" apart on each stud in panel field. Countersink all nails at least 1/16" below surface. Provide a gap of 1/8" between abutting edges, 1/4" between floor and ceiling. Using a good grade drywall laminating compound and a notched trowel, apply a 6" wide strip down the vertical center of 5/8" thick Type X Gypsum Board and a 6" wide strip down each side, 2" away from edges. Apply the compound coated Gypsum Board directly to the 440 Sound Barrier. Avoid coinciding butt joints of Gypsum with 440 Sound Barrier joints. Secure Gypsum with double headed nails, or bracing, until laminating compound sets. Apply resilient acoustical sealant (Johns Manville or equivalent) to gaps at intersecting walls, ceiling and floor before taping and spackling Gypsum Board in conventional manner. Seal all peripheries and apertures and joints around windows.

- c. **Acoustic Leaks:** Common acoustic leaks, such as electrical outlets, pipes, vents, ducts, flues and other breaks in the integrity of the wall, ceiling or roof insulation and construction on the east and south sides of the dwelling units nearest transportation noise source shall receive special attention during construction. All construction openings and joints through the gypsum board on east- and south-facing walls shall be insulated, sealed and caulked with expanding foam and a resilient, non-hardening caulking material, as appropriate. All such openings and joints shall be airtight to maintain sound isolation.
- d. **Windows:** To meet the interior 45 dB(A) Ldn requirements, windows for habitable spaces on all floors of affected west elevation facing the noise source shall be of double-glazed construction with one light of laminated glass, and installed in accordance with the recommendations of the manufacturer. The windows shall be fully gasketed, with an S.T.C. rating of 35 or better, as determined in testing by an accredited acoustical laboratory. An example that meets this requirement is Milgard Quiet Line windows with laminated glass.
- e. **Doors:** To meet the interior 45 dB(A) Ldn requirements, doors directly facing the noise source shall be solid core with sound dampening and fully gasketed, sealed jambs and grouted frames, with an overall S.T.C. rating of 35 or better, as determined in testing by an accredited acoustical laboratory.

6. **Grading Plan Requirement for Archaeological Resources.** The following information shall be printed on the grading plans:

If archaeological resources are encountered or suspected, work shall be halted or redirected immediately and the Planning Division shall be notified. The archaeologist shall assess the nature, extent, and significance of any discoveries and develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.

7. **Drainage and Water Quality.** Project drainage shall be designed, installed, and maintained such that stormwater runoff from the first inch of rain from any storm event shall be retained and treated onsite in accordance with the City's NPDES Storm Water Management Permit. Runoff should be directed into a passive water treatment method such as a bioswale, landscape feature (planter beds and/or lawns), infiltration trench, etc. Project plans for grading, drainage, stormwater treatment methods, and project development, shall be subject to review and approval by City Building Division and Public Works Department. Sufficient engineered design and adequate measures shall be employed to ensure that no significant construction-related or long-term effects from increased runoff, erosion and sedimentation, urban water pollutants or groundwater pollutants would result from the project. The Owner shall maintain the drainage system and storm water pollution control methods in a functioning state (W-1).
8. **Post-Construction Erosion Control and Water Quality Plan.** Provide an engineered drainage plan that addresses the existing drainage patterns and leads towards improvement of the quality and rate of water run-off conditions from the site by capturing, infiltrating, and/or treating drainage and preventing erosion. The Owner shall employ passive water quality methods, such as bioswales, catch basins, or storm drain on the Real Property, or other measures

specified in the Erosion Control Plan, to intercept all sediment and other potential pollutants (including, but not limited to, hydrocarbons, fecal bacteria, herbicides, fertilizers, etc.) from the parking lot areas and other improved, hard-surfaced areas prior to discharge into the public storm drain system, including any creeks. All proposed methods shall be reviewed and approved by the Public Works Department and the Community Development Department. Maintenance of these facilities shall be provided by the Owner, as outlined in Condition C 6 a, above, which shall include the regular sweeping and/or vacuuming of parking areas and drainage and storm water methods maintenance program.

9. **Trash Enclosure Provision.** A trash enclosure with adequate area for recycling containers (an area that allows for a minimum of 50 percent of the total capacity for recycling containers) shall be provided on the Real Property and screened from view from surrounding properties and the street. Dumpsters and containers with a capacity of 1.5 cubic yards or more shall not be placed within five (5) feet of combustible walls, openings, or roofs, unless protected with fire sprinklers.
10. **Bicycle Parking.** In addition to the general requirements for bicycle parking spaces, 1 bicycle parking spaces shall be provided per 7 vehicle parking spaces, for a total of 2 bicycles.
11. **Conditions on Plans/Signatures.** The final Planning Commission Resolution shall be provided on a full size drawing sheet as part of the drawing sets. Each condition shall have a sheet and/or note reference to verify condition compliance. If the condition relates to a document submittal, indicate the status of the submittal (e.g., Final Map submitted to Public Works Department for review). A statement shall also be placed on the above sheet as follows: The undersigned have read and understand the above conditions, and agree to abide by any and all conditions which is their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

Property Owner _____ Date _____

Contractor _____ Date _____ License No. _____

Architect _____ Date _____ License No. _____

Engineer _____ Date _____ License No. _____

- H. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field by the Owner and/or Contractor for the duration of the project construction.

1. **Mitigation Monitoring and Reporting Requirement.** Owner shall implement the Mitigation Monitoring and Reporting Program (MMRP) for the project's mitigation measures, as stated in the Mitigated Negative Declaration for the project.
2. **Pre-Construction Conference.** Not less than 10 days or more than 20 days prior to commencement of construction, a conference to review site conditions, construction schedule, construction conditions, and environmental monitoring requirements, shall be held by the General Contractor and the . The conference shall include representatives from the Public Works Department Engineering and Transportation Divisions, Building Division, Planning Division, the Property Owner Project Environmental Coordinator, Contractor and each Subcontractor.
3. **Nest Protection.** Proposed project activities including tree and vegetation removal shall occur outside the breeding bird season (February 1 – August 15). If project activities cannot be feasibly avoided during the bird nesting season the project proponent shall conduct a survey prior to construction, using a qualified biologist, approved by the City Environmental Analyst, to detect protected nesting native birds in the vegetation and trees being trimmed and within 300 feet of the construction work area. The survey shall be conducted no more than three days before construction is initiated. If an active nest is located, construction within 500 feet of a raptor nest and 300 feet of any other nesting bird, vegetation trimming shall be postponed until the nest is vacated and juveniles have fledged and this has been confirmed by the qualified biologist (BIO -1).
4. **Demolition/Construction Materials Recycling.** Recycling and/or reuse of demolition/construction materials shall be carried out to the extent feasible, and containers shall be provided on site for that purpose, in order to minimize construction-generated waste conveyed to the landfill. Indicate on the plans the location of a container of sufficient size to handle the materials, subject to review and approval by the City Solid Waste Specialist, for collection of demolition/construction materials. A minimum of 90% of demolition and construction materials shall be recycled or reused. Evidence shall be submitted at each inspection to show that recycling and/or reuse goals are being met.
5. **Sandstone Curb Recycling.** Any existing sandstone curb in the public right-of-way that is removed and not reused shall be salvaged and sent to the City Corporation Annex Yard.
6. **Construction Traffic,** The haul routes for all construction related trucks, three tons or more, entering or exiting the site, shall be approved by the Transportation Engineer. Construction-related truck trips shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.) to help reduce truck traffic and noise on adjacent streets and roadways. The route of

construction-related traffic shall be established to minimize trips through surrounding residential neighborhoods (T-1).

7. **Traffic Control Plan.** All elements of the approved Traffic Control Plan shall be carried out by the Contractor.
8. **Construction Hours.** Construction (including preparation for construction work) is prohibited Monday through Friday before 7:00 a.m. and after 5:00 p.m., and all day on Saturdays, Sundays and holidays observed by the City of Santa Barbara, as shown below: (look at longer or shorter hours and Saturday construction, depending on project location)

New Year's Day	January 1st*
Martin Luther King's Birthday	3rd Monday in January
Cesar Chavez Day	March 31 st *
Presidents' Day	3rd Monday in February
Memorial Day	Last Monday in May
Independence Day	July 4th*
Labor Day	1st Monday in September
Thanksgiving Day	4th Thursday in November
Following Thanksgiving Day	Friday following Thanksgiving Day
Christmas Day	December 25th*

*When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday, respectively, shall be observed as a legal holiday.

Occasional night work may be approved for the hours between 5 p.m. and 8 a.m. by the Chief of Building and Zoning per Section 9.13.015 of the Municipal Code) between the hours of 5 p.m. and 8 a.m. weekdays In the event of such night work approval, the applicant shall provide written notice to all property owners and residents within 450 feet of the project property boundary and the City Planning and Building Divisions at least 48 hours prior to commencement of any. Night work shall not be permitted on weekends and holidays. (N-5).

9. **Construction Best Management Practices (BMPs).** Construction activities shall address water quality through the use of BMPs, as approved by the Building and Safety Division (W-2).
10. **Construction Parking/Storage/Staging.** Construction parking and storage shall be provided as follows (N-2):
 - a. During construction, free parking spaces for construction workers and construction vehicles shall be provided on-site or off-site in a location subject to the approval of the Public Works Director. Construction workers are prohibited from parking within the public right-of-way, except as outlined in subparagraph b. below.
 - b. Parking in the public right of way is permitted as posted by Municipal Code, as reasonably allowed for in the 2006 Greenbook

(or latest reference), and with a Public Works permit in restricted parking zones. No more than three (3) individual parking permits without extensions may be issued for the life of the project.

- c. Storage or staging of construction materials and equipment within the public right-of-way shall not be permitted, unless approved by the Transportation Manager.

11. **Construction Dust Control - Watering.** During site grading and transportation of fill materials, regular water sprinkling shall occur using reclaimed water whenever the Public Works Director determines that it is reasonably available. During clearing, grading, earth moving or excavation, sufficient quantities of water, through use of either water trucks or sprinkler systems, shall be applied to achieve minimum soil moisture of 12% to prevent dust from leaving the site. Each day, after construction activities cease, the entire area of disturbed soil shall be sufficiently moistened to create a crust.

Throughout construction, water trucks or sprinkler systems shall also be used to keep all areas of vehicle movement damp enough to prevent dust raised from leaving the site. At a minimum, this will include wetting down such areas every three hours. Increased watering frequency will be required whenever the wind speed exceeds 15 mph. (AQ-1)

12. **Construction Dust Control – Tarping.** Trucks transporting fill material to and from the site shall be covered from the point of origin and maintain a freeboard height of 12 inches (AQ-2).
13. **Construction Dust Control – Gravel Pads.** Gravel pads, 3 inches deep, 25 feet long, 12 feet wide per lane and edged by rock berm or row of stakes or a pipe-grid track out control device shall be installed to reduce mud/dirt track out from unpaved truck exit routes (AQ-3).
14. **Construction Dust Control – Minimize Disturbed Area/Speed.** Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less (AQ-4).
15. **Construction Dust Control – Disturbed Area Treatment.** After clearing, grading, earth moving or excavation is completed, the entire area of disturbed soil shall be treated to prevent wind erosion. This may be accomplished by:
- Seeding and watering until grass cover is grown;
 - Spreading soil binders;
 - Sufficiently wetting the area down to form a crust on the surface with repeated soakings as necessary to maintain the crust and prevent dust pickup by the wind;
 - Other methods approved in advance by the Air Pollution Control District. (AQ-5)

16. **Construction Dust Control – Paving.** All roadways, driveways, sidewalks, etc., shall be paved as soon as possible. Additionally, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used (AQ-6)
17. **Stockpiling.** If importation, exportation and stockpiling of fill material are involved, soil stockpiled for more than two days shall be covered, kept moist by applying water at a rate of 1.4 gallons per hour per square yard, or treated with soil binders to prevent dust generation. Apply cover when wind events are declared (AQ-7).
18. **Construction Dust Control – Project Environmental Coordinator (PEC).** The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when construction work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance for map recordation and land use clearance for finish grading for the structure.(AQ-8)
19. **Exhaust Emissions – Engines.** Heavy-duty diesel-powered construction equipment manufactured after 1996 (with federally mandated "clean" diesel engines) shall be used (AQ-9).
20. **Engine Size.** The engine size of construction equipment shall be the minimum practical size (AQ-10).
21. **Equipment Numbers.** The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time (AQ-11).
22. **Equipment Maintenance.** Construction equipment shall be maintained to meet the manufacturer's specifications (AQ-12).
23. **Engine timing.** Construction equipment operating onsite shall be equipped with two to four degree engine timing retard or pre-combustion chamber engines (AQ-13).
24. **Catalytic Converters.** Catalytic converters shall be installed on gasoline-powered equipment, if feasible (AQ-14).
25. **Diesel Catalytic Converters.** Diesel catalytic converters, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California shall be installed, if available (AQ-15).
26. **Diesel Replacements.** Diesel powered equipment shall be replaced by electric equipment whenever feasible (AQ-16).
27. **Idling Limitation.** Idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes; auxiliary power units shall be used whenever possible (AQ-17).

28. **Biodiesel.** Biodiesel shall be used to the maximum extent feasible (AQ-18).
29. **Construction Best Management Practices (BMPs).** Construction activities shall address water quality through the use of BMPs, as approved by the Building and Safety Division.
30. **Construction Contact Sign.** Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractor(s) name, contractor(s) telephone number(s), work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval. The font size shall be a minimum of 0.5 inches in height. Said sign shall not exceed six feet in height from the ground if it is free-standing or placed on a fence. It shall not exceed 24 square feet if in a multi-family or commercial zone or six square feet if in a single family zone.
31. **Construction Equipment Maintenance.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices (N-6).
32. **Graffiti Abatement Required.** Owner and Contractor shall be responsible for removal of all graffiti as quickly as possible. Graffiti not removed within 24 hours of notice by the Building and Safety Division may result in a Stop Work order being issued, or may be removed by the City, at the Owner's expense, as provided in SBMC Chapter 9.66.
33. **Unanticipated Archaeological Resources Contractor Notification.** Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the applicant shall retain an archaeologist from the most current City Qualified Archaeologists List. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find.

Work in the area may only proceed after the Environmental Analyst grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

I. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:

1. **Repair Damaged Public Improvements.** Repair any damaged public improvements (curbs, gutters, sidewalks, roadways, etc.) subject to the review and approval of the Public Works Department per SBMC §22.60.090. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.
2. **Complete Public Improvements.** Public improvements, as shown in the improvement plans, including utility service undergrounding and installation of street trees.
3. **Cross-Connection Inspection.** The Owner shall request a cross connection inspection by the Public Works Water Reclamation/Cross Connection Specialist.
4. **Fire Hydrant Replacement.** Replace existing nonconforming type fire hydrant(s) with commercial-type hydrant(s) described in Standard Detail 6-003.1 Paragraph 2 of the Public Works Department Standard Details.
5. **Manholes.** Raise all sewer and water manholes on easement to final finished grade (if any)
6. **Noise Measurements.** Submit a final report from a licensed acoustical engineer, verifying that interior and exterior area noise levels are within acceptable levels for residential and/or commercial uses, as appropriate, as specified in the Noise Element. In the event the noise is not mitigated to acceptable levels, additional mitigation measures shall be recommended by the noise specialist and implemented subject to the review and approval of the Building and Safety Division and the Architectural Board of Review (ABR) if applicable. (N-3)
7. **Existing Street Trees.** Submit a letter from a qualified arborist, verifying that the existing street tree(s) have been properly pruned and trimmed.
8. **Mitigation Monitoring Report.** Submit a final construction report for mitigation monitoring.
9. **Evidence of Private CC&Rs Recordation.** Evidence shall be provided that the private CC&Rs required in Section C.6.a and D.4. have been recorded.

- J. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party legal challenge to the City Council's denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively "Claims"). Applicant/Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.

Applicant/Owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of the City Council denial of the appeal and approval of the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Owner fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City's sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorney fees, expenses, and costs of that independent defense.

NOTICE OF APPROVAL TIME LIMITS:

The Planning Commission's) action approving the Conditional Use Permit, Modification, Performance Standard Permit, or Variance shall terminate two (2) years from the date of the approval, per Santa Barbara Municipal Code §28.87.360, unless:

1. An extension is granted by the Community Development Director prior to the expiration of the approval; or
2. A Building permit for the use authorized by the approval is issued within and the construction authorized by the permit is being diligently pursued to completion and issuance of a Certificate of Occupancy.
3. The approval has not been discontinued, abandoned or unused for a period of six months following the earlier of (a) an Issuance of a Certificate of Occupancy for the use, or (b) two (2) years from granting the approval.

If multiple discretionary applications are approved for the same project, the expiration date of all discretionary approvals shall correspond with the longest expiration date specified by any of the discretionary applications, unless such extension would conflict with state or federal law. The expiration date of all approvals shall be measured from date of the final action of the City on the application, unless otherwise specified by state or federal law.

NOTICE OF DEVELOPMENT PLAN TIME LIMITS:

The development plan approved, per Santa Barbara Municipal Code §28.87.350, shall expire four (4) years from the date of approval unless:

4. A building or grading permit for the work authorized by the development plan is issued prior to the expiration date of the approval.
5. A time extension is granted by the Staff Hearing Officer for one (1) year prior to the expiration date of the approval, only if it is found that there is due diligence to implement and complete the proposed project. No more than one (1) time extension may be granted.

NOTICE OF TENTATIVE SUBDIVISION MAP (INCLUDING NEW CONDOMINIUMS AND CONDOMINIUM CONVERSIONS) TIME LIMITS:

The Planning Commission's action approving the Tentative Map shall expire three (3) years from the date of approval. The subdivider may request an extension of this time period in accordance with Santa Barbara Municipal Code §27.07.110.

This motion was passed and adopted on the 5th day of November, 2009 by the Planning Commission of the city of Santa Barbara, by the following vote:

AYES: 5 NOES: 0 ABSTAIN: 0 ABSENT: 2 (Bartlett, Larson)

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

THIS ACTION OF THE PLANNING COMMISSION CAN BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) DAYS AFTER THE DATE THE ACTION WAS TAKEN BY THE PLANNING COMMISSION.

V. NEW ITEM:

ACTUAL TIME: 4:34 P.M.

RECUSALS: To avoid any actual or perceived conflict of interest, Commissioner Bartlett recused himself due to the involvement of his architectural firm with the project.

APPLICATION OF JARRETT GORIN, AGENT FOR 803 N MILPAS STREET LLC, 803 N MILPAS STREET, 031-042-028 COMMERCIAL (C-2) ZONE DISTRICTY, GENERAL PLAN DESIGNATION: GENERAL COMMERCE (MST2006-00510)

The proposed project consists of a mixed use development containing five mixed use residential/commercial condominiums, one live/work unit, two residential units and one commercial condominium. The development would be split among three buildings totaling 19,886 net square feet. The overall height of the proposed development would be between 37 feet and 38 feet, 6 inches. Parking would be located within eight two-car garages and on the interior of the lot for a total of 26 parking spaces. Access to the garages and parking lot would be via a driveway from De la Guerra Street, located between two of the buildings. Pedestrian access to the site would also be provided from Milpas Street. A landscaped area would be provided in the northwest corner of the site, behind the open parking. An area along the northern property line has been reserved for the location of secured remediation equipment, if required.

The discretionary applications required for this project are:

1. A Tentative Subdivision Map for a one-lot subdivision with nine condominium units (eight residential, one commercial) per SBMC Chapters 27.07 and 27.13;
2. A Modification to allow less than the required number of parking spaces (SBMC §28.92.110.A.1); and
3. A Development Plan to allow the construction of 2,851 net square feet of nonresidential development on APN 031-042-028 (SBMC §28.87.300).

The Planning Commission will consider approval of the Negative Declaration prepared for the project pursuant to the California Environmental Quality Act Guidelines Section 15074.

Case Planner: Peter Lawson, Associate Planner
Email: PLawson@SantaBarbaraCA.gov

Peter Lawson, Associate Planner, Michael Berman, Environmental Analyst; Steve Foley, Supervising Transportation Planner; and Chelsey Swanson, Associate Transportation Planner were in attendance.

Peter Lawson gave the Staff presentation.

Jarrett Gorin, Vanguard Planning, representing the property owner, gave the Applicant presentation.

Chair Larson opened the public hearing at 4:57 P.M. and, with no one wishing to speak, closed the hearing.

Chelsey Swanson, Assistant Transportation Planner, clarified for the Planning Commission the sidewalk dimensions as required in the Pedestrian Master Plan.

In response to an alternative for increasing the sidewalk width into the existing right-of-way, Staff responded to the Commission's questions about the current traffic levels on Milpas Street and the likelihood of reducing lanes may not be possible.

The Commissioners made the following comments:

1. Commissioner White would like to see smaller units.
2. Commissioner Larson commented on her preference for sidewalk amenities, such as a parkway, and also commented on any reduction to bike lanes would impact the city's ability to be a bicycle-friendly city.
3. Commissioners Thompson and Lodge said that we need to be consistent with our Pedestrian Master Plan. The proposed mid-block bulb out configurations have implications later for parking and bicycles. Concerned with the pedestrian element on the Milpas Street frontage, otherwise, likes the project.

Chair Larson and Mr. Vincent discussed the options available to the applicant to address the issue of the sidewalk along Milpas Street. Chair Larson provided the option to the applicant of denying the project or continuing the project and working with staff to arrive at an acceptable solution for the proposed sidewalk on Milpas Street. After considering the option with the project owner, Mr. Gorin requested a continuance to address the sidewalk dimension. Chair Larson asked the applicant to stay within compliance of the Pedestrian Master Plan.

MOTION: White/Lodge

Assigned Resolution No. 032-09

Adopt the Final Mitigated Negative Declaration and continue the project to October 1, 2009.

This motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 0 Absent: 3 (Bartlett, Jacobs, Jostes)

VI. ADMINISTRATIVE AGENDA

ACTUAL TIME: 5:27 P.M.

Commissioner Bartlett returned to the dais at 5:28 P.M.

is more similar to elementary and secondary schools than community colleges or other educational institutions geared for adults; and finds the 2 W. Mission Street dispensary in violation of SBMC §28.80.060.C., because it is located less than 500 feet from a school, and revoke the MCDP approved by the Staff Hearing Officer on September 9, 2009.

This motion carried by the following vote:

Ayes: 3 Noes: 2 (Bartlett, Jostes) Abstain: 0 Absent: 1 (Jacobs, Larson)

Chair Thompson announced that there is no appeal period and called for a recess at 2:59 P.M.

Chair Thompson resumed the meeting at 3:20 P.M. Commissioner Jacobs returned to the dais after the break.

V. **CONTINUED ITEM:**

ACTUAL TIME: 3:21 P.M.

RECUSALS: To avoid any actual or perceived conflict of interest, Commissioner Bartlett recused himself due to his architectural firm working on the project and left the dais at 3:22 P.M.

APPLICATION OF JARRETT GORIN AGENT FOR 803 N MILPAS STREET LLC, 803 N MILPAS STREET, 031-042-028 COMMERCIAL (C-2) ZONE DISTRICTY, GENERAL PLAN DESIGNATION: GENERAL COMMERCE (MST2006-00510)

The proposed project consists of a mixed use development containing five mixed use residential/commercial condominiums, one live/work unit, two residential units and one commercial condominium. The development would be split among three buildings totaling 19,886 net square feet. The overall height of the proposed development would be between 37 feet and 38 feet, 6 inches. Parking would be located within eight two-car garages and on the interior of the lot for a total of 26 parking spaces. Access to the garages and parking lot would be via a driveway from De la Guerra Street, located between two of the buildings. Pedestrian access to the site would also be provided from Milpas Street. A landscaped area would be provided in the northwest corner of the site, behind the open parking. An area along the northern property line has been reserved for the location of secured remediation equipment, if required.

The discretionary applications required for this project are:

1. A Tentative Subdivision Map for a one-lot subdivision with nine condominium units (eight residential, one commercial) per SBMC Chapters 27.07 and 27.13;
2. A Modification to allow less than the required number of parking spaces (SBMC §28.92.110.A.1);

3. A Development Plan to allow the construction of 2,851 net square feet of nonresidential development on APN 031-042-028 (SBMC §28.87.300); and
4. Design Review by the Architectural Board of Review (ABR).

The Planning Commission will consider approval of the Negative Declaration prepared for the project pursuant to the California Environmental Quality Act Guidelines Section 15074.

Case Planner: Peter Lawson, Associate Planner

Email: PLawson@SantaBarbaraCA.gov

Peter Lawson, Associate Planner, gave the Staff presentation, joined by Steve Foley, Supervising Transportation Planner.

Jarret Gorrin, Vanguard Planning, gave the Applicant presentation.

Applicant expressed concern that the project was subject to the updated inclusionary fees, which was adopted after the project was deemed complete. N. Scott Vincent, Assistant City Attorney, stated that under the Subdivision Map Act if a project is deemed complete prior to any changes to an ordinance or a new ordinance, then the project is not subject to those changes. Therefore the project was not subject to the inclusionary housing fees and the condition of approval requiring the payment of fees shall be removed.

Chair Thompson opened the public hearing at 3:47 P.M. and, with no one wishing to speak, closed the hearing.

Commissioner Jostes was not present at the August 20, 2009 Planning Commission meeting, but reviewed the meeting video and felt qualified to participate in the Commission's decision.

The Commissioners made the following comments:

1. Commissioners White and Lodge appreciated the work done on widening the sidewalk and the elimination of the mid-block bulb-out.
2. Commissioners Lodge, Jacobs, and Jostes would like to see 3' of planters and a zero inch curb.
3. Commissioner Jacobs supports the project and thinks that it sets a new standard for Milpas Street.

MOTION: Jacobs/Lodge

Assigned Resolution No. 043-09

Approved the project, making the findings for the Tentative Subdivision Map, Development Plan, and Modification as outlined in the Staff Report, subject to the Conditions of Approval in Exhibit A of the Staff Report with the following revisions to the Conditions of Approval: 1) Eliminate the Inclusionary Housing Fees and delete Condition D. 15 and Condition F.8.; and 2) Return language D.2.a and D.14 to previous language allowing for a larger planter along the Milpas Street portion of the building.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Bartlett, Larson)

Chair Thompson announced the ten calendar day appeal period.

VI. ADMINISTRATIVE AGENDA

ACTUAL TIME: 3:56 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

Danny Kato reported on the Staff Hearing Officer meeting held on November 3, 2009.

2. Other Committee and Liaison Reports

Commissioner Thompson reported on two recent Transportation events: Hot Springs Roundabout and Ground Breaking Ceremony on Airport Terminal.

B. Action on the review and consideration of the following Draft Minutes and Resolutions listed in B.3. of this Agenda:

a. Draft Minutes of September 17, 2009

b. Resolution 037-09
617 Bradbury Avenue

c. Draft Minutes of October 1, 2009

d. Draft Minutes of October 8, 2009

e. Resolution 038-09
520 E. Yanonali Street

f. Resolution 039-09
705 Norman Firestone Road

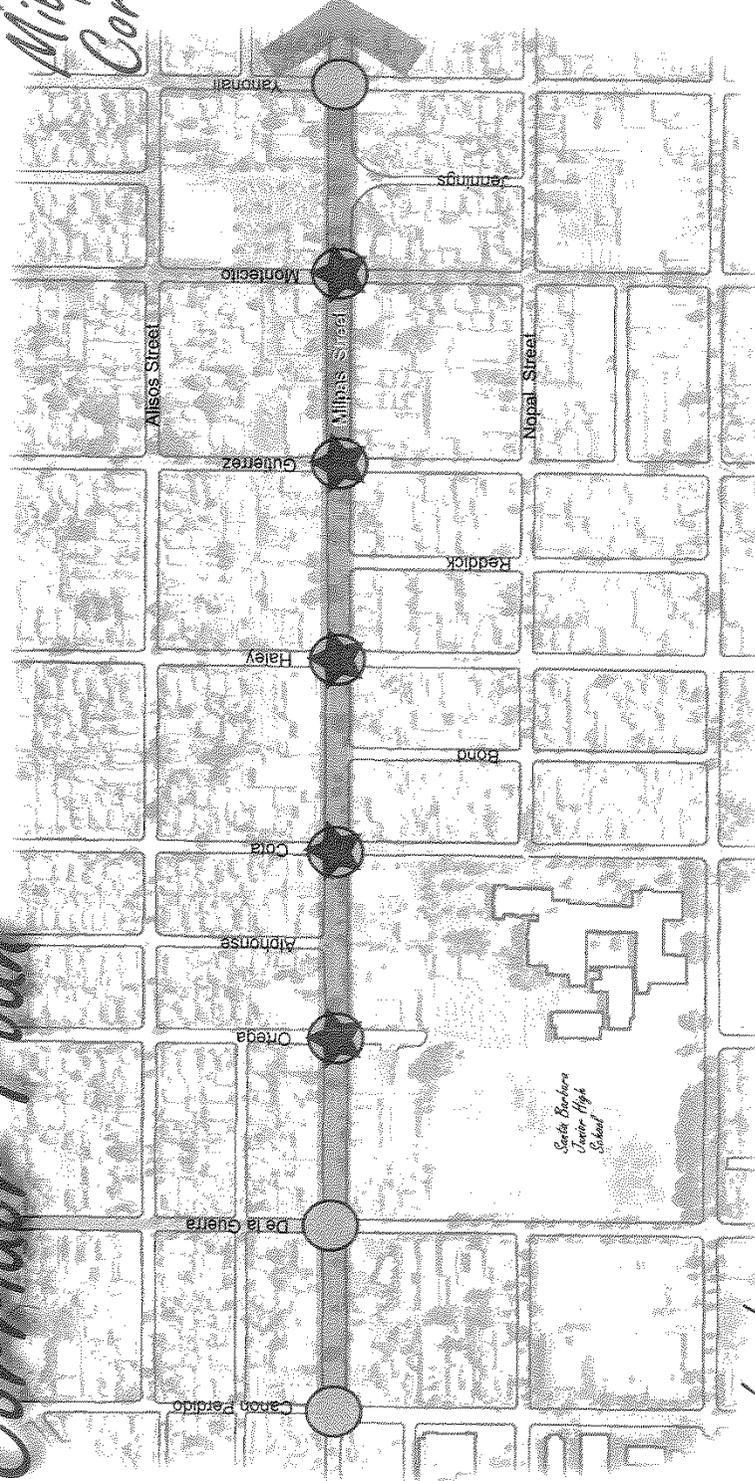
g. Resolution 040-09
1712 Anacapa Street

Map V-12

Milpas Street Corridor North

The Milpas Street Corridor stretches along Milpas Street from Cabrillo Boulevard to Canon Perdido Street. The Northern Corridor consists of Milpas Street between Yanonali and Canon Perdido. Statistics show a significant number of pedestrian-involved crashes along the Milpas Street Corridor, as well as high amounts of pedestrian activity. Pedestrian capital improvements in this area will facilitate pedestrian movement across intersecting streets and Milpas.

Corridor Plan



Legend

Intersection Enhancements - May Include:

- * Advanced Stop Bars
- * Curb Extensions
- * Reconfigured Intersections
- * Eliminating/Adding Pedestrian Buttons

Corridor Plan Area

High Pedestrian Collision Area

Missing Sidewalks

* Wall Signal

* Four ADA Ramps

* High Visibility Crosswalks

* Signage

CITY OF SANTA BARBARA



January 27, 2004

PLANNING + DESIGN

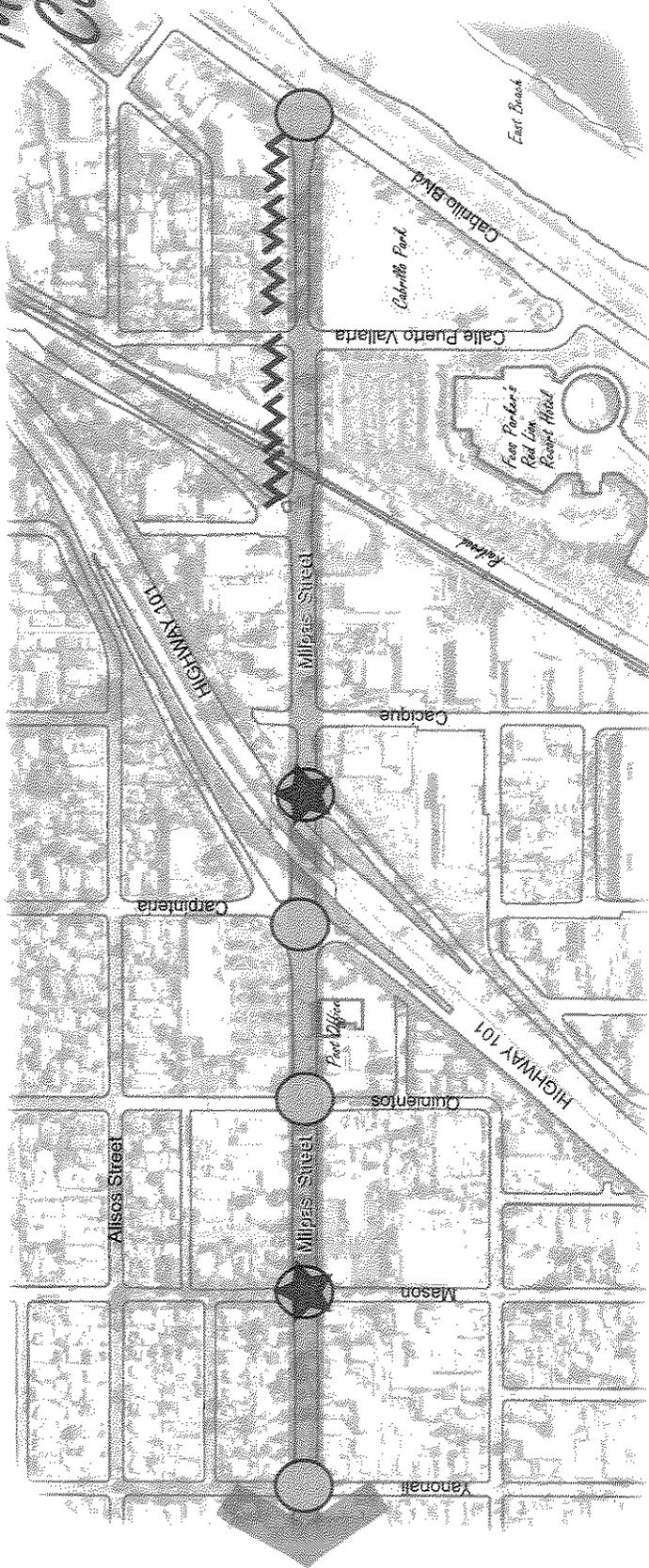
Citywide Environmental Planning Group

Corridor Plan

Map V-13

Milpas Street Corridor South

The Milpas Street Corridor stretches along Milpas Street from Cabrillo Boulevard to Canon Perdido Street. The Southern Corridor consists of Milpas Street between Cabrillo and Yanonali. Milpas Street Corridor serves the east side neighborhoods with retail establishments. The pedestrian capital improvements in this zone will facilitate pedestrian movement across Milpas Street, as well as across intersecting streets.



Legend

Intersection Enhancements - May Include:

- * Advanced Stop Bars
- * Curb Extensions
- * Reconfigured Intersections
- * Eliminating/Adding Pedestrian Buttons

- * Walk Signal
- * Four ADA Ramps
- * High Visibility Crosswalks
- * Signage

Corridor Plan Area

High Pedestrian Collision Area

Missing Sidewalks



CITY OF SANTA BARBARA



March 27, 2005

City of Santa Barbara
Planning + Design

CORRESPONDENCE FROM THE PUBLIC

Pear City Council,

1-25-10

650 Miramonte Rd
Santa Barbara,
Calif 93109

This appeal should definitely be upheld. Never ever allow the huge mixed-use complex on this pristine Bumpdown site. A 12,000 year old Redwood tree Building was demolished and the chemical waste dump aspect is prevalent. Never ever re-mechate as it is 40' deep. Never uncover the nuclear waste dump way down in the ground. All is best if it is left without people living & working on the ground level or elsewhere - or at any level. Never build the project. He was asked to build because it was over-contaminated. It doesn't need to be done, Don't have others build here either - Be well - Don't ever touch the area. Contractors would get diseases if they work here at all - keep all away from the site. 50-100 years - or on + on - Dissolve - Stop the project, never allow contamination. It destroyed 25 villages - 60 remain - let all remain. Let the trees grow back on their own.

#19,803 N Miramonte
Appeal of Mixed
Use development
- continued -

Please read
at the Hearing
etc 1-26-10

Thank
you

60 people
90 people
100 people
90 people

Sincerely

Paula Westbury
PAULA WESTBURY

Thank you

RECEIVED

2010 FEB 16 AM 8:54

CITY OF SANTA BARBARA
CITY CLERK'S OFFICE

February 11, 2010

City of Santa Barbara, Clerk
P.O. Box 1990
Santa Barbara, CA 93102

Re: Rick Feldman Letter of Appeal

Dear Planning Commissioners:

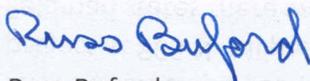
This letter is written in opposition to Mr. Rick Feldman's appeal of the Planning Commission's approval of the mixed use project at 803 North Milpas.

I have been employed for a number of years to a company only one block from the approved project at 803 N. Milpas and wish to take exception with some of his reasons for appeal. Mr. Feldman states there will be "an adverse effect on the many businesses in the area – and beyond, causing drivers to seek alternate routes and destinations in order to avoid Milpas Street congestion and inadequate parking." He, however, does not support this contention with any facts. It is inconceivable to me that the impact of this project could have any effect on either the congestion or parking as he states.

The next point I would take exception to is that the addition of bulb-outs (he calls them "Very Large") will result in restricted traffic flow, reduced number of parking spaces and increased accidents along Milpas Street. There is no proof that these devices "have created unsafe impediments to traffic flow, pedestrian and cyclist safety throughout our community" as Mr. Feldman contends. I have personally driven on Milpas Street as well as driven from, and onto, Canon Perdido at Milpas Street since their inception and found the bulb-outs at this location to be both easy to deal with and a safer alternative for pedestrians than other street corners along Milpas.

I strongly support any efforts that will have the effect of reducing the speed of traffic and its resultant safety for both bicyclists and pedestrians and urge the denial of Mr. Feldman's appeal.

Sincerely,



Russ Buford
805 450-1597

12 March 2010

City Council
City of Santa Barbara
Re: Proposed Mixed Use Development
Application #MST2006-00510
803 N. Milpas St.

Council Members,

I am writing in support of the street improvements incorporated into the design of the proposed project at 803 N. Milpas St. The use of curb bulb-outs at street intersections and crosswalks is proven to increase safety for pedestrians by shortening crossing distances, and calms traffic by visually narrowing the street. This device, in concert with landscape and paving elements, contributes to a more pleasant streetscape for pedestrians and drivers alike. My work with the Mesa Architects, a volunteer neighborhood planning group, has led to similar proposals for bulb-outs along Cliff Drive to achieve these ends.

Contrary to the opinion of those opposed to these devices, bulb-outs do not reduce parking spaces significantly since they generally occur at crosswalks where no parking would be allowed. A well designed bulb-out does not reduce traffic lane widths, or exclude space for bicycle lanes, but must take into consideration the requirements of large vehicles making right turns.

As I work near Milpas and Canon Perdido Streets, I frequently walk and drive past the project site. I've found the similar improvements made at Canon Perdido Street to be justified and well received. Please continue to encourage these types of street improvements as opportunities become available. They enhance our environment and help rebalance the auto-centric focus of our streets in favor of pedestrians.

Sincerely,

Jeffrey King
Architect
607 Miramonte Drive
Santa Barbara
93109
805.705.0268

Rodriguez, Cyndi

From: lhurley99@gmail.com on behalf of Liz Hurley [ehurley@heraconsulting.com]

Sent: Tuesday, March 16, 2010 11:47 AM

To: Rodriguez, Cyndi

Cc: Courtney Dietz

Subject: Regarding curb bulb-outs at the 803 N. Milpas project

To: Cyndi Rodriguez

cc: Courtney Dietz

Dear Ms. Rodriguez,

I am writing to urge the city to approve the proposed pedestrian safety features, i.e. curb bulb-outs at the 803 N. Milpas project.

I live and work in the Milpas street area, and I regularly walk, run and drive there. My family members also use the bus stops in the area. There are several reasons to approve the bulb-outs and to focus on pedestrian safety rather than vehicular traffic convenience:

1. The vehicular traffic is often heavy and uses excessive speed - curbing that seems practical.
2. Milpas has several several crosswalks with no accompanying stop sign or traffic light.
3. Motorists have poor visivility of pedestrians all along Milpas.
4. As the area is the location of several schools, bus stops, stores and businesses, shouldn't greater attention be given to the accompanying foot traffic?

I look forward to your support of these safety measures.

Sincerely,

Elizabeth Hurley
404 N. Soledad St,
Santa Barbara, CA 93103

3/16/2010

Rodriguez, Cyndi

From: courtney.coast@gmail.com on behalf of Courtney Dietz [Courtney@coast-santabarbara.org]
Sent: Tuesday, March 16, 2010 8:48 AM
To: Theresa Pena
Cc: Rodriguez, Cyndi
Subject: safety for walkers on Milpas

Theresa,
Thank you so much for your previous letter of support for the curb extensions at 803 N Milpas. I agree with you: this area has a lot of walkers and anything we can do to improve it should be done.

Unfortunately, there are some very persistent and very vocal people that don't agree and the issue is really getting heated. It is SO important to have supporters TELL the City Council how important these improvements are at the meeting. I know it's difficult for more people as it is the middle of the day but would you be able to attend in support (3/23 at 2 pm)?

At the very least would you resend your letter (or write a new one, as it's better to come from you then me) to CMRodriguez@santabarbaraca.gov?

And if there are other neighbors or businesses that you think would support walking safety along Milpas, PLEASE let me know as we need their support as well.

Courtney

--
Courtney Dietz
COAST - www.COAST-SantaBarbara.org
Director - Santa Barbara Walks
805.875.3562

3/16/2010

Rodriguez, Cyndi

From: Ken Tompetrini [ken_tompetrini@msn.com]
Sent: Wednesday, March 17, 2010 9:18 AM
To: Schneider, Helene; Francisco, Dale; Hotchkiss, Frank; House, Grant; Self, Michael; White, Harwood "Bendy" A.; Williams, Das
Cc: Rodriguez, Cyndi
Subject: 803 N. Milpas Curb Extension

To: Mayor and Council Members

Concerning the proposed development at 803 N. Milpas St, I am opposed to any curb extension and the resulting narrowing of Milpas and De la Guerra streets.

As a long time resident of the lower Riviera area, I travel on Milpas regularly. The lining of the street has created a four lane road with lanes that are unquestionably narrow. With our too large MTD buses and other trucks barely fitting into a single lane, we already have potential safety issues for vehicle traffic, cyclists and pedestrians. Making the road narrower makes no sense. Since it is California law that vehicle traffic must stop when pedestrians enter cross walks, the width of the street should not be a factor. What documented evidence supports the purported improvements in pedestrian safety that bulbouts bring? The bulbouts at the intersection of Milpas and Canon Perdido already represent potential safety issues since large vehicles cannot safely turn from Milpas onto Canon Perdido without swinging out of the right turn lane into the through traffic lane. The proposed mammoth bulbouts at De la Guerra and Milpas, as could be seen by the chalk markings at Monday's news conference, show that not only that street narrowing will occur, but the very same pedestrians that bulbouts are supposed to protect will be put in harm's way and bicycle riders will be forced into the vehicle traffic. Why not add pedestrian crossing signals instead which will proactively aide pedestrians.

We do not need any more obstacles to vehicle, cycle or pedestrian safety created by our transportation planning personnel. I suggest you spend some time at these bulbout intersections and see firsthand the impact on traffic flow and safety.

Again I strongly urge that no curb extension be implemented as part of the proposed development at 803 N. Milpas and that the appeal to the Planning Commission ruling be upheld.

Sincerely

Dr. Ken Tompetrini

3/17/2010

Rodriguez, Cyndi

From: S.M.Wenz [S.M.Wenz@FIInternational.net]
Sent: Wednesday, March 17, 2010 9:40 AM
To: Rodriguez, Cyndi
Subject: Milpas Bulbouts - 803 Milpas - Appeal
 Please acknowledge receipt of this email - Thanks

To: Mayor Schneider & City Council
 City of Santa Barbara

FROM: Scott Wenz
 Property Manager Santa Barbara High School area

Re: Bulbouts on Milpas Street - 803 Milpas - 23 March 2009, In favor of the appellant

Bulbouts on the streets of Santa Barbara have been proven dangerous to bicycle riders and create dangerous right turn conditions at intersections, without producing "any" statistical proof of increased pedestrian use on sidewalks. Removal of the proposed bulbouts at the Condo project at Milpas and De la Guerra is in the best interests of (a) pedestrians, (b) bicyclist, and (c) safe vehicle flow.

Addressing the above items:

(a) The question of **pedestrian safety** was brought before the TCC, the Planning Commission, and the City Council of the City of Santa Barbara by the organization Cars Are Basic, Inc.(tm) half a decade back. When "Staff" and supporters of these devices were queried regarding safety claims (and more importantly statistical data) backing their claims, the answer was vague references to studies with no supporting numbers. Statistical evidence is critical when making decisions of this nature and none has been produced. At the same time *a significant large cohort study was published in the prestigious international journal Medicine & Science in Sport and Exercise regarding pedestrian activity*. The sole item confirming increased pedestrian activity, was safe travel conditions from **criminal elements**. No other observed or indicated item in this study was of significance, including sidewalk design or condition. This study was conducted in part as a response to questions of pedestrian use and urban planning.

If these devices were safe they would be recommended at hazardarounds (commonly referred to as roundabouts). The Federal Guidelines for Pedestrian Safety state to make these intersections safe the standard corners need to be sculpted out forming both an inner and outer circle, **not creating a bulbout intrusion into the intersection**. The cross walks should then be placed a minimum of 25 feet behind the intersection thus giving both pedestrians and vehicles safe travel, and addressing the issue of line of sight by both groups.

The bulbouts created at the intersection of Alta Vista and Anapamu were designed to give students a safe crossing at this corner. Specifically they were to stop the mid-street crossing by students going to the bus stop on Anapamu. Students being students, this activity has not stopped! The bulbouts have created additional congestion on Anapamu creating more noise and pollution. Working a block from this intersection I constantly see kids pushing others (as

3/17/2010

students do) and have seen them pushed into the intersection from the bulbouts making them at greater risk of accidents.

A classic example of the dangers of these devices to pedestrians happened at the corner of State and Haley. This intersection was designated as the first main street bulbout conversion. Just prior to this item coming before the City Council, there was a significant accident forcing two of the 3 vehicles involved onto the side walk. If there were pedestrians waiting on a bulbout they would have been injured. A couple of tons of steel vs. humans is no match. Mayor Miller seeing truth of this led council to vote against this conversion. State and Haley is a large intersection with very heavy pedestrian use on weekends and holidays similar to the claims by staff of Milpas / De la Guerra.

(b) Bulbouts are dangerous for **bicyclists**. The DMV Code states, vehicles not capable of maintaining speed must travel to the right of the road. Bulbouts do not give this option to a bicycle. This makes biking very dangerous. As a bicyclist for the past 60 years traveling 50 some miles a week, I urge you not impose these devices on the streets. I have experienced may close calls from vehicles at bulbout locations, and as a result, do everything I can do to avoid these intersections. In conversation with bicycle patrol officers they have expressed the same concerns.

(c) **Safe vehicle flow** is hampered with bulbout construction. Traffic Staff has clearly stated their intent is to use bikes (see "b" above) as traffic calming devices. The intent is to force ~180 pounds of bike and rider into traffic, mixing with tons of cars, this is dangerous. As stated the intent is to then force vehicle to slow.

Bulbouts are dangerous to emergency response and emergency vehicle travel as well as standard large vehicles. When these devices were proposed for Chapala Street, then Councilman Seacord, questioned turn radius and emergency right hand move of vehicles. Staff answer was, the intent other than pedestrian encouragement, was to force wide turns. Turns staff admitted would then make street travel more difficult and less safe. Code states when emergency vehicles in Code 3 mode (siren & lights) approach traffic is required to pull to the right. These obstructions make this difficult at best. In this same Council meeting staff confirmed this planning was in preparation of "narrowing Chapala St." It is obvious this is the ongoing situation on Milpas. (Additional note staff created a Brown Act Violation at this meeting with this plan as was confirmed by remarks of former Councilwoman Falcone during the council session.)

The former Milpas Merchant Association was guaranteed in exchange for their help, with sidewalk landscape improvements and additional lighting, there would be no move or action taken to narrow this vital commercial corridor. Staff is well aware of the 600 plus signature petition circulated by the organization Cars Are Basic, Inc.(tm) calling for **no changes to capacity or configuration of Milpas**. As then President of CAB I both helped create the petition, organize local east side businesses, and personally walked many of the residences and businesses collecting signatures. Conditions have not changed and the vast majority on the lower east side continue their support of that petition.

A constantly heard statement by Traffic Staff is, "bulbouts do not interfere with traffic lanes." From all objective evidence it would appear staff has completely missed the point. Intersections (by their name alone) are just that, intersections of traffic lanes with completely different purposes than vehicle travel along a singular direction and defined space. It is not a difficult concept and is easily observable. Vehicles at intersections move left / right and turn. When people become fixated on just one aspect of traffic management they lose this perspective. It appears the City has lost perspective here.

In the past 15 years, studying conditions of transportation (pedestrian, vehicle, bicycle, rail, etc.) including Federal Guidelines, small and large studies, accident causes and remedies, it has become obvious most of the City of Santa Barbara's policy and implementation for bikes and pedestrian use has spectacularly failed. 45 years as an Exercise Science professional encouraging physical activity as well as teaching give me a unique insight. These devices will not increase pedestrian activity, are an unnecessary burden on the developer, and will create adverse vehicle and commercial conditions.

I spent many years in this neighborhood with my grandparents who lived on and operated rental property I now manage. I travel Milpas at the intersections of both Canon Perdido and De la Guerra, weekly and sometimes daily. **There is no need for this design. The four way traffic lights provide a completely safe four way controlled intersection for pedestrian safety.** I urge you to uphold the appeal.

Scott Wenz
42 San Roque Rd.
Santa Barbara, CA 93015
(805) 687-1832



Agenda Item No. _____

File Code No. **440.05**

CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: March 23, 2010

TO: Mayor and Councilmembers

FROM: Employee Relations, Administrative Services

SUBJECT: Conference With Labor Negotiator

RECOMMENDATION:

That Council hold a closed session, per Government Code Section 54957.6, to consider instructions to City negotiator Kristy Schmidt, Employee Relations Manager, regarding negotiations with the Police Officers Association, the Police Managers Association, the General Bargaining Unit, the Treatment and Patrol Bargaining Units, the Firefighters Association, the Hourly Bargaining Unit, and the Supervisory Employees Association, and regarding discussions with unrepresented management and confidential employees about salaries and fringe benefits.

SCHEDULING: Duration, 15 minutes; anytime

REPORT: None anticipated

PREPARED BY: Kristy Schmidt, Employee Relations Manager

SUBMITTED BY: Marcelo Lopez, Assistant City Administrator

APPROVED BY: City Administrator's Office



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: March 23, 2010

TO: Mayor and Councilmembers

FROM: Housing and Redevelopment Division, Community Development Department

SUBJECT: Community Development And Human Services Committee Funding Recommendations For Fiscal Year 2011 And Housing And Urban Development Consolidated Action Plan

RECOMMENDATION: That Council:

- A. Approve the funding recommendations of the Community Development and Human Services Committee for Fiscal Year 2011 Community Development Block Grant (CDBG) and Human Services funds;
- B. Authorize the Community Development Director to negotiate and execute agreements implementing the funding recommendations, subject to the review and approval of the City Attorney;
- C. Authorize the City Administrator to sign all necessary documents to submit the City's 2010-2014 Consolidated Plan and 2010 Action Plan to the Department of Housing and Urban Development (HUD); and
- D. Remove the Third Priority for Human Services funding applications (programs that seek to enhance the quality of life of persons whose basic needs are already met).

DISCUSSION:

Each year since 1975 the City has applied to the U.S. Department of Housing and Urban Development (HUD) for Community Development Block Grant (CDBG) Entitlement funds. The funds are made available to the City to undertake specific eligible projects and programs that develop a viable urban community by providing decent housing and a suitable living environment. In particular, these funds are required to be used for programs that principally benefit low to moderate-income persons. The City also makes available additional monies from the General Fund to support human services programs that provide direct social services to low income city residents.

Community Development and Human Services Committee Funding Recommendations

The recommendations in this report are for CDBG and Human Services funding for Fiscal Year 2011.

The combined application for CDBG and Human Services funds was available to the public on November 2, 2009. An announcement was mailed to all agencies that expressed an interest in applying this past year or applied for funding in the past two years. In addition, advertisements appeared in the *Daily Sound* and the *Santa Barbara News Press*, a news release was disseminated to the local media and an announcement and application were posted on the City of Santa Barbara's website informing the public of the availability of applications and the orientation workshop. An orientation technical assistance workshop was held for all prospective applicants on November 12, 2009.

Seventy-four applications were submitted by the deadline of December 16, 2009, which represents a decrease of three applications from last year. One applicant subsequently withdrew its application. The 73 remaining applicants requested a total of \$2,843,131, which exceeds the estimated available funding by approximately \$932,000. Staff and the Community Development and Human Services Committee (CDHSC) reviewed all of the applications and interviewed each applicant. In all, the CDHSC invested over 200 hours interviewing and deliberating on this year's applications. The CDHSC developed funding recommendations on the basis of the written applications, program presentations, interviews and group deliberations. The CDHSC gave significant consideration to the Funding Criteria and Priorities adopted by Council on October 27, 2009. Detailed descriptions of the combined funding application criteria, as well as funding priorities for both CDBG and Human Services, can be found on pages four through six of the CDHSC Report on Funding Recommendations FY 2010-2011. This report is available for public review on the City's web page (www.SantaBarbaraCa.gov) and in the office of the City Clerk, Main Public Library and the Community Development Department. The Draft HUD 2010-2014 Consolidated Plan is also available for public review at the above locations.

The CDHSC continued to ensure that their recommendations for funding followed the funding priorities set by Council. The 1st Priority consists of programs that help meet basic emergency human needs and programs that directly relate to City-initiated collaborative efforts, such as the South Coast Gang Task Force and the Strategies to Address Community Issues Related to Homelessness in the City of Santa Barbara. The 2nd Priority consists of programs that are preventative in nature and/or promote the highest degree of functioning the individual is capable of achieving. The 3rd Priority consists of programs that seek to enhance the quality of life of persons whose basic needs are already met. There were no applications in the 3rd priority this year and there have been no 3rd priority applications funded in the past 15 years. Therefore, staff is recommending that the 3rd priority be removed

With a large number of applications this year, the CDHSC had to make some tough decisions. They were able to recommend funding for only 49 of the 57 applications in the Public/Human Services category. Eight programs that demonstrated either an extraordinary need or expansion of services were recommended for increases. Twenty-two programs were recommended for the same funding as last year. In order to fund seven new applications, the CDHSC recommended decreases for 12 programs, and no funding was recommended for eight programs, including one that received funding last year.

Eleven of the 14 applications in the Capital category were recommended for funding. These include five projects that are part of the City Target Area Neighborhood Improvement Program (CTANIP). This program targets those neighborhoods in the City with the highest proportion of low-income households, population density, over-crowding, renter occupancy ratio, crime rates and sub-standard structures. Three applications in the administrative category are also recommended for funding. Applicant agencies have been notified of their individual recommendations.

2010-2014 Consolidated Plan:

Santa Barbara's HUD mandated 2010-2014 Consolidated Plan (CP) constitutes the City's strategic vision for housing and community development for a five-year period. Included in this CP is the City's 2010 Consolidated Action Plan, which proposes specific identifiable benchmarks for measuring progress in realizing the City's vision. It acts as the City of Santa Barbara's application to HUD for both Community Development Block Grant and HOME Investment Partnership Program funds for Fiscal Year 2011.

BUDGET/FINANCIAL INFORMATION:

Due to a delay in the receipt of our CDBG Funding Allocation for Fiscal Year 2011, the CDHSC approved their funding recommendations based on an estimated 5% increase, or \$1,131,123, of new CDBG entitlement funds. There will also be \$76,564 of reprogrammed funds available, which when added to the entitlement, provides an estimated total of \$1,207,687 for the Fiscal Year 2011 CDBG program, \$169,668 of which will be available for Public Services.

The City of Santa Barbara has provided funds for local agencies to provide essential social services for many years. In the proposed Fiscal Year 2011 City General Fund budget, Human Services funding is recommended at \$703,256, which is the same as the current fiscal year.

Under the combined funding process, the City's Human Services funds of \$703,256 are combined with CDBG funds available under the Public Services category of \$169,668, for a total of \$872,924 in this category. The CDBG funds available for Capital Projects total \$761,794. The remaining CDBG funds are allocated for administration/fair housing and Rental Housing Mediation Task Force.

Because the City has not yet received an official CDBG funding announcement from the Department of HUD, the CDHSC added funding contingencies to their recommendations, as follows:

- HUD Decrease in Funds
 - Public/Human Services – Reduce/eliminate funding for lowest rated 2nd priority programs, as necessary.
 - Capital – Eliminate/reduce, as necessary, funding for the Cabrillo Ballfield Fence, Housing Rehabilitation, and the Ortega Park Restrooms.

- HUD Increase in Funds
 - Public/Human Services – Increase funding to Legal Aid by \$3,000, then increase highest rated 1st priority programs by \$1,000 each until funds are gone or a program is fully funded.
 - Capital – Increase funding for the Ortega Park Restrooms and Access Ramps, as necessary, until fully funded. Any additional funds would be reprogrammed to Fiscal Year 2012.

****The Community Development and Human Services Committee (CDHSC) Report on Funding Recommendations FY 2010-2011 and the City's Draft 2010-2014 Consolidated Plan and 2010 Action Plan are available for public review on the City's web page (www.SantaBarbaraCa.gov) and in the office of the City Clerk, Main Public Library and the Community Development Department.****

ATTACHMENT: Community Development and Human Services Committee FY 2011 Funding Recommendations by Priority and Rating

PREPARED BY: Brian Bosse, Housing and Redevelopment Manager/RLB

SUBMITTED BY: Paul Casey, Assistant City Administrator/Community Development

APPROVED BY: City Administrator's Office

COMMUNITY DEVELOPMENT AND HUMAN SERVICES COMMITTEE
 FY 2011 FUNDING RECOMMENDATIONS
 BY PRIORITY AND RATING

ATTACHMENT

AGENCY	PROGRAM	2009-2010 ALLOCATION	2010-2011 REQUEST	AVG. RATING	2010-2011 RECOMMENDATIONS		
					CDBG	HUMAN SERVICES	TOTAL
PUBLIC/HUMAN SERVICE							
First Priority							
S.B. Neighborhood Clinics	Dental Care for the Homeless	\$20,000	\$33,000	24.8		\$25,000	\$25,000
Transition House	Comprehensive Homeless Services	\$43,000	\$45,000	24.3	\$43,000		\$43,000
Casa Esperanza Homeless Center	Community Kitchen	\$50,000	\$56,000	24.2		\$50,000	\$50,000
Aids Housing Santa Barbara	Sarah House	\$25,000	\$25,000	24.1		\$25,000	\$25,000
S.B. Community Housing Corp.	New Faulding Htl Coordinator	\$15,000	\$15,000	24.1		\$15,000	\$15,000
Pacific Pride Foundation	Necessities of Life	\$11,000	\$25,000	24.0		\$19,000	\$19,000
Casa Esperanza Homeless Center	Homeless Day Program	\$53,826	\$59,826	23.8	\$54,000		\$54,000
S.B. Rape Crisis Center	Same	\$25,000	\$30,000	23.6		\$25,000	\$25,000
S.B. Co. DA - Victim Witness Assistance	S.A.R.T.	\$15,000	\$10,000	23.6		\$8,000	\$8,000
Foodbank	SB Warehouse	\$25,000	\$25,000	23.5		\$25,000	\$25,000
CADA	Project Recovery Detox	N/A	\$30,000	23.4		\$20,000	\$20,000
City At Peace	City At Peace	\$7,500	\$10,000	23.4		\$8,000	\$8,000
Domestic Violence Solutions	Second Stage	\$7,000	\$10,000	23.3		\$7,000	\$7,000
S.B. Community Housing Corp.	Riviera Dual Diagnosis Prog.	\$12,000	\$48,000	23.3		\$20,000	\$20,000
Domestic Violence Solutions	Emergency Shelter	\$51,500	\$60,000	23.2	\$38,668	\$11,332	\$50,000
St. Vincent's	PATHS	\$9,000	\$15,000	23.0		\$9,000	\$9,000
S.B. Police Activities League	PAL Jr. High After School Program	\$17,500	\$37,656	22.5		\$18,000	\$18,000
Casa Serena	Scholarship Program	N/A	\$30,000	22.1		\$15,000	\$15,000
New Beginnings Counseling Center	Homeless Outreach	\$15,000	\$25,000	22.1		\$15,000	\$15,000
WillBridge	Same	\$22,000	\$25,000	22.1		\$22,000	\$22,000
Foodbank	Brown Bag	\$8,000	\$10,000	21.8		\$8,000	\$8,000
The PARC Foundation	Youth CineMedia	N/A	\$30,000	21.7		\$10,000	\$10,000
Community Action Commission	Senior Nutrition	\$9,000	\$19,000	21.5		\$9,000	\$9,000
Environmental Education Group	Esperanza	N/A	\$14,496	21.3		\$8,000	\$8,000
People's Self Help Housing	Supportive Housing Program	\$11,500	\$20,000	21.3		\$9,000	\$9,000
Bringing Our Community Home	Homeless Jail Discharge	\$14,000	\$31,631	21.3		\$15,000	\$15,000
Noah's Anchorage - CIYMCA	Youth Shelter	\$22,000	\$30,000	21.0	\$22,000		\$22,000
United Boys & Girls Club (Westside)	Westside Teen Director	N/A	\$33,280	20.9		\$14,000	\$14,000
People's Self Help Housing	Youth Ed. Gang Prevention	\$7,000	\$20,000	20.8		\$5,000	\$5,000
Catholic Charities	Emergency Services	\$14,000	\$20,000	20.7	\$12,000		\$12,000
Primo Boxing Club	Say Yes to Kids	\$26,000	\$40,992	20.4		\$23,000	\$23,000
ySTRIVE for Youth	4REAL Project	N/A	\$25,000	20.1		\$5,000	\$5,000
Legal Aid Foundation	Emergency Legal Services	\$24,000	\$42,750	19.8		\$17,000	\$17,000
City of SB - P & R	Job Apprenticeship Program	\$7,000	\$25,000	18.1		\$0	\$0

COMMUNITY DEVELOPMENT AND HUMAN SERVICES COMMITTEE
 FY 2011 FUNDING RECOMMENDATIONS
 BY PRIORITY AND RATING

ATTACHMENT

AGENCY	PROGRAM	2009-2010 ALLOCATION	2010-2011 REQUEST	AVG. RATING	2010-2011 RECOMMENDATIONS			
					CDBG	HUMAN SERVICES	TOTAL	
Second Priority								
Transition House	Homelessness Prevention	\$7,500	\$9,000	24.0		\$8,000	\$8,000	
Independent Living Resource Ctr.	Independent Living Services	\$23,000	\$24,000	23.5		\$23,000	\$23,000	
CALM	Biling. Child Abuse Treatment	\$21,000	\$30,000	23.0		\$21,000	\$21,000	
Family Therapy Institute	AHA! Academy of Healing Arts	\$10,000	\$25,000	22.8		\$10,000	\$10,000	
Friendship Center	Adult Day Services	\$22,019	\$25,000	22.5		\$22,000	\$22,000	
Long Term Care Ombudsman	Ombudsman Services	\$23,000	\$25,000	22.4		\$23,000	\$23,000	
Storyteller Children's Center	Same	\$30,000	\$30,000	22.4		\$30,000	\$30,000	
Family Service Agency	Big Brothers/Big Sisters	\$8,000	\$12,000	22.3		\$8,000	\$8,000	
Mental Health Association in S.B.	Fellowship Club	\$10,500	\$15,000	22.3		\$10,500	\$10,500	
S.B. Bicycle Coalition	Bici Centro Bicycle Repair	\$0	\$35,000	22.0		\$9,500	\$9,500	
Family Service Agency	2-1-1/HelpLine	\$23,000	\$30,000	21.7		\$23,000	\$23,000	
Planned Parenthood	Peer Advocates/ Prevention Ed.	\$12,000	\$15,000	21.6		\$8,000	\$8,000	
Rental Housing Mediation Task Force		\$25,000	\$35,000	21.6		\$23,000	\$23,000	
ySTRIVE for Youth	Project Excel	\$8,000	\$25,000	21.4		\$8,000	\$8,000	
Court Appointed Special Advocates	CASA	\$10,000	\$15,000	21.3		\$8,000	\$8,000	
Boys & Girls Club of SB	Power Hr Homework Club	\$8,000	\$15,000	21.1		\$7,924	\$7,924	
CADA	Teen Court Program	N/A	\$30,000	20.9		\$0	\$0	
Jewish Federation of Greater S.B.	Portraits of Survival	N/A	\$18,000	20.8		\$0	\$0	
Future Leaders of America	Latino Youth Ldrship & Educ.	\$0	\$25,000	20.7		\$0	\$0	
Family Service Agency	Family Resource Centers	N/A	\$10,000	20.3		\$0	\$0	
Jodi House	Jodi House	\$0	\$5,000	19.7		\$0	\$0	
PathPoint	Supported Employment Services	N/A	\$27,000	18.6		\$0	\$0	
S.B. Youth Marachi		N/A	\$25,000	16.7		\$0	\$0	
Total Public/Human Service:				\$1,481,631		\$169,668	\$703,256	\$872,924

COMMUNITY DEVELOPMENT AND HUMAN SERVICES COMMITTEE
 FY 2011 FUNDING RECOMMENDATIONS
 BY PRIORITY AND RATING

ATTACHMENT

AGENCY	PROGRAM	2009-2010 ALLOCATION	2010-2011 REQUEST	AVG. RATING	2010-2011 RECOMMENDATIONS		
					CDBG	HUMAN SERVICES	TOTAL
CAPITAL:							
Noah's Anchorage - CIYMCA	Capital	N/A	\$94,945	23.8	\$94,945	X	\$94,945
SB Neighborhood Clinics	Westside Clinic Flooring	\$45,654	\$47,330	23.6	\$47,330		\$47,330
United Boys & Girls Club (Westside)	Notes for Notes Music Box	N/A	\$26,603	22.8	\$26,603		\$26,603
Girls Incorporated of Greater SB	Exterior Paint	\$12,496	\$26,590	22.6	\$26,590		\$26,590
City of SB - NIP	Access Ramps	\$90,000	\$60,000	21.8	\$50,000		\$50,000
City of SB - NIP	Louise Lowry Davis-Westside Ctrs	N/A	\$35,000	21.8	\$35,000		\$35,000
City of SB - Community Development	Housing Rehabilitation	\$285,000	203,000	21.5	\$203,000		\$203,000
City of SB - NIP	Ortega Park Restrooms	N/A	\$225,000	21.3	\$203,326		\$203,326
City of SB - NIP	Franklin Teen Ctr Renovation	N/A	\$25,000	21.0	\$25,000		\$25,000
Women's Economic Ventures	Microenterprise Development	\$25,000	\$50,000	20.0	\$25,000		\$25,000
City of SB - NIP	Cabrillo Ballfield Fence	N/A	\$25,000	19.5	\$25,000		\$25,000
United Boys & Girls Club (Westside)	Teen Center Facility	N/A	\$85,000	19.4	\$0		\$0
Senior Programs of SB	RSVP	\$0	\$111,807	19.0	\$0		\$0
City of SB - NIP	Neighborhood Enhancement	N/A	\$70,000	13.8	\$0		\$0
Total Capital:			\$1,085,275		\$761,794		\$761,794
ADMIN:							
City of SB	RHMTF	\$79,272	\$97,407	25.0	\$97,407	\$97,407	
City of SB	CDBG Admin	\$176,870	\$169,877	24.8	\$169,877	\$169,877	
City of SB	Fair Housing	\$9,310	\$8,941	24.5	\$8,941	\$8,941	
Total Administration:			\$276,225		\$276,225	\$276,225	
GRAND TOTAL			\$2,843,131			\$1,910,943	