CITY OF SANTA BARBARA
CITY COUNCIL
REDEVELOPMENT AGENCY

Helene Schneider
Mayor/Chair
Bendy White
Mayor Pro Tempore/Vice Chair
Grant House
Ordinance Committee Chair
Dale Francisco
Finance Committee Chair
Frank Hotchkiss
Randy Rowse
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

JANUARY 25, 2011
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

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

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

Subject: December 31, 2010, Investment Report And December 31, 2010, Fiscal Agent Report

Recommendation: That the Finance Committee recommend that Council:
A. Accept the December 31, 2010, Investment Report; and
B. Accept the December 31, 2010, Fiscal Agent Report.

(See Council Agenda Item No. 4)

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

Subject: Hedge Ordinance Suspension

Recommendation: That the Ordinance Committee:
A. Review proposed options for the application of Municipal Code Section 28.87.170 regarding hedges; and
B. Make recommendations to City Council for consideration.

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CHANGES TO THE AGENDA

PUBLIC COMMENT

CONSENT CALENDAR

CITY COUNCIL

1. Subject: Minutes

Recommendation: That Council waive the reading and approve the minutes of the regular meeting of October 12, 2010, the adjourned regular meeting of October 18, 2010, the regular meetings of October 19, 2010, and October 26, 2010, and the adjourned regular meeting of October 27, 2010.

2. Subject: Adoption Of Ordinance For Agreements For Joint Uses And Encroachments At The Carrillo Recreation Center And The Lobero Building (330.03)

Recommendation: That Council adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Approving and Authorizing the City Administrator to Execute Certain Agreements Acknowledging Ongoing Uses Between the Property Known as the Lobero Building at 924 Anacapa Street, Owned by The 924 Group, LLC, and the Property Known as the Carrillo Recreation Center at 100 East Carrillo Street, Owned by the City of Santa Barbara.

CONSENT CALENDAR (CONT'D)

CITY COUNCIL (CONT'D)

3. Subject: Airport Public Art Program (610.04)

Recommendation: That Council:

A. Authorize the Airport Director to execute a Loan of Asset Agreement, subject to approval by the City Attorney, between the City and the County of Santa Barbara for the long-term loan of a Santa Barbara County Courthouse Lantern; and

B. Authorize the Airport Director to execute a Loan of Asset Agreement between the City and the David Bermant Foundation for the long-term loan of a kinetic sculpture, "Good Time Clock IV," by artist George Rhoads.

4. Subject: December 31, 2010, Investment Report And December 31, 2010, Fiscal Agent Report (260.02)

Recommendation: That Council:

A. Accept the December 31, 2010, Investment Report; and

B. Accept the December 31, 2010, Fiscal Agent Report.

5. Subject: Proposition 40 Grant For The Renovation Of The Oak Park Main Restroom (570.05)

Recommendation: That Council increase revenues and appropriations in the Parks and Recreation Department Fiscal Year 2011 Capital Fund in the amount of $100,325 for a California Clean Water, Clean Air, Safe Neighborhood Parks and Coastal Protection Act of 2002 (Proposition 40) Per Capita grant for the renovation of the Oak Park Main Restroom.

6. Subject: Safety On Highway 154 (150.03)

Recommendation: That Council authorize the Mayor to send a letter of support for the recent action taken by the Santa Barbara County Association of Governments (SBCAG), requesting that the California Highway Patrol (CHP) take administrative action to restrict the transportation of hazardous materials along portions of Highway 154 (SR-154) in Santa Barbara County that are located within the watershed of Lake Cachuma.

CONSENT CALENDAR (CONT'D)

CITY COUNCIL (CONT'D)

7. Subject: Parma Park Trust Funds For The Maintenance Of Parma Park (570.05)

Recommendation: That Council increase appropriations and revenues by $61,589 in the Parks and Recreation Department Miscellaneous Grants Fund for implementation of the Fiscal Year 2011 Parma Park Maintenance Plan.

8. Subject: Set A Date For Public Hearing Regarding Appeal Of Parks And Recreation Commission Denial For 1704 Mission Ridge Road (570.08)

Recommendation: That Council:

A. Set the date of February 8, 2011, at 2:00 p.m. for hearing the appeal filed by Michael Cooper of the Parks and Recreation Commission's denial of a request to remove a setback tree on the property located at 1704 Mission Ridge Road; and

B. Set the date of February 7, 2011, at 1:30 p.m. for a site visit to the property located at 1704 Mission Ridge Road.

9. Subject: Set A Date For Public Hearing Regarding Appeal Of Architectural Board Of Review Preliminary Approval For 401 1/2 Old Coast Highway (640.07)

Recommendation: That Council set the date of February 15, 2011, at 2:00 p.m. for hearing the appeal filed by William Rogers, Attorney representing David and Angie Munoz, of the Architectural Board of Review Preliminary Approval of an application for property owned by William Pritchett and located at 401 1/2 Old Coast Highway, Assessor's Parcel No. 015-291-010, C-P Restricted Commercial/R-2 Two Family Residence Zones, General Plan Designation: 12 Units per Acre. The project is a revised proposal to address violations and permit an "as-built" conversion of an existing commercial unit into a new residential unit. The appeal relates to access easements over the subject property granted to the owners of the adjacent property at 401 Old Coast Highway.

REDEVELOPMENT AGENCY

10. Subject: Minutes

Recommendation: That the Redevelopment Agency Board waive the reading and approve the minutes of the regular meetings of October 12, 2010, and October 19, 2010, and the special meeting of October 26, 2010.

CONSENT CALENDAR (CONT'D)

NOTICES

11. The City Clerk has on Thursday, January 20, 2011, posted this agenda in the Office of the City Clerk, on the City Hall Public Notice Board on the outside balcony of City Hall, and on the Internet.

This concludes the Consent Calendar.

REPORT FROM THE FINANCE COMMITTEE

REPORT FROM THE ORDINANCE COMMITTEE

REDEVELOPMENT AGENCY REPORTS

12. Subject: Grant To Housing Authority For Acquisition Of 2904 State Street (660.04)

Recommendation: That Council and the Redevelopment Agency Board take the following actions:

A. That the Agency Board approve a grant of $1,150,000 in Redevelopment Agency Housing Setaside Funds to the Housing Authority of the City of Santa Barbara for the acquisition of 2904 State Street, and authorize the Agency's Deputy Director to execute a grant agreement and related documents in a form approved by Agency Counsel, and to make non-substantive changes;

B. That the Agency Board appropriate $1,150,000 in the Redevelopment Agency Housing Setaside Funds from unappropriated reserves for the grant; and

C. That Council and the Agency Board adopt, by reading of title only, A Joint Resolution of the Council of the City of Santa Barbara and the Redevelopment Agency of the City of Santa Barbara Finding that the Use of Redevelopment Agency Housing Setaside Funds as a Grant to the Housing Authority of the City of Santa Barbara for Acquiring an Affordable Housing Site Located Outside the Central City Redevelopment Project (CCRP) Area at 2904 State Street Will Be of Benefit to the CCRP.

REDEVELOPMENT AGENCY REPORTS (CONT'D)

13. Subject: Loan To Peoples' Self-Help Housing Corporation For Acquisition Of 510-520 North Salsipuedes Street And 601 East Haley Street (660.04)

Recommendation: That the Redevelopment Agency Board and the City Council take the following actions:

A. That the Agency Board approve a loan of $2,000,000 in Agency Housing Setaside funds to Peoples' Self-Help Housing Corporation for the acquisition of the properties at 510-520 North Salsipuedes Street and 601 East Haley Street for eventual development of low income rental housing;

B. That the Agency Board appropriate $2,000,000 in the Redevelopment Agency Housing Setaside Funds from unappropriated reserves for the acquisition loan;

C. That the Agency Board adopt, by reading of title only, A Resolution of the Redevelopment Agency of the City of Santa Barbara Adopting the Replacement Housing Plan Dated December 15, 2010, for the Property at 510-520 North Salsipuedes Street; and

D. That Council and the Agency Board adopt, by reading of title only, A Joint Resolution of the Council of the City of Santa Barbara and the Redevelopment Agency of the City of Santa Barbara Finding that the Use of Redevelopment Agency Housing Setaside Funds for Development of Affordable Housing Located Outside the Central City Redevelopment Project Area (CCRP) at 510-520 North Salsipuedes Street and 601 East Haley Street Will Be of Benefit to the CCRP.

CITY COUNCIL ADMINISTRATIVE AND ATTORNEY REPORTS

CITY ATTORNEY

14. Subject: Introduction Of Medical Marijuana Dispensary Ordinance - Amendment For Dispensaries Permitted Under The March 2008 Dispensary Ordinance (520.04)

Recommendation: That Council introduce and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Amending the Municipal Code to Establish Revised Regulations for Those Storefront Medical Marijuana Dispensaries Permitted Under City Ordinance No. 5449 as Adopted on March 25, 2008.

CITY COUNCIL ADMINISTRATIVE AND ATTORNEY REPORTS (CONT'D)

COMMUNITY DEVELOPMENT DEPARTMENT

15. Subject: Introduction Of Energy Efficiency Standards Ordinance (630.06)

Recommendation: That Council introduce and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Repealing Chapter 22.82 of the Santa Barbara Municipal Code and Adopting a New Chapter 22.82 Establishing Local "Energy Efficiency Standards" For Certain Buildings and Improvements Covered by the 2010 California Energy Code.

16. Subject: Request To Amend Chapala Street Design Guidelines (530.04)

Recommendation: That Council consider the request from Councilmembers Francisco and Self regarding amending the Chapala Street Design Guidelines and provide direction to Staff as appropriate.

PARKS AND RECREATION DEPARTMENT

17. Subject: Interview And Appointment Of Youth Intern Applicant To Park And Recreation Commission (140.05)

Recommendation: That Council:

A. Interview applicant Michael Yi for the position of Youth Intern on the Park and Recreation Commission; and

B. Appoint Michael Yi to the position of Youth Intern on the Park and Recreation Commission.

COUNCIL AND STAFF COMMUNICATIONS

COUNCILMEMBER COMMITTEE ASSIGNMENT REPORTS

ADJOURNMENT

CITY OF SANTA BARBARA

FINANCE COMMITTEE

MEETING AGENDA

DATE: January 25, 2011
TIME: 12:30 p.m.
PLACE: David Gebhard Public Meeting Room
630 Garden Street

Dale Francisco, Chair
Michael Self
Bendy White

James L. Armstrong
City Administrator

Robert Samario
Finance Director

ITEM TO BE CONSIDERED:

Subject: December 31, 2010, Investment Report And December 31, 2010, Fiscal Agent Report

Recommendation: That the Finance Committee recommend that Council:
A. Accept the December 31, 2010, Investment Report; and
B. Accept the December 31, 2010, Fiscal Agent Report.

(See Council Agenda Item No. 4)

CITY OF SANTA BARBARA

ORDINANCE COMMITTEE MEETING

MEETING AGENDA

DATE: January 25, 2011
TIME: 12:30 p.m.
PLACE: Council Chambers

Grant House, Chair
Frank Hotchkiss
Randy Rowse

Office of the City Administrator

Lori Pedersen
Administrative Analyst

Office of the City Attorney

Stephen P. Wiley
City Attorney

ITEMS FOR CONSIDERATION

Subject: Hedge Ordinance Suspension

Recommendation: That the Ordinance Committee:

A. Review proposed options for the application of Municipal Code Section 28.87.170 regarding hedges; and

B. Make recommendations to City Council for consideration.

File Code No. 120.03

CITY OF SANTA BARBARA

ORDINANCE COMMITTEE AGENDA REPORT

AGENDA DATE: January 25, 2011

TO: Ordinance Committee Members

FROM: Planning Division, Community Development Department

SUBJECT: Hedge Ordinance Suspension

RECOMMENDATION: That the Ordinance Committee:

A. Review proposed options for the application of Municipal Code Section 28.87.170 regarding hedges; and
B. Make recommendations to City Council for consideration.

DISCUSSION:

At the December 14, 2010 Ordinance Committee meeting, the Committee asked Staff to return with criteria options/triggers for development projects that would be exempt from a proposed temporary Hedge Suspension Ordinance. Two such options are proposed for the Committee's review.

Background

For many years the Planning Division has identified Santa Barbara Municipal Code (SBMC) §28.87.170 (Fences, Screens, Walls and Hedges), originally adopted in 1957, as needing review and possible revision. However, other work priorities, and limited resources have not allowed adequate time to be dedicated to this effort.

A large number of hedge-related complaints in the summer of 2008 caused significant community discord. This prompted the City Council to adopt on November 25, 2008 an ordinance (see Attachment - Ordinance No. 5470) to suspend for two years the application of SBMC §28.87.170.A and §28.87.170.B.1 to hedges. These code sections limit the height of fences, screens, walls, and hedges in the A, E, R, C-O, and C-X Zones to eight feet (8') in required setbacks, and three and one-half feet (3½') within ten feet of a front lot line. The Council's goal in doing this was to reduce neighborhood discord, enable adequate community outreach, and allow for a thorough discussion and review of a possible amendment to this section of the code. At the introductory hearing, an exception to the suspension ordinance was added regarding bamboo hedges.

The suspension ordinance did not affect hedge height limitations related to public safety. SBMC §28.87.170.B.2 remained in effect, which limits fences, screens, walls, and hedges in most zones to a height of three and one-half feet (3½') within ten feet of either side of a driveway for a distance of twenty feet back from the front lot line. Section

28.87.170.C also remained in effect, which limits the height of fences, screens, walls, and hedges in most zones to three and one-half feet (3½') within 50 feet of a street corner.

Status of the Suspension Ordinance

Ordinance No. 5470 expired on November 25, 2010. Staff reductions and shifting workload priorities in the Planning Division did not allow for the necessary community outreach to consider an amendment to §28.87.170 prior to the expiration of the suspension ordinance. Therefore, staff is seeking direction from the Ordinance Committee for the future application of SBMC §28.87.170 as it relates to hedges.

Effect on Development Applications and Building Permits

Ordinance No. 5470 temporarily suspended regulations related to hedges located in required interior setbacks and within ten feet of a front lot line, provided they are located at least ten feet from either side of a driveway and not near a street corner. Unless they pose a fire hazard, or are regulated by means beyond the City's authority, hedges (except bamboo) in these locations could grow to an unlimited height during the previous two-year suspension.

If the City Council extended the suspension ordinance as previously written, staff would continue to require that applicants seeking building permits for properties with overheight front and interior hedges include a statement on plans that the property must comply with §28.87.170, but would not require the immediate reduction of such hedges. This would continue to potentially delay actual compliance with the regulations for overheight front and interior hedges, depending on how and whether the ordinance is amended in the future. Based on staff's experience with the previous suspension ordinance, this causes confusion in the community regarding if, and where, hedge height limitations apply.

If the Council did not adopt a subsequent ordinance to suspend application of certain sections of §28.87.170, the regulations would apply as they did prior to November 2008. Property owners seeking permission for development would again be required to reduce all overheight hedges identified on project plans prior to final inspection.

Effect on Enforcement Cases

Because hedge height limitations related to public safety remained in effect during the previous suspension, in the two years since its adoption, staff investigated 23 properties with overheight hedges adjacent to driveways or street corners, and nine bamboo hedges; six located along interior lot lines and three located along front lot lines. If the City Council extended the suspension ordinance as previously written, staff would continue to enforce only those hedges adjacent to driveways and street corners, for safety purposes, and bamboo hedges along all property lines.

Staff continued to receive complaints about overheight hedges and bamboo along interior lot lines during the suspension. However, limited enforcement resources prevented us from getting to that point in the priority list of pending complaints and thus, those interior hedge and bamboo complaints have not yet been investigated.

Zoning Staff currently has about 400 active enforcement cases and pending complaints; 27 of those cases involve hedges. Twenty-two of the 27 cases involve hedges or screens located adjacent to driveways or near street corners, or bamboo hedges (i.e., those subject to enforcement); five involve other hedges along interior lot lines.

OPTIONS FOR CONSIDERATION:

Amending SBMC §28.87.170 would require extensive community outreach and review by appropriate Boards and Commissions, as well as other City Departments including the Public Works and Police Departments, which also believe such regulations are important for public safety. Given reduced staffing levels in the Planning Division and the need to complete existing priority projects, we would not likely get to this work effort for two to three years. In the meantime, staff suggests the Committee consider the following two options:

1. Suspend enforcement of the standard on complaints and most new development. This first option, recommended by staff, is to consider a suspension ordinance that applies to complaint enforcement and minor development applications. Only those seeking discretionary approval for new development from the Staff Hearing Officer or the Planning Commission – a time when staff conducts a site visit and performs a complete zoning plan check prior to a public hearing - would be required to comply with the applicable standards of §28.87.170. This approach may reduce confusion among members of the public over how the suspension ordinance applies to new development, as it would explicitly state the trigger for when the standards apply. It would also continue to address the community concern that led to the adoption of the prior suspension ordinance – the initiation of a large number of hedge height enforcement cases based on numerous complaints filed by one individual – until the City is able to more fully consider a possible amendment to §28.87.170.

2. Suspend enforcement of the standard on complaints and all new development. A second option to consider is the adoption of another suspension ordinance similar to Ordinance Number 5470. Although the previous suspension ordinance caused confusion within the community, as many people incorrectly believed the City had a complete moratorium on all hedge height regulations, this option would simply extend the previous ordinance for an additional three years, possibly resulting in less confusion this time around.

At the December 14, 2010 Ordinance Committee meeting, the Committee expressed interest in removing the exception for bamboo from the suspension ordinance. Staff recommends that the exception for bamboo remain, as it can grow relatively quickly and extend up to 20 to 30 feet, unlike most other species of hedges or vegetative screens. The Committee should also be aware that the City Attorney's Office is currently prosecuting a code enforcement case for an overheight bamboo hedge at 217 Los Alamos Avenue. Attached to this report are photographs of the hedge that is the subject of this code enforcement action.

BUDGET IMPACT:

No significant expenditures are required, but some initial and ongoing staff work would be required to implement a subsequent ordinance suspending certain sections of §28.87.170.

ATTACHMENTS:
1. Ordinance No. 5470
2. Photographs of Bamboo Hedge at 217 Los Alamos Ave.

PREPARED BY: Renee Brooke, Zoning & Enforcement Supervisor

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

APPROVED BY: City Administrator's Office

ORDINANCE NO. 5470

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA BARBARA AMENDING SANTA BARBARA MUNICIPAL CODE CHAPTER 28.87 OF TITLE 28, THE CITY'S ZONING ORDINANCE, IN ORDER TO TEMPORARILY SUSPEND THE APPLICATION OF CERTAIN PROVISIONS OF SECTION 28.87.170 CONCERNING THE HEIGHT OF HEDGES IN REQUIRED SETBACKS AND ALONG THE FRONT LOT LINE.

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

SECTION ONE. Pending a review and consideration by the City Council of possible amendments to City Zoning ,Ordinance requirements applicable to hedges within certain zones of the City, the application of the following provisions of section 28.87.170 of the Municipal Code with respect to hedges are hereby suspended, except with respect to hedges consisting of the bamboo plant:

1. Subsection A ("Required Setbacks"), and

2. Clause "1" of Subsection B ("Front Lot Line, Side of Driveway.")

SECTION TWO: Nothing herein shall be deemed to suspend the application or enforcement of the requirements of Santa Barbara Municipal Code section 28.87.170 with respect to fences, screens, or walls, nor to the requirement for full compliance with the most recently adopted Uniform Fire Code provisions of the City for the "distance requirements" which may be applicable to hedges and buildings (i.e., Uniform Fire Code section 4702.2) or applicable to "Vegetation Road Clearance (i.e., Uniform Fire Code section 4707.8) as adopted by Title 8 of the Santa Barbara Municipal Code, nor to effect the discretion of the City Engineer to condition new proposed development within the City to install and maintain private landscaping in a manner that does not potentially adversely impact public traffic and pedestrian safety.

SECTION THREE: This ordinance shall remain in effect for a period of two years subsequent to the date of its adoption or upon the enactment of an amendment to Santa Barbara Municipal Code Section 28.87.170 relating to or regulating hedges in certain zones of the City, whichever occurs first.

ORDINANCE NO. 5470

STATE OF CALIFORNIA)
)
COUNTY OF SANTA BARBARA) ss.
)
CITY OF SANTA BARBARA)

I HEREBY CERTIFY that the foregoing ordinance was introduced on November 18, 2008, and was adopted by the Council of the City of Santa Barbara at a meeting held on November 25, 2008, by the following roll call vote:

AYES: Councilmembers Dale Francisco, Roger L. Horton, Grant House, Helene Schneider, Das Williams; Mayor Marty Blum

NOES: None

ABSENT: Councilmember Iya G. Falcone

ABSTENTIONS: None

IN WITNESS WHEREOF, I have hereto set my hand and affixed the official seal of the City of Santa Barbara on November 26, 2008.

Cynthia M. Rodriguez, CMC
City Clerk Services Manager

I HEREBY APPROVE the foregoing ordinance on November 26, 2008.

Marty Blum
Mayor

Bamboo Hedge at 217 Los Alamos Avenue

CITY OF SANTA BARBARA
CITY COUNCIL MINUTES

REGULAR MEETING
October 12, 2010
COUNCIL CHAMBER, 735 ANACAPA STREET

CALL TO ORDER

Mayor Helene Schneider called the joint meeting of the Council and the Redevelopment Agency to order at 2:07 p.m. (The Ordinance Committee met at 12:30 p.m. The Finance Committee, which ordinarily meets at 12:30 p.m., did not meet on this date.)

PLEDGE OF ALLEGIANCE

Mayor Schneider.

ROLL CALL

Councilmembers present: Dale Francisco, Frank Hotchkiss, Grant House, Michael Self, Das Williams, Mayor Schneider.
Councilmembers absent: Bendy White.
Staff present: City Administrator James L. Armstrong, City Attorney Stephen P. Wiley, City Clerk Services Manager Cynthia M. Rodriguez.

CEREMONIAL ITEMS

1. Subject: 2010 Annual Charitable Giving Campaign (170.01)

   Recommendation: That Council receive a report from the Chairperson on the City's 2010 Annual Charitable Giving Campaign.

   Documents:
   October 12, 2010, report from the Assistant City Administrator/Administrative Services Director.

   Action: Assistant City Administrator/Administrative Services Director Marcelo Lopez, Finance Director Robert Samario, and Senior Campaign Executive Joel Dinan of United Way made a brief presentation on the City's 2010 Annual Charitable Giving Campaign.

PUBLIC COMMENT

Speakers: Ruth Wilson, David Daniel Diaz, Kate Longstory.

CONSENT CALENDAR (Item Nos. 2 – 8 and 10-12)

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

Motion:

Council/Agency Members Williams/Hotchkiss to approve the Consent Calendar as recommended.

Vote:

Unanimous roll call vote (Absent: Council/Agency Member White).

2. Subject: Minutes

Recommendation: That Council waive the reading and approve the minutes of the regular meeting of September 28, 2010.

Action: Approved the recommendation.

3. Subject: Adoption Of Ordinance Regarding Spay and Neutering Of Dogs And Cats (520.05)

Recommendation: That Council adopt, by reading of title only, An Ordinance of the City Council of the City of Santa Barbara Amending the Municipal Code Concerning the City Licensing Requirements for the Keeping of Dogs and Cats Which Have Not Been Spayed or Neutered and Imposing a New Licensing Requirement for Unaltered Cats.

Action: Approved the recommendation; Ordinance No. 5531.

4. Subject: Self Insured Workers' Compensation Program Annual Report (350.08)

Recommendation: That Council receive the Annual Self Insured Workers' Compensation Program Annual Report for the year ended June 30, 2010.

Action: Approved the recommendation (October 12, 2010, report from the Finance Director).

5. Subject: Sole Source Authorization To Purchase Refurbished Dell Computer Equipment (340.08)

Recommendation: That Council authorize the City's General Services Manager to purchase refurbished computer equipment directly from Dell Computers, Inc. or other Dell distributors without bidding procedures for up to five years.

Action: Approved the recommendation (October 12, 2010, report from the Assistant City Administrator/Administrative Services Director).

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

Recommendation: That Council authorize the Public Works Director to execute a joint funding agreement with the United States Geological Survey (USGS) for water resources investigations related to surface water and groundwater measurements for the period of November 1, 2010 through October 31, 2011, with a City cost share not to exceed $110,250.

Action: Approved the recommendation; Agreement No. 23,252 (October 12, 2010, report from the Public Works Director).

7. Subject: Records Destruction For Airport Department (160.06)

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

Action: Approved the recommendation; Resolution No. 10-081 (October 12, 2010, report from the Airport Director; proposed resolution).

8. Subject: Set A Date For Public Hearing Regarding Appeal Of Historic Landmarks Commission Preliminary Approval For 101 W. Canon Perdido Street (640.07)

Recommendation: That Council:

A. Set the date of November 16, 2010, at 6:00 p.m. for hearing the appeal filed by Karen McFadden of the Historic Landmarks Commission Preliminary Approval of an application for property owned by Verizon California, Inc., and located at 101 W. Canon Perdido Street, Assessor's Parcel No. 037-042-023, C-2 Commercial Zone, General Plan Designation: General Commerce. The project consists of a proposal to divide a 1.73-acre lot into two lots and to convert the existing building,

(Cont'd)

8. (Cont'd)

A. (Cont'd):
currently used as a Verizon office/switching facility, into four commercial condominium units. Proposed Lot 1 would be 1.14 acres and would include the existing commercial building, and Proposed Lot 2 would be 0.59 acres. An ADA-accessible lift is proposed at the Chapala Street entry. Proposed street improvements include a bulb-out at the corner of Chapala and W. Canon Perdido Streets; and

B. Set the date of November 15, 2010, at 1:30 p.m. for a site visit to the property located at 101 W. Canon Perdido Street.

Action: Approved the recommendations (September 24, 2010, letter of appeal).

Agenda Item No. 9 appears in the Redevelopment Agency minutes.

10. Subject: Financial Assistance To Housing Authority For Acquisition/Rehabilitation Of 2941 State Street (660.04)

Recommendation: That Council and Redevelopment Agency Board take the following actions regarding a new affordable housing project at 2941 State Street:

A. That the Agency Board approve an acquisition loan of $360,000 of Redevelopment Agency Housing Setaside Funds to the Housing Authority of the City of Santa Barbara and authorize the Agency's Deputy Director to execute a loan agreement and related documents in a form approved by Agency Counsel and to make nonsubstantive changes;

B. That the Agency Board appropriate $360,000 in the Redevelopment Agency Housing Setaside Fund from unappropriated reserves for the acquisition loan;

C. That Council approve a rehabilitation grant of $90,000 in Community Development Block Grant (CDBG) funds and authorize the Community Development Director to execute a grant agreement and related documents in a form approved by the City Attorney and to make nonsubstantive changes; and

D. That Council and Agency Board adopt, by reading of title only, A Joint Resolution of the Council of the City of Santa Barbara and the Redevelopment Agency of the City of Santa Barbara Finding that the Use of Redevelopment Agency Housing Setaside Funds as a Loan to the Housing Authority of the City of Santa Barbara for Acquiring Affordable Housing Located Outside the Central City Redevelopment Project (CCRP) Area at 2941 State Street Will be of Benefit to the CCRP.

(Cont'd)

10. (Cont'd)

Action: Approved the recommendations; City Council Agreement No. 23,559; Redevelopment Agency Agreement No. 532; Joint Council/Redevelopment Agency Resolution No. 10-082/1019 (October 12, 2010, report from the Assistant City Administrator/Community Development Director/Deputy Agency Director; proposed resolution).

NOTICES

11. The City Clerk has on Thursday, October 7, 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. A City Council site visit is scheduled on Monday, October 18, 2010, at 1:30 p.m. to the property located at 903 W. Mission Street, which is the subject of an appeal hearing set for October 19, 2010, at 2:00 p.m.

This concluded the Consent Calendar.

REPORT FROM THE ORDINANCE COMMITTEE

Ordinance Committee Chair Grant House reported that the Committee met to discuss the reconstitution of the Sign Committee, and postponed any action to revise sign regulations and Zoning Information Report requirements to the meeting of October 26, 2010.

CITY COUNCIL ADMINISTRATIVE AND ATTORNEY REPORTS

AIRPORT DEPARTMENT

13. Subject: Air Service Development (560.01)

Recommendation: That Council receive a presentation on air service development at the Airport.

Documents:
- October 12, 2010, report from the Airport Director.
- October 12, 2010, PowerPoint presentation prepared and made by staff.

Speakers:
- Staff: Airport Director Karen Ramsdell.
- InterVISTAS Consulting Group: Vice President Kevin Schorr.

By consensus, the Council received the report.

PUBLIC WORKS DEPARTMENT

14. Subject: Contract For Construction Of The Jake Boysel Multipurpose Pathway (530.04)

Recommendation: That Council:

A. Reject the apparent low bid from TalCal Engineering, Inc. (TalCal), as non-responsive, due to their failure to submit a complete bid;

B. Award a contract with Shaw Contracting, Inc. (Shaw), in their lowest responsive bid amount of $489,709.50 for construction of the Jake Boysel Multipurpose Pathway (Project), Bid No. 3565;

C. Authorize the Public Works Director to execute a contract and approve expenditures up to $75,000 to cover any cost increases that may result from contract change orders for extra work and differences between estimated bid quantities and actual quantities measured for payment; and

D. Authorize the General Services Manager to issue a Purchase Order to Fugro West (Fugro) in the amount of $10,000 for material testing services, and to approve expenditures of up to $1,500 for extra services of Fugro that may result from necessary changes in the scope of work.

Documents:

October 12, 2010, report from the Public Works Director.

Speakers:

- Staff: Assistant Public Works Director/City Engineer Patrick Kelly, Supervising Engineer Brian D'Amour, City Attorney Stephen Wiley.
- Members of the Public: Alex Pujo.

Motion:

Councilmembers House/Williams to approve the recommendations; Contract No. 23,560.

Vote:

Unanimous voice vote (Absent: Councilmember White).

RECESS

Mayor Schneider recessed the meeting at 3:26 p.m. in order for the Council to reconvene in closed session for Agenda Item No. 15, and she stated that no reportable action is anticipated.

CLOSED SESSIONS

15. 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, Police Managers Association, the Treatment and Patrol Bargaining Units, Firefighters Association, and the Hourly Bargaining Unit, and regarding discussions with unrepresented management about salaries and fringe benefits.

Scheduling: Duration, 30 minutes; anytime
Report: None anticipated

Documents:
October 12, 2010, report from the Assistant City Administrator.

Time:
3:35 p.m. - 4:25 p.m. Councilmember White was absent.

No report made.

ADJOURNMENT

Mayor Schneider adjourned the meeting at 4:25 p.m. to Monday, October 18, 2010, at 1:30 p.m. at the property located at 903 W. Mission Street.

SANTA BARBARA CITY COUNCIL

SANTA BARBARA
CITY CLERK'S OFFICE

_____ ATTEST: _____

HELENE SCHNEIDER
MAYOR

CYNTHIA M. RODRIGUEZ, CMC
CITY CLERK SERVICES MANAGER

CITY OF SANTA BARBARA
CITY COUNCIL MINUTES

ADJOURNED REGULAR MEETING
October 18, 2010
903 W. MISSION STREET

CALL TO ORDER

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

ROLL CALL

Councilmembers present: Dale Francisco, Frank Hotchkiss, Michael Self, Das Williams, Mayor Pro Tempore House.
Councilmembers absent: Councilmember Bendy White, Mayor Helene Schneider.
Staff present: Assistant City Administrator Paul Casey, City Attorney Stephen P. Wiley.

SITE VISIT

Subject: 903 W. Mission Street

Recommendation: That Council make a site visit to the property located at 903 W. Mission Street, which is the subject of an appeal hearing set for October 19, 2010, at 2:00 p.m.

Discussion:

Staff presented an overview of the proposed development and the issues raised by the Appellant. The Council walked both the project site and the Appellant's property.

ADJOURNMENT

Mayor Pro Tempore House adjourned the meeting at 2:10 p.m.

SANTA BARBARA CITY COUNCIL

SANTA BARBARA
CITY CLERK'S OFFICE

_____ ATTEST: _____

GRANT HOUSE
MAYOR PRO TEMPORE

SUSAN TSCHECH, CMC
DEPUTY CITY CLERK

CITY OF SANTA BARBARA
CITY COUNCIL MINUTES

REGULAR MEETING
October 19, 2010
COUNCIL CHAMBER, 735 ANACAPA STREET

CALL TO ORDER

Mayor Pro Tempore Grant House called the joint meeting of the Council and Redevelopment Agency to order at 2:01 p.m. (The Ordinance Committee met at 12:30 p.m. The Finance Committee, which ordinarily meets at 12:30 p.m., did not meet on this date.)

PLEDGE OF ALLEGIANCE

Mayor Pro Tempore House.

ROLL CALL

Councilmembers present: Dale Francisco, Frank Hotchkiss, Michael Self, Bendy White, Das Williams, Mayor Pro Tempore House.
Councilmembers absent: Mayor Helene Schneider.
Staff present: City Administrator James L. Armstrong, City Attorney Stephen P. Wiley, City Clerk Services Manager Cynthia M. Rodriguez.

CHANGES TO THE AGENDA

Item Removed from Agenda

City Administrator James Armstrong advised that the following item would be deferred to a future meeting:

11. 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 Wayne Scoles v. City of Santa Barbara, et al., USDC Case No. CV09-6953 PA (RCx).
    Scheduling: Duration, 10 minutes; anytime
    Report: None anticipated

PUBLIC COMMENT

Speakers: Kenneth Loch; Bob Hansen; AIE, the person; Sherrie Fisher, Santa Barbara Metropolitan Transit District.

CONSENT CALENDAR (Item Nos. 1 - 5 and 7)

The title of the ordinance related to the Consent Calendar was read.

Motion:
Councilmembers Francisco/White to approve the Consent Calendar as recommended.
Vote:
Unanimous roll call vote (Absent: Mayor Schneider).

1. Subject: Minutes

Recommendation: That Council waive the reading and approve the minutes of the regular meeting of October 5, 2010.

Action: Approved the recommendation.

2. Subject: Santa Barbara Cottage Hospital Seismic Compliance And Modernization Project (700.09)

Recommendation: That Council revise the final allocation of Community Priority square footage to include an additional 10,600 square feet from the Economic Development Category for the Santa Barbara Cottage Hospital (SBCH) Seismic Compliance and Modernization Project.

Action: Approved the recommendation (October 19, 2010, report from the Assistant City Administrator/Community Development Director).

3. Subject: Introduction Of Ordinance For A 15-Year Lease With Conway Vineyards, Incorporated, For The Wine Tasting Room At 217-G Stearns Wharf (330.04)

Recommendation: That Council approve a 15-year lease with Conway Vineyards, Inc., and introduce and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Approving a 15-Year Lease of the Premises Located at 217-G Stearns Wharf with Conway Vineyards, Inc., Effective November 25, 2010.

(Cont'd)

3. (Cont'd)

Action: Approved the recommendation (October 19, 2010, report from the Waterfront Director; proposed ordinance).

4. Subject: Increase In Construction Change Order Authority For The Marina One Replacement Project - Phases II - IV (570.03)

Recommendation: That Council:

A. Authorize an increase in the Public Works Director's Change Order Authority to approve expenditures for extra work for the Marina One Replacement Project - Phases II - IV (Project), Contract No. 23,532 in the amount of $164,825, for a total project change order expenditure authority of $586,325; and

B. Increase appropriations and estimated revenues by $4,060,000 in the Waterfront Capital Fund to cover the cost of the Project, funded from a loan from the Department of Boating and Waterways (DBAW).

Action: Approved the recommendations (October 19, 2010, joint report from the Public Works Director and Waterfront Director).

5. Subject: Fiscal Year 2011 Interim Financial Statements For The Two Months Ended August 31, 2010 (250.02)

Recommendation: That Council accept the Fiscal Year 2011 Interim Financial Statements for the Two Months Ended August 31, 2010.

Action: Approved the recommendation (October 19, 2010, report from the Finance Director).

Agenda Item No. 6 appears in the Redevelopment Agency minutes.

NOTICES

7. The City Clerk has on Thursday, October 14, 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 concluded the Consent Calendar.

REPORT FROM THE ORDINANCE COMMITTEE

Ordinance Committee Chair Bendy White reported that the Committee met to discuss staff recommendations that Council adopt by reference current editions of Building and Fire Codes, as well as amendments and additions to those codes; these items will be coming before the City Council in the near future.

CITY COUNCIL ADMINISTRATIVE AND ATTORNEY REPORTS

PUBLIC WORKS DEPARTMENT

8. Subject: Cachuma Joint Powers Agencies Reorganization (540.03)

Recommendation: That Council approve in concept, subject to further clarification, the Conceptual Form and Structure for the Organization of the Cachuma Conservation Release Board (CCRB) and Cachuma Operation and Maintenance Board (COMB) and authorize the City's Water Resources Manager and the City Attorney to negotiate the appropriate agreement amendments for approval by Council.

Documents:
October 19, 2010, report from the Public Works Director.

Speakers:
Staff: Water Resources Manager Rebecca Bjork.

Motion:
Councilmembers Francisco/Williams to approve the recommendation.
Vote:
Unanimous voice vote (Absent: Mayor Schneider).

PUBLIC HEARINGS

9. Subject: Appeal Of Architectural Board Of Review Approval Of 903 West Mission Street (640.07)

Recommendation: That Council deny the appeal of Pamela Brandon and support the Architectural Board of Review's Preliminary Approval of the proposed accessory dwelling unit and new garage at 903 West Mission Street.

(Cont'd)

9. (Cont'd)

Documents:

- October 19, 2010, report from the Assistant City Administrator/Community Development Director.
- October 19, 2010, PowerPoint presentation prepared and made by staff.
- October 13, 2010, letter from Architect Clay Aurell, representing the applicant.
- July 27, 2010, letter from Brandon Smith.
- October 18, 2010, email communication and letters from Berni Bernstein, Brandon Smith, Don and Holly Haws, Tina Funcich, unidentifiable party.
- October 19, 2010, letters from Wayne Dorfman, Dave Eggli, unidentifiable party.

Public Comment Opened:
2:35 p.m.

Speakers:

- Staff: Senior Planner II Danny Kato, Assistant Planner Kelly Brodison.
- Architectural Board of Review: Member Keith Rivera, Member Gary Mosel, Chair Christopher Manson-Hing, Vice-Chair Dawn Sherry.
- Appellant: Pam Brandon.

Recess: 3:24 p.m. - 3:29 p.m.

Speakers (Cont'd):

- Applicant: Architect Clay Aurell.
- Members of the Public: Mimi Greenberg; Brandon Smith; David Jenkins; Kellam de Forest; Heidi Ferguson; Greta Harbaugh; Christine Cunningham; Tim Cunningham; T.J. Ferguson; Rich Hannay; Chris Jones, Prudential California Realty.

Public Comment Closed:
4:26 p.m.

Motion:
Councilmembers Williams/White to deny the appeal and direct the Architectural Board of Review, in their final approval, to:
1) Study the two-story structure to minimize its height;
2) Study the cantilever to minimize its size; and
3) Make the window dimensions a condition of approval.

Vote:
Majority voice vote (Noes: Councilmembers Francisco, Self; Absent: Mayor Schneider).

RECESS

Mayor Pro Tempore House recessed the meeting at 5:25 p.m. in order for the Council to meet in closed session regarding Agenda Item Nos. 10 and 12, and he stated that no reportable action is anticipated.

CLOSED SESSIONS

10. 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, Police Managers Association, the Treatment and Patrol Bargaining Units, and the Hourly Bargaining Unit, and regarding discussions with unrepresented management about salaries and fringe benefits.

Scheduling: Duration, 30 minutes; anytime
Report: None anticipated

Documents:

October 19, 2010, report from the Assistant City Administrator.

Time:

5:35 p.m. - 6:40 p.m. Mayor Schneider was absent. Councilmember Williams left the meeting at 6:15 p.m.

No report made.

12. 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 City of Santa Barbara v. Lighthouse & Corner, LLC, SBSC Case No. 1339761.

Scheduling: Duration, 15 minutes; anytime
Report: None anticipated

Documents:

October 19, 2010, report from the City Attorney.

Time:

6:42 p.m. - 6:48 p.m. Mayor Schneider and Councilmember Williams were absent.

No report made.

ADJOURNMENT

Mayor Pro Tempore House adjourned the meeting at 6:48 p.m.

SANTA BARBARA CITY COUNCIL

SANTA BARBARA
CITY CLERK'S OFFICE

_____ATTEST:_____

GRANT HOUSE
MAYOR PRO TEMPORE

CYNTHIA M. RODRIGUEZ, CMC
CITY CLERK SERVICES MANAGER

CITY OF SANTA BARBARA
CITY COUNCIL MINUTES

REGULAR MEETING
October 26, 2010
COUNCIL CHAMBER, 735 ANACAPA STREET

CALL TO ORDER

Mayor Helene Schneider called the joint meeting of the Council and the Redevelopment Agency to order at 2:01 p.m. (The Finance and Ordinance Committees met at 12:30 p.m.)

PLEDGE OF ALLEGIANCE

Mayor Schneider.

ROLL CALL

Councilmembers present: Dale Francisco, Frank Hotchkiss, Grant House, Michael Self, Bendy White, Das Williams, Mayor Schneider.
Councilmembers absent: None.
Staff present: City Administrator James L. Armstrong, City Attorney Stephen P. Wiley, Deputy City Clerk Susan Tschech.

PUBLIC COMMENT

Speakers: Kenneth Loch; Bill Mahan, Courthouse Legacy Foundation; Mickey Flacks; Geof Bard; Kate Smith; Ivette Gil and Michael Yi, Youth Council.

CONSENT CALENDAR (Item Nos. 1 – 5 and 7)

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

Motion:
Councilmembers Hotchkiss/Francisco to approve the Consent Calendar as recommended.
Vote:
Unanimous voice vote.

1. Subject: September 30, 2010, Investment Report And September 30, 2010, Fiscal Agent Report (260.02)

   Recommendation: That Council:
   A. Accept the September 30, 2010, Investment Report; and
   B. Accept the September 30, 2010, Fiscal Agent Report.

   Action: Approved the recommendations (October 26, 2010, report from the Finance Director).

2. Subject: Adoption Of Ordinance For A 15-Year Lease With Conway Vineyards, Incorporated (330.04)

   Recommendation: That Council adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Approving a 15-Year Lease with Conway Vineyards, Inc., Effective November 25, 2010.

   Speakers:
   - Member of the Public: Doug Scott.
   - Staff: City Administrator James Armstrong, City Attorney Stephen Wiley.

   Action: Approved the recommendation; Ordinance No. 5532; Agreement No. 23,564.

3. Subject: Introduction Of Ordinance For Three-Month Extension Of 2008-2010 Treatment And Patrol (TAP) Memorandum Of Understanding (440.02)

   Recommendation: That Council introduce and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Extending the 2008-2010 Memorandum of Understanding Between the City of Santa Barbara and the Patrol Officers' And Treatment Plants' Bargaining Units (TAP Units), adopted by Ordinance No. 5482, through December 31, 2010.

   Action: Approved the recommendation (October 26, 2010, report from the Assistant City Administrator/Administrative Services Director; proposed ordinance).

4. Subject: Gift Of $6,490 To The Santa Barbara Police Department's Animal Control Program (520.05)

   Recommendation: That Council:
   A. Accept a gift of $6,490 from the Deborah K. Oldham Trust for use by the Santa Barbara Police Department's Animal Control Program; and

(Cont'd)

4. (Cont'd)

B. Increase estimated revenues and appropriations by $2,990 in the General Fund, Police Department's Animal Control Program, for the purchase of specified equipment to be funded by a portion of the gift from the Oldham Trust.

Action: Approved the recommendations (October 26, 2010, report from the Chief of Police).

5. Subject: Fire Department Receipt Of Donated Equipment And Grant Monies From The Santa Barbara Firefighters Alliance (520.03)

Recommendation: That Council:

A. Accept the donation of rescue and safety equipment from the Santa Barbara Firefighters Alliance to the City of Santa Barbara Fire Department, valued at approximately $15,000.00;

B. Authorize the receipt of grant funds totaling $3,580.57 from the Santa Barbara Firefighters Alliance; and

C. Increase appropriations and estimated revenues for the Fiscal Year 2011 by $3,580.57 in the Miscellaneous Grants Fund for use in providing telecommunications service for the donated iPads.

Speakers:

- Santa Barbara Firefighters Alliance: Board of Directors President Bob Niehaus, Member Cathy Cash.
- Staff: Fire Battalion Chief Pat McElroy.

Action: Approved the recommendations (October 26, 2010, report from the Fire Chief).

Item No. 6 appears in the Redevelopment Agency minutes.

NOTICES

7. The City Clerk has on Thursday, October 21, 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 concluded the Consent Calendar.

REPORT FROM THE FINANCE COMMITTEE

Finance Committee Chair Das Williams reported that the Committee met to consider a Staff recommendation regarding a grant to the Housing Authority for new units at 233 West Ortega Street; the recommendation was approved and will be forwarded to the Redevelopment Agency Board. The Committee also reviewed the Investment and Fiscal Agent Reports for September 2010, which were approved by the Council as part of this Agenda's Consent Calendar (Item No. 1).

REPORT FROM THE ORDINANCE COMMITTEE

Ordinance Committee Chair Bendy White reported that the Committee met to consider proposed amendments to Municipal Code provisions for Zoning Information Reports; the Committee approved the amendments, which will be submitted to the full Council in the near future.

CITY COUNCIL ADMINISTRATIVE AND ATTORNEY REPORTS

CITY ADMINISTRATOR

8. Subject: Introduction Of Ordinance For Extension Of Firefighters Memorandum Of Understanding Through June 30, 2013 (440.02)

Recommendation: That Council ratify a 30-month extension to the 2007-2010 Memorandum of Understanding between the City and the Santa Barbara City Firefighters' Association by introduction and subsequent adoption of, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Extending the 2007-2010 Memorandum of Understanding Between the City of Santa Barbara and the Santa Barbara City Firefighters' Association through June 30, 2013.

Documents:
- October 26, 2010, report from the Assistant City Administrator/ Administrative Services Director.
- Proposed Ordinance.

The title of the ordinance was read.

Speakers:
- Staff: Employee Relations Manager Kristy Schmidt.
- Santa Barbara City Firefighters' Association: Anthony Pighetti.

Motion:
Councilmembers House/Williams to approve the recommendation.
Vote:
Unanimous voice vote.

COMMUNITY DEVELOPMENT DEPARTMENT

9. Subject: Plan Santa Barbara General Plan Update (650.05)

Recommendation: That Council:

A. Receive a staff presentation, and conduct a public hearing on the proposed General Plan Update;

B. Approve the 2010 Plan Santa Barbara General Plan Update to include the updated Introductory Framework and General Plan reorganization, Land Use Element and associated General Plan map, Housing Element, and amendments and additions to the remaining six elements; and

C. Direct staff to return with a Council resolution containing all necessary findings for Plan adoption of the General Plan Update.

Documents:

- October 26, 2010, report from the Assistant City Administrator/Community Development Director.
- Santa Barbara General Plan Proposed Final Update, dated September 2010.
- Certified Final Program Environmental Impact Report for Plan Santa Barbara General Plan Update, Volumes I - III, dated September 2010.
- PowerPoint presentation prepared and made by Staff.
- Affidavit of Publication.
- September 29, 2010, letter from Deborah Wright.
- October 15, 2010, e-mail communication from L. Paul Cook.
- October 20, 2010, letter from Santa Barbara For All.
- October 21, 2010, letter from the Coalition for Community Wellness.
- October 22, 2010, letters from Adria Abraham and James Steele; Santa Barbara Urban Creeks Council.
- October 22, 2010, e-mail communications from Mike Hagan; Gregg and Martha Petty; Cara Salotti; Sheila Smith; Chuck Vehrs; Ann Wolverton; Gary and Agnes Wyatt.
- October 23, 2010, e-mail communications from Helen Burwell; Cara Salotti.
- October 24, 2010, letters from Allied Neighborhoods Association; Mesa Architects.
- October 24, 2010, e-mail communications from Jeff Doubet; Elizabeth Selover.
- October 25, 2010, letters from American Institute of Architects, Santa Barbara Chapter; Rosanne Boardman; Citizens Planning Association of Santa Barbara County; Coastal Housing Coalition; Dall & Associates; Kim and Jim Golden; Kristin Jepson; Santa Barbara Downtown Organization.

(Cont'd)

9. (Cont'd)

Documents (Cont'd);

- October 25, 2010, e-mail communications from Els and Dennis Andersen; John and Nancy Behlman; Judy Denenholz; Patricia Hiles; Dan Johnson; James and Rebecca Johnson; Evelyn and Frank Meronk.
- October 26, 2010, letters from John Campanella; PUEBLO; B3 Architects & Planners.
- October 26, 2010, email communications from Michael Holliday; Theo Kracke.
- Undated letter from Carol Millar.
- Written remarks made by Kellam de Forest.

Public Comment Opened:
2:50 p.m.

Speakers:

- Staff: Assistant City Administrator/Community Development Director Paul Casey, Principal Planner John Ledbetter, City Planner Bettie Weiss, City Attorney Stephen Wiley.
- Planning Commission: Chair Bruce Bartlett, Commissioners Sheila Lodge, John Jostes.
- Members of the Public: LeeAnne French, Citizens Planning Association; Michael Holliday, Santa Barbara Region Chamber of Commerce; Mickey Flacks; Steve Sterling; David Pritchett; Trevor Martinson; Jaclyn Shor; Jim Caldwell, Santa Barbara Association of Realtors; Jane Metiu; Susan Klein-Rothschild, Coalition for Community Wellness; Eva Inbar, Coalition for Sustainable Transportation (COAST); John Campanella; Antonio Romasanta.

Recess: 4:44 p.m. - 4:56 p.m.

Speakers (Cont'd):

- Members of the Public (Cont'd): Cathie McCammon and Gil Barry, Allied Neighborhoods Association; Debbie Cox Bultan, Coastal Housing Coalition; Kellam de Forest; Virginia Castagnola Hunter; Steve Hyslop, Greater Santa Barbara Lodging and Restaurant Association; Connie Hannah, Santa Barbara League of Women Voters; Joyce Howerton, Santa Barbara County Action Network; Megan Birney, Community Environmental Council; Geof Bard.

Public Comment Closed:
5:17 p.m.

Mayor Schneider stated that the Council would continue its consideration of this issue following a recess.

RECESS

The Mayor recessed the meeting at 5:19 p.m. in order for the Council to reconvene in closed session for Agenda Item Nos. 10 and 11, and she stated there would be no reportable action taken during the closed sessions.

CLOSED SESSIONS

11. Subject: Conference With Legal Counsel - Potential Litigation (160.03)

Recommendation: That Council hold a closed session to consider potential litigation pursuant to subsection (c) of section 54956.9 of the Government Code and take appropriate action as needed.

Scheduling: Duration, 10 minutes; anytime
Report: None anticipated

Documents:

October 26, 2010, report from the City Attorney.

Time:

5:25 p.m. - 5:53 p.m.

No report made.

10. 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, Police Managers Association, the Treatment and Patrol Bargaining Units, and the Hourly Bargaining Unit, and regarding discussions with unrepresented management about salaries and fringe benefits.

Scheduling: Duration, 30 minutes; anytime
Report: None anticipated

Documents:

October 26, 2010, report from the Assistant City Administrator.

Time:

5:53 p.m. - 6:40 p.m.

No report made.

RECESS

6:40 p.m. - 6:46 p.m.

CITY COUNCIL ADMINISTRATIVE AND ATTORNEY REPORTS (CONT'D)

COMMUNITY DEVELOPMENT DEPARTMENT (CONT'D)

9. Subject: Plan Santa Barbara General Plan Update (Continued from afternoon session).

Speakers (Cont'd):

- Staff: Principal Transportation Planner Rob Dayton, Project Planner Barbara Shelton.

Discussion:

Staff stated that the General Plan Update document sets forth guidelines of 2,800 residential units and 1.35 million nonresidential square footage over the next 20-year period. They also explained proposed policies regarding residential density and its location, unit size, and incentives for the construction of employer/workforce and rental housing. Councilmembers' questions were answered. Mayor Schneider said that Council discussion of the issue would continue tomorrow, October 27, at 9:00 a.m.

ADJOURNMENT

Mayor Schneider adjourned the meeting at 9:05 p.m. to Wednesday, October 27, 2010, at 9:00 a.m. for continuation of the Plan Santa Barbara General Plan Update.

SANTA BARBARA CITY COUNCIL

SANTA BARBARA
CITY CLERK'S OFFICE

_____ ATTEST: _____

HELENE SCHNEIDER
MAYOR

SUSAN TSCHECH, CMC
DEPUTY CITY CLERK

CITY OF SANTA BARBARA
CITY COUNCIL MINUTES

ADJOURNED REGULAR MEETING
October 27, 2010
COUNCIL CHAMBER, 735 ANACAPA STREET

CALL TO ORDER

Mayor Helene Schneider called the meeting to order at 9:06 a.m.

ROLL CALL

Councilmembers present: Dale Francisco, Frank Hotchkiss, Grant House, Michael Self, Bendy White, Das Williams, Mayor Schneider.
Councilmembers absent: None.
Staff present: City Administrator James L. Armstrong, City Attorney Stephen P. Wiley, Deputy City Clerk Susan Tschech.

PUBLIC COMMENT

No one wished to speak.

NOTICES

The City Clerk has on Thursday, October 21, 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.

CITY COUNCIL ADMINISTRATIVE AND ATTORNEY REPORTS

COMMUNITY DEVELOPMENT DEPARTMENT

Subject: Plan Santa Barbara General Plan Update (Continued from October 26, 2010)

Recommendation: That Council:
A. Receive a staff presentation, and conduct public hearing on the proposed General Plan Update;
B. Approve the 2010 Plan Santa Barbara General Plan Update to include the updated Introductory Framework and General Plan reorganization, Land Use Element and associated General Plan map, Housing Element, and amendments and additions to the remaining six elements; and

(Cont'd)

Subject: Plan Santa Barbara General Plan Update (Cont'd)

C. Direct staff to return with a Council resolution containing all necessary findings for Plan adoption of the General Plan Update.

Documents:
Previously submitted October 26, 2010.

Speakers:
Staff: City Planner Bettie Weiss, Assistant City Administrator/Community Development Director Paul Casey, City Attorney Stephen Wiley, Principal Planner John Ledbetter.

Discussion:
The Council discussed four key policies of the General Plan Update: the Nonresidential Growth Management Program, Transportation Demand Management, Average Unit Size, and a Rental/Employer Housing Overlay. Councilmembers made comments and requested additions or changes to language stating these policies in the General Plan document.

A straw vote was taken to approve a maximum of 1.35 million net new nonresidential square footage over the next 20 years, excluding Pending and Approved projects and government buildings; Councilmembers Hotchkiss and Williams voted no.

A straw vote was taken to approve the Transportation Demand Management policy as recommended, with language revisions as requested by Councilmembers; Councilmember Self voted no.

A Council subcommittee, consisting of Councilmembers Francisco, Hotchkiss, and Williams was formed to discuss the mapping of the Average Unit Density Incentive Program and the Rental/Employer Housing Overlay. This subcommittee will meet, and its recommendations will be submitted to the full Council for its consideration on November 16.

ADJOURNMENT

Mayor Schneider adjourned the meeting at 12:14 p.m.

SANTA BARBARA CITY COUNCIL

SANTA BARBARA
CITY CLERK'S OFFICE

_____ ATTEST: _____

HELENE SCHNEIDER
MAYOR

SUSAN TSCHECH, CMC
DEPUTY CITY CLERK

ORDINANCE NO. _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA BARBARA APPROVING AND AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE CERTAIN AGREEMENTS ACKNOWLEDGING ONGOING USES BETWEEN THE PROPERTY KNOWN AS THE LOBERO BUILDING AT 924 ANACAPA STREET, OWNED BY THE 924 GROUP, LLC, AND THE PROPERTY KNOWN AS THE CARRILLO RECREATION CENTER AT 100 EAST CARRILLO STREET, OWNED BY THE CITY OF SANTA BARBARA

WHEREAS, surveys performed in connection with the project by the City to rehabilitate the facility known as the Carrillo Recreation Center (herein the "Carrillo Recreation Center"), located at 100 East Carrillo Street, have disclosed the existence of certain slight encroachments and joint uses between the Carrillo Recreation Center and the adjacent property known as the Lobero Building (herein the "Lobero Building"), located at 924 Anacapa Street, owned by The 924 Group, LLC, a California limited liability company;

WHEREAS, the improvements located on a portion of the Lobero Building property consist of a joint use walkway and drainage facilities that provide pedestrian public access and drainage between Anacapa Street and portions of the Carrillo Recreation Center and the Lobero Building;

WHEREAS, the improvements also include an existing electrical equipment cabinet that provides electrical service to the Carrillo Recreation Center, which encroaches slightly onto a portion of the Lobero Building property;

WHEREAS, the improvements also include an access ramp that provides reasonable access to the Lobero Building in accordance with the Americans with Disabilities Act (ADA), which encroaches slightly onto a portion of the Carrillo Recreation Center property;

WHEREAS, the facilities also include unenclosed trash and recycling depositories used jointly by the Carrillo Recreation Center and the Lobero Building;

WHEREAS, Charter Section 521 of the City requires certain agreements that bind the City for a longer period than five (5) years shall be approved by Ordinance; and

WHEREAS, this Ordinance upon its adoption by Council will provide authorization for the City Administrator to execute agreements with The 924 Group, LLC, a California limited liability company, consisting of an Agreement for Joint Use Walkway and Drainage, an Agreement for Electrical Equipment, an Agreement for Building an Access Ramp, and an Agreement for Joint Use and Maintenance of a Trash and Recycling Enclosure.

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

SECTION 1. That, following the effective date of this Ordinance, the Agreement for Joint Use Walkway and Drainage between the City of Santa Barbara and The 924 Group, LLC, a California limited liability company, which provides for the ongoing joint use and maintenance of pedestrian walkway and drainage facilities, is hereby approved, and the City Administrator is authorized to execute the agreement.

SECTION 2. That, following the effective date of this Ordinance, the Agreement for Electrical Equipment between the City of Santa Barbara and The 924 Group, LLC, a California limited liability company, which provides for the ongoing use and maintenance by the City of electrical facilities located on a portion of the Lobero Building property, is hereby approved, and the City Administrator is authorized to execute the agreement.

SECTION 3. That, following the effective date of this Ordinance, the Agreement for Building Access Ramp between the City of Santa Barbara and The 924 Group, LLC, a California limited liability company, which provides for the ongoing use and maintenance by The 924 Group, LLC of the building access ramp located on a portion of the Carrillo Recreation Center property, is hereby approved, and the City Administrator is authorized to execute the agreement.

SECTION 4. That, following the effective date of this Ordinance, the Agreement for Joint Use and Maintenance of Trash and Recycling Enclosure between the City of Santa Barbara and The 924 Group, LLC, a California limited liability company, which provides for the joint use and maintenance of the trash and recycling facilities located on a portion of the Carrillo Recreation Center property, is hereby approved, and the City Administrator is authorized to execute the agreement; and

SECTION 5. That, following the effective date of this Ordinance, the City Clerk is authorized to deliver such agreements to the County Recorder of Santa Barbara County, for their recordation in the Official Records of said County.

Agenda Item No._____

File Code No. 610.04

CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: January 25, 2011

TO: Mayor and Councilmembers

FROM: Airport Administration, Airport Department

SUBJECT: Airport Public Art Program

RECOMMENDATION: That Council

A. Authorize the Airport Director to execute a Loan of Asset Agreement, subject to approval by the City Attorney, between the City and the County of Santa Barbara for the long-term loan of a Santa Barbara County Courthouse Lantern; and
B. Authorize the Airport Director to execute a Loan of Asset Agreement between the City and the David Bermant Foundation for the long-term loan of a kinetic sculpture, "Good Time Clock IV," by artist George Rhoads.

DISCUSSION:

Background

The Airline Terminal Project is now under construction and will be completed in 2011.

One component of the Project is a public art program. Airport staff has been working with the City Arts Committee, Visual Arts in Public Places Committee, and the Santa Barbara County Arts Commission staff in the development of the Public Art Program.

The Public Art Program consists of three public art components: the long-term loan of existing art to the Airport, commissioned art that will be part of the Terminal architecture, and a rotating exhibit of regional art.

Santa Barbara County Courthouse Lantern

The County of Santa Barbara has generously offered the long-term loan of a Courthouse lantern to the City for display in the new Airline Terminal.

The 1930s lantern hung in the Hall of Records for many years. In 2003, when the Hall of Records underwent an interior historic rehabilitation the lantern was taken down and not replaced. It was stored in the Courthouse basement for many years.

The Airport Department retained the services of a local qualified conservator and restoration expert, Halroyd Studios, to refurbish the lantern. After replacing missing glass panes, new wiring, new paint, and refurbishment of other historical details, the lantern has been returned for many more years of enjoyment and useful life. The lantern will hang in the entry pavilion of the new terminal where over 2,200 passengers will view it each day.

The proposed agreement provides for the transportation, restoration, installation and maintenance of the Lantern by the City. The total cost of restoration was $10,000.

The "Good Time Clock IV" Kinetic Sculpture

In 1990 the David Bermant Foundation sponsored a major show called P.U.L.S.E. (People Using Light, Sound, and Energy). It reflected art that David Bermant felt was pertinent to our time and was art that utilized modern science and technology. Mr. Bermant felt that such art should be shown in public places, not just in museums and galleries. As part of the show kinetic art was exhibited at the Airport, UCSB and other public venues in the community. At the Airport, a kinetic sculpture known as "Good Time Clock IV" by artist George Rhoads was displayed during the show and the Foundation generously allowed the sculpture to remain at the Airport. Conservatively, for the past 20 years over 8 million travelers and community members have been intrigued and delighted by the sculpture.

Good Time Clock IV was designed by George Rhoads, a painter and sculptor. He is best known for the large audiokinetic sculptures that attract and engage people throughout the world. Balls roll and percussion devices clatter and chime in airports, hospitals, art museums, science museums, and other public places.

Both the Foundation and Airport staff wish to relocate the sculpture to the new airline terminal facilities for the future enjoyment of the community and its visitors. The proposed agreement is for the long-term loan of the Sculpture and for its installation at the new airline terminal complex.

The agreement also provides for cost-sharing of needed repairs and refurbishment of the Sculpture. The City will pay one-half the cost of the repairs not-to-exceed $22,500 to Creative Machines, Inc., the Arizona company that builds all of the artist's sculptures. The costs include dismantling, transportation, repair, refurbishment and installation of the sculpture.

The Foundation will continue to insure and maintain the sculpture once it is reinstalled at the Airport.

The Airport's Public Art Program will be more robust because of the generous loan of significant art by organizations such as the David Bermant Foundation and County of Santa Barbara. Installation of works of historical or cultural value to the community at the Airport will greatly increase the number of people able to see and appreciate them, and help create the ambiance known as the "Santa Barbara experience" in the new terminal building.

BUDGET/FINANCIAL INFORMATION

Funding for the Airport Public Art Program is included in the Airline Terminal Improvement Project with $100,000 of the Project budget allocated for that purpose. Additionally, grant funding is also being pursued to leverage the program budget.

SUBMITTED BY: Karen Ramsdell, Airport Director

APPROVED BY: City Administrator's Office

Agenda Item No.

File Code No. 260.02

CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: January 25, 2011

TO: Mayor and Councilmembers

FROM: Treasury Division, Finance Department

SUBJECT: December 31, 2010, Investment Report And December 31, 2010, Fiscal Agent Report

RECOMMENDATION: That Council:

A. Accept the December 31, 2010, Investment Report; and
B. Accept the December 31, 2010, Fiscal Agent Report.

DISCUSSION:

On a quarterly basis, staff submits a comprehensive report on the City's portfolio and related activity pursuant to the City's Annual Statement of Investment Policy. The current report covers the investment activity for October through December 2010.

Financial markets posted gains for the year corresponding to the avoidance of a double dip recession and a stabilizing economy, including strong corporate earnings and renewed consumer spending. The Dow Jones Industrial Average (DJIA) index, which measures stocks from 30 industrial "blue-chip" companies, was up 14.06 percent from the previous December quarter in 2009 and the S&P 500, composed of 500 "large-cap" companies across various sectors, was up 14.06 percent for the year.

In November, faced with continuing high unemployment, very low inflation and fears of deflation, the Federal Reserve Bank announced the quantitative easing program, or QE2. Under QE2, the Fed will purchase $600 billion in Treasuries through June 2011 in an effort to keep interest rates low, spur economic growth, and return the inflation rate to the target of 2 percent. The Federal Reserve Bank's Open Market Committee also maintained the federal funds rate at a target range of 0-1/4 percent and indicated that the rate will likely be held low for an extended period of time.

The Consumer Price Index (CPI) is a general measure of inflation showing the average change over time in prices of goods and services purchased by households. The seasonally adjusted CPI for all items was up for the fourth straight month in December, rising 0.5 percent. The December CPI also showed increases in the food, energy, recreation, used cars/trucks, household items, and airline fares indexes. While most

indexes increased at least moderately over the last 12 months, several indexes turned downward including new vehicles and apparel. National unemployment remained high through the end of 2010 at 9.4 percent, showing only a slight decline of 0.2 percent from the September 2010 quarter end.

Treasury note yields were higher by the end of the quarter, as shown in the table to the right, ranging from a slight increase of only 1 basis point on the 1-year Treasury note to an increase of 75 basis points on the 5-year Treasury note. Investors continued to demand the safety of U.S. Treasuries, driving prices higher and yields lower.

U.S. Treasury Market					
	9/30/2010	10/31/2010	11/30/2010	12/31/2010	Cumulative Change
3 Month	0.15%	0.11%	0.16%	0.13%	-0.02%
6 Month	0.19%	0.16%	0.20%	0.18%	-0.01%
1 Year	0.25%	0.20%	0.25%	0.26%	0.01%
2 Year	0.42%	0.34%	0.46%	0.59%	0.17%
3 Year	0.63%	0.49%	0.71%	0.99%	0.36%
4 Year	0.95%	0.83%	1.09%	1.50%	0.55%
5 Year	1.26%	1.17%	1.48%	2.01%	0.75%
10 Year	2.51%	2.60%	2.80%	3.30%	0.79%
30 Year	3.68%	3.98%	4.11%	4.34%	0.66%
LAIF	0.51%	0.46%	0.46%	0.46%	-0.05%

Investment Activity

As shown in the table below, the City invested $26 million during the quarter. The purchases consisted of $20 million in “AAA” rated Federal Agency callable securities, $2 million in “AAA” rated Federal Agency bullets (non-callable securities), and $4 million in

Issuer	Face Amount	Purchase Date	Final Maturity	Call Date	Yield To Call	Yield To Maturity
Purchases:						
Federal Farm Credit Bank (FFCB)	2,000,000	10/28/10	10/28/15	10/28/11	1.540%	1.540%
Federal National Mortgage Association (FNMA)	2,000,000	11/17/10	11/17/14	05/17/11	1.300%	1.300%
General Electric Capital Corporation (GECC)	2,000,000	11/10/10	11/09/15	-	-	2.250%
Federal Farm Credit Bank (FFCB)	2,000,000	11/23/10	11/23/15	05/23/12	2.000%	2.000%
Federal Home Loan Mortgage Corp (FHLMC)	2,000,000	11/23/10	11/23/15	11/23/11	2.207%	1.845%
Federal Farm Credit Bank (FFCB)	2,000,000	12/10/10	12/08/14	12/08/11	2.139%	1.662%
Federal National Mortgage Association (FNMA)	2,000,000	12/10/10	10/26/15	-	-	2.067%
Federal National Mortgage Association (FNMA)	2,000,000	12/15/10	12/15/15	06/15/11	2.000%	2.000%
Federal Home Loan Mortgage Corp (FHLMC)	2,000,000	12/15/10	12/15/15	03/15/11	2.100%	2.100%
Federal Farm Credit Bank (FFCB)	2,000,000	12/15/10	12/15/15	12/15/11	2.480%	2.480%
Berkshire Hathaway Fin (BERK)	2,000,000	12/15/10	12/15/15	-	-	2.530%
Federal National Mortgage Association (FNMA)	2,000,000	12/28/10	12/28/15	12/28/11	2.051%	2.011%
Federal Home Loan Bank (FHLB)	2,000,000	12/28/10	07/28/14	07/28/11	0.650%	1.816%
	26,000,000					
Calls:						
Federal Farm Credit Bank (FFCB)	2,000,000	10/14/09	10/14/14	10/14/10	2.875%	2.875%
Federal National Mortgage Association (FNMA)	2,000,000	04/15/10	07/15/13	10/15/10	2.000%	2.000%
Federal Home Loan Mortgage Corp (FHLMC)	2,000,000	10/28/09	10/28/14	10/28/10	3.000%	3.000%
Federal Home Loan Mortgage Corp (FHLMC)	2,000,000	04/29/09	10/29/12	10/29/10	2.250%	2.250%
Federal National Mortgage Association (FNMA)	2,000,000	05/19/10	05/19/15	11/19/10	3.125%	3.125%
Federal Farm Credit Bank (FFCB)	2,000,000	12/01/09	12/01/14	12/01/10	2.840%	2.840%
	12,000,000					
Maturities:						
Montecito Bank & Trust Certificate of Deposit (MONT)	2,000,000	11/18/09	11/18/10	-	-	1.250%
Federal Home Loan Bank (FHLB)	2,000,000	06/16/08	12/10/10	-	-	3.800%
Airport Promissory Note - Semi-annual Principal	79,507	07/14/09	06/30/29	-	-	7.000%
	4,079,507					

"AA+" rated corporate notes (General Electric Capital Corporation and Berkshire Hathaway Financial). During the quarter, $12 million of "AAA" rated Federal Agency securities were called and $4 million securities matured. In addition, the portfolio also received $79,507 in a semi-annual principal payment on the Airport promissory note at the end of December.

The weighted average yield to maturity measures the average yield for securities with varying interest rates to help provide a measure of the future rate of return on the investment portfolio. The weighted average yield to maturity on the quarter's purchases totaled 1.969 percent, compared to 2.643 percent on the quarter's called and matured investments, reflecting the low interest rate environment.

The average rate at which the City earned interest at the Local Agency Investment Fund (LAIF), the State's managed investment pool, was 0.46 percent for the quarter ended December 31, 2010. Staff expects to reinvest a portion of the City's LAIF balances in short-term or callable securities during the next quarter.

Summary of Cash and Investments

Mo. Ended	Yield	Days to Maturity
09/30/2010	2.138%	925
10/31/2010	2.034%	864
11/30/2010	2.020%	891
12/31/2010	2.075%	1000

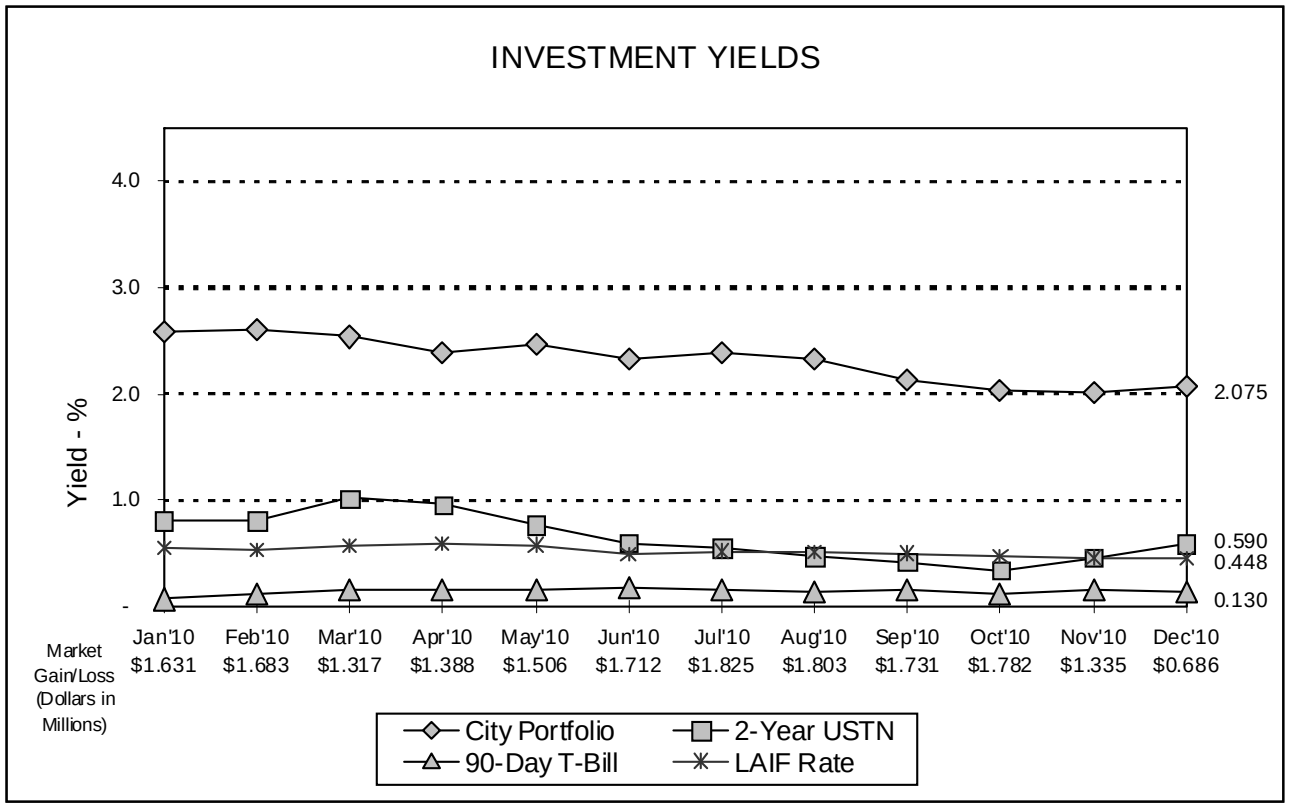
The book rate of return, or portfolio yield, measures the percent return of actual interest earnings generated from the portfolio. During the quarter, the City's book rate of return decreased by 6.3 basis points from 2.138 percent at September 30, 2010 to 2.075 percent at December 31, 2010. The book rate of return continues to decline through the attrition of higher-yielding securities, and reinvestment at considerably lower market rates. The portfolio's average days to maturity increased by 75 days from 925 to 1,000 days which includes the 20-year Airport promissory note authorized by Council in July 2009. The portfolio's average days to maturity excluding the Airport note is 778 days, reflecting reinvestment of maturities and calls during the quarter in the one to five year range for regular day-to-day investment activities in accordance with the City's Annual Statement of Investment Policy.

Credit Quality on Corporate Notes

Over the quarter ended December 31, 2010, there were no credit quality changes to the three corporate issuers of the medium-term notes held in the portfolio (i.e., General Electric Capital Corp, Berkshire Hathaway Financial, and Wells Fargo & Company). All ratings remain within the City's Investment Policy guidelines of "A" or better.

Portfolio Market Gains/Losses

As shown on the Investment Yields on the next page, the City's portfolio continues to significantly outperform the three benchmark measures (the 90 day T-Bill, 2 year T-Note and LAIF). The portfolio also reflects unrealized market gains during the quarter due to lower market yields compared to the yields on securities held in the portfolio. At December 31, the overall portfolio had an unrealized market gain of $0.686 million.



On a quarterly basis, staff reports the five securities with the largest percentage of unrealized losses when comparing book value to market value at the end of the quarter. Note, however, since securities in the portfolio are held to maturity, no market losses will be realized.

Issuer	Face Amount	Maturity	$ Mkt Change	% Mkt Change
GENERAL ELECTRIC CAPITAL CORP	$2,000,000	11/09/15	-$77,300	-3.87%
FEDERAL HOME LOAN MTG CORP	$2,000,000	11/23/15	-$45,030	-2.26%
FEDERAL NATL MORTGAGE ASSN	$2,000,000	12/28/15	-$43,278	-2.16%
FEDERAL FARM CREDIT BANK	$2,000,000	10/28/15	-$42,540	-2.13%
FEDERAL NATL MORTGAGE ASSN	$2,000,000	09/09/15	-$37,342	-1.87%

On a quarterly basis, staff also reports all securities with monthly market declines of greater than 1 percent compared to the prior month. As shown on the table on the next page, there are 9 securities reported at December 31 due to the rise in Treasury yields causing a corresponding decline in market value. Although these securities show both monthly market declines and unrealized book-to-market losses, the securities will be held to maturity and no market losses will be realized.

Issuer	Face Amount	Maturity	Nov-Dec Mkt Change ($)	Nov-Dec Mkt Change (%)	% Mkt Gain/(Loss) at 12.31.10
FEDERAL HOME LOAN MTG CORP	$2,000,000	11/23/15	-$42,360	-2.13%	-2.26%
FEDERAL NATL MORTGAGE ASSN	$2,000,000	09/09/15	-$38,410	-1.92%	-1.87%
FEDERAL FARM CREDIT BANK	$2,000,000	10/28/15	-$36,300	-1.82%	-2.13%
FEDERAL FARM CREDIT BANK	$2,000,000	11/23/15	-$36,050	-1.80%	-1.66%
FEDERAL NATL MORTGAGE ASSN	$2,000,000	08/10/15	-$35,370	-1.76%	-0.90%
FEDERAL NATL MORTGAGE ASSN	$2,000,000	08/05/15	-$29,700	-1.48%	-0.84%
FEDERAL NATL MORTGAGE ASSN	$2,000,000	09/21/15	-$29,060	-1.45%	-1.19%
FEDERAL NATL MORTGAGE ASSN	$2,000,000	11/17/14	-$24,980	-1.25%	-1.59%
FEDERAL HOME LOAN BANK	$2,000,000	09/12/14	-$22,630	-1.12%	-0.26%

The following confirmations are made pursuant to California Code Sections 53600 et seq.: (1) the City's portfolio as of December 31, 2010 is in compliance with the City's Statement of Investment Policy; and (2) there are sufficient funds available to meet the City's expenditure requirements for the next six months.

Fiscal Agent Investments

In addition to reporting requirements for public agency portfolios, a description of any of the agency's investments under the management of contracted parties is also required on a quarterly basis. Attachment 2 includes bond funds and the police and fire service retirement fund as of December 31, 2010.

ATTACHMENTS:
1. December 31, 2010 Investment Report
2. December 31, 2010 Fiscal Agent Report

PREPARED BY: Jill Taura, Treasury Manager

SUBMITTED BY: Robert Samario, Finance Director

APPROVED BY: City Administrator's Office

CITY OF SANTA BARBARA
Activity and Interest Report
December 31, 2010

INVESTMENT ACTIVITY

PURCHASES OR DEPOSITS

12/10	Federal Farm Credit Bank (FFCB)	$	2,000,000
12/10	Federal National Mortgage Association (FNMA)		2,000,000
12/15	Federal National Mortgage Association (FNMA)		2,000,000
12/15	Federal Home Loan Mortgage Corp (FHLMC)		2,000,000
12/15	Federal Farm Credit Bank (FFCB)		2,000,000
12/15	Berkshire Hathaway Fin (BERK)		2,000,000
12/28	LAIF Deposit - City		10,000,000
12/28	Federal National Mortgage Association (FNMA)		2,000,000
12/28	Federal Home Loan Bank (FHLB)		2,000,000
	Total	**$**	**26,000,000**

SALES, MATURITIES, CALLS OR WITHDRAWALS

12/1	Federal Farm Credit Bank (FFCB) - Call	$	(2,000,000)
12/3	LAIF Withdrawal - City		(1,000,000)
12/8	LAIF Withdrawal - City		(1,000,000)
12/9	LAIF Withdrawal - City		(1,000,000)
12/10	Federal Home Loan Bank (FHLB) - Maturity		(2,000,000)
12/14	LAIF Withdrawal - City		(8,000,000)
12/16	LAIF Withdrawal - City		(7,000,000)
12/17	LAIF Withdrawal - City		(1,000,000)
12/31	Santa Barbara Airport Promissory Note - Principal Paydown		(79,507)
	Total	**$**	**(23,079,507)**

ACTIVITY TOTAL **$ 2,920,493**

INTEREST REVENUE

POOLED INVESTMENTS

Interest Earned on Investments	$	260,863
Amortization		(4,724)
SBB&T Sweep Account Interest		592
Total	**$**	**256,730**

RDA INVESTMENTS

Interest Earned on Investments (LAIF)	**$**	**5,707**

TOTAL INTEREST EARNED **$ 262,438**

CITY OF SANTA BARBARA
Summary of Cash and Investments
December 31, 2010

ENDING BALANCE AS OF NOVEMBER 30, 2010

Description	Book Value	Yield to Maturity (365 days)	Percent of Portfolio	Average Days to Maturity
State of California LAIF	$ 50,500,000	0.460%	31.65%	1
Certificates of Deposit	2,000,000	1.750%	1.25%	352
Federal Agency Issues - Coupon	94,915,674	2.396%	59.49%	1,011
Corporate/Medium Term Notes	6,003,313	4.204%	3.76%	643
	153,418,987	1.821%	96.15%	656
SB Airport Promissory Note	6,124,300	7.000%	3.84%	6,786
Totals and Averages	$ 159,543,286	2.020%	100.00%	891
SBB&T Money Market Account	3,233,813			
Total Cash and Investments	**$ 162,777,100**			

NET CASH AND INVESTMENT ACTIVITY FOR DECEMBER 2010 **$ 3,643,787**

ENDING BALANCE AS OF DECEMBER 31, 2010

Description	Book Value	Yield to Maturity (365 days)	Percent of Portfolio	Average Days to Maturity	
State of California LAIF	$ 41,500,000	0.448%	25.55%	1	(1)
Certificates of Deposit	2,000,000	1.750%	1.23%	321	
Federal Agency Issues - Coupon	104,857,483	2.310%	64.57%	1,084	
Corporate/Medium Term Notes	7,994,939	3.787%	4.92%	910	
	156,352,422	1.884%	96.27%	778	
SB Airport Promissory Note	6,044,793	7.000%	3.72%	6,755	
Totals and Averages	$ 162,397,215	2.075%	100.00%	1,000	
SBB&T Money Market Account	4,023,672				
Total Cash and Investments	**$ 166,420,887**				

Note:

(1) The average life of the LAIF portfolio as of December 31, 2010 is 215 days .

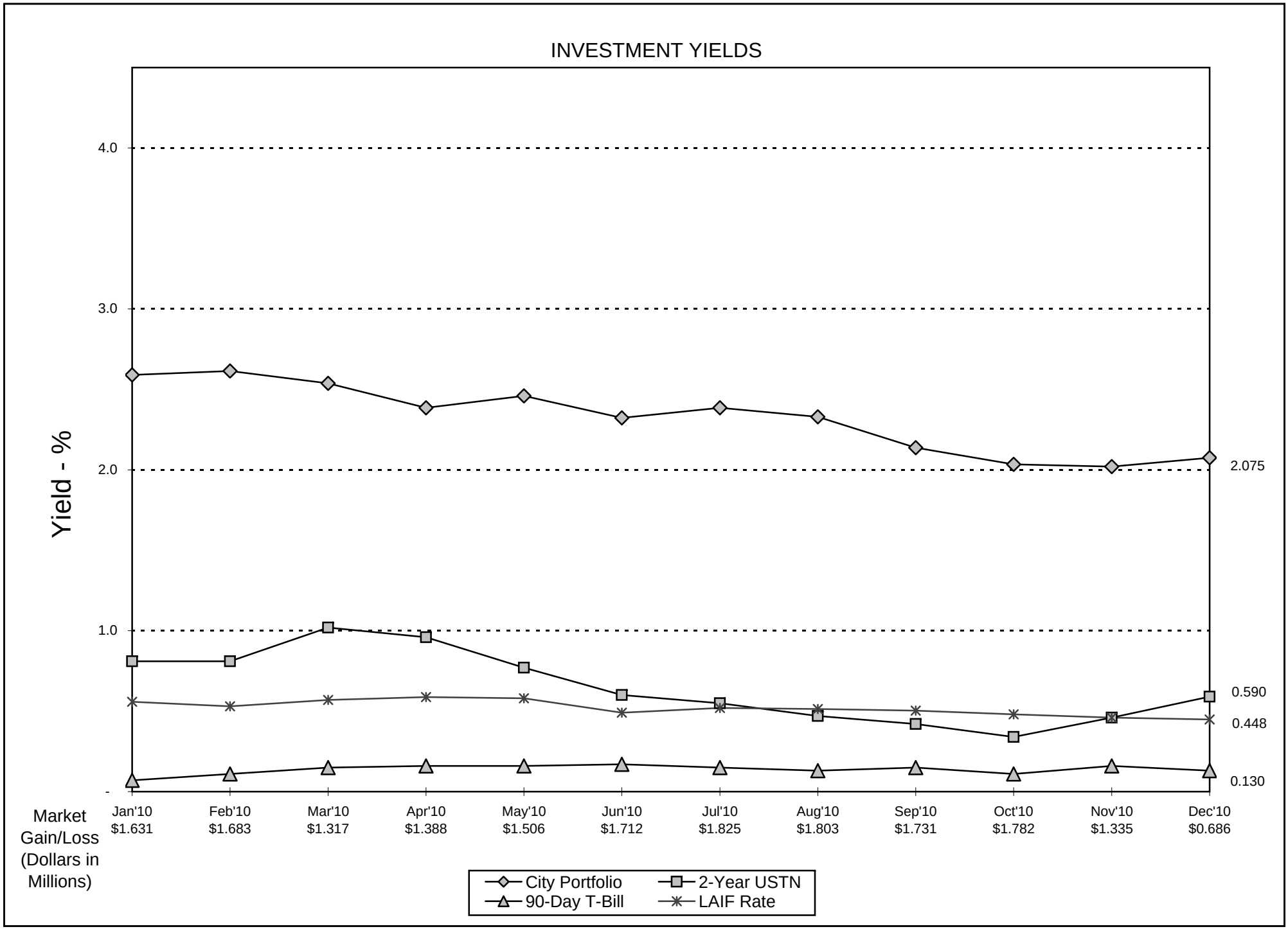
CITY OF SANTA BARBARA
Investment Portfolio
December 31, 2010

DESCRIPTION	PURCHASE DATE	MATURITY DATE	QUALITY RATING MOODY'S	QUALITY RATING S & P	STATED RATE	YIELD AT 365	FACE VALUE	BOOK VALUE	MARKET VALUE	BOOK GAIN/(LOSS)	COMMENTS
LOCAL AGENCY INVESTMENT FUNDS											
LOCAL AGENCY INVESTMENT FUND	-	-	-	-	0.448	0.448	26,500,000.00	26,500,000.00	26,500,000.00	0.00	
LOCAL AGENCY INV FUND/RDA	-	-	-	-	0.448	0.448	15,000,000.00	15,000,000.00	15,000,000.00	0.00	
Subtotal, LAIF							41,500,000.00	41,500,000.00	41,500,000.00	0.00	
CERTIFICATES OF DEPOSIT											
MONTECITO BANK & TRUST	11/18/09	11/18/11	-	-	1.750	1.750	2,000,000.00	2,000,000.00	2,000,000.00	0.00	
Subtotal, Certificates of deposit							2,000,000.00	2,000,000.00	2,000,000.00	0.00	
FEDERAL AGENCY ISSUES - COUPON											
FEDERAL FARM CREDIT BANK	03/06/09	04/24/12	Aaa	AAA	2.250	2.120	2,000,000.00	2,003,295.90	2,045,840.00	42,544.10	
FEDERAL FARM CREDIT BANK	10/28/10	10/28/15	Aaa	AAA	1.540	1.540	2,000,000.00	2,000,000.00	1,957,460.00	(42,540.00)	Callable 10/28/11, then cont.
FEDERAL FARM CREDIT BANK	12/10/10	12/08/14	Aaa	AAA	1.500	1.662	2,000,000.00	1,988,233.24	1,996,460.00	8,226.76	Callable 12/08/11, then cont.
FEDERAL FARM CREDIT BANK	12/15/10	12/15/15	Aaa	AAA	2.480	2.480	2,000,000.00	2,000,000.00	1,991,650.00	(8,350.00)	Callable 12/15/11, then cont.
FEDERAL FARM CREDIT BANK	11/07/06	01/18/11	Aaa	AAA	5.750	5.000	2,000,000.00	2,000,629.82	2,004,380.00	3,750.18	
FEDERAL FARM CREDIT BANK	03/04/09	01/17/12	Aaa	AAA	2.000	2.002	2,000,000.00	2,000,000.00	2,033,320.00	33,320.00	
FEDERAL FARM CREDIT BANK	03/05/09	03/04/13	Aaa	AAA	2.600	2.600	2,000,000.00	2,000,000.00	2,079,420.00	79,420.00	
FEDERAL FARM CREDIT BANK	05/08/09	04/08/13	Aaa	AAA	2.200	2.200	2,000,000.00	2,000,000.00	2,062,860.00	62,860.00	
FEDERAL FARM CREDIT BANK	06/19/09	06/18/12	Aaa	AAA	2.125	2.125	2,000,000.00	2,000,000.00	2,046,610.00	46,610.00	
FEDERAL FARM CREDIT BANK	09/30/09	10/03/11	Aaa	AAA	1.125	1.125	2,000,000.00	2,000,000.00	2,010,420.00	10,420.00	
FEDERAL FARM CREDIT BANK	01/13/10	01/13/15	Aaa	AAA	3.180	3.180	2,000,000.00	2,000,000.00	2,001,710.00	1,710.00	Callable 01/13/11, then cont.
FEDERAL FARM CREDIT BANK	04/30/10	04/09/15	Aaa	AAA	2.900	2.916	2,000,000.00	1,999,004.06	2,026,130.00	27,125.94	Callable 04/09/12, once
FEDERAL FARM CREDIT BANK	11/23/10	11/23/15	Aaa	AAA	2.000	2.000	2,000,000.00	2,000,000.00	1,966,770.00	(33,230.00)	Callable 05/23/12, then cont.
FEDERAL HOME LOAN BANK	05/22/07	06/10/11	Aaa	AAA	5.250	5.005	2,000,000.00	2,001,930.25	2,042,340.00	40,409.75	
FEDERAL HOME LOAN BANK	07/09/07	02/15/11	Aaa	AAA	4.000	5.308	2,000,000.00	1,997,120.99	2,008,750.00	11,629.01	
FEDERAL HOME LOAN BANK	03/04/09	06/08/12	Aaa	AAA	4.375	2.110	1,700,000.00	1,753,145.75	1,784,107.50	30,961.75	
FEDERAL HOME LOAN BANK	04/15/10	10/15/13	Aaa	AAA	2.000	2.000	2,000,000.00	2,000,000.00	2,052,010.00	52,010.00	
FEDERAL HOME LOAN BANK	08/05/10	09/12/14	Aaa	AAA	1.375	1.375	2,000,000.00	2,000,000.00	1,994,870.00	(5,130.00)	
FEDERAL HOME LOAN BANK	12/28/10	07/28/14	Aaa	AAA	0.650	1.816	2,000,000.00	2,000,000.00	2,007,290.00	7,290.00	SU 2.05% Callable 07/28/11, once
FEDERAL HOME LOAN BANK	06/30/09	06/30/14	Aaa	AAA	2.000	3.733	2,000,000.00	2,000,000.00	2,009,750.00	9,750.00	SU 5%, Callable 06/30/11, once
FEDERAL HOME LOAN BANK	09/17/09	12/13/13	Aaa	AAA	3.125	2.440	2,000,000.00	2,038,141.70	2,111,380.00	73,238.30	
FEDERAL HOME LOAN BANK	01/15/10	10/30/12	Aaa	AAA	1.700	1.700	2,000,000.00	2,000,000.00	2,039,520.00	39,520.00	
FEDERAL HOME LOAN BANK	03/30/10	09/30/13	Aaa	AAA	2.000	2.000	2,000,000.00	2,000,000.00	2,007,560.00	7,560.00	Callable 03/30/11, once
FEDERAL HOME LOAN BANK	04/05/10	11/29/13	Aaa	AAA	2.000	2.000	2,000,000.00	2,000,000.00	2,050,990.00	50,990.00	
FEDERAL HOME LOAN BANK	06/29/10	10/29/12	Aaa	AAA	1.125	1.125	2,000,000.00	2,000,000.00	2,018,720.00	18,720.00	
FEDERAL HOME LOAN BANK	05/23/08	06/10/11	Aaa	AAA	3.125	3.520	2,000,000.00	1,996,704.05	2,023,170.00	26,465.95	
FEDERAL HOME LOAN BANK	05/28/10	05/28/15	Aaa	AAA	2.000	2.653	2,000,000.00	2,000,000.00	2,040,270.00	40,270.00	SU 3.35%, Callable 11/28/12, once
FEDERAL HOME LOAN BANK	09/17/09	09/13/13	Aaa	AAA	4.375	2.272	2,000,000.00	2,107,975.93	2,178,350.00	70,374.07	
FEDERAL HOME LOAN BANK	02/22/10	12/13/13	Aaa	AAA	3.125	2.130	2,000,000.00	2,056,066.78	2,111,380.00	55,313.22	

CITY OF SANTA BARBARA
Investment Portfolio
December 31, 2010

DESCRIPTION	PURCHASE DATE	MATURITY DATE	QUALITY RATING MOODY'S	QUALITY RATING S & P	STATED RATE	YIELD AT 365	FACE VALUE	BOOK VALUE	MARKET VALUE	BOOK GAIN/(LOSS)	COMMENTS
FEDERAL HOME LOAN BANK	03/26/10	06/08/12	Aaa	AAA	1.375	1.325	2,000,000.00	2,001,410.00	2,025,440.00	24,030.00	
FEDERAL HOME LOAN BANK	07/14/10	07/14/15	Aaa	AAA	2.000	2.336	2,000,000.00	2,000,000.00	2,013,230.00	13,230.00	SU 2.0%-3.5% Call 07/14/11, then qrtly
FEDERAL HOME LOAN BANK	06/30/10	06/30/14	Aaa	AAA	1.125	2.277	2,000,000.00	2,000,000.00	2,019,530.00	19,530.00	SU 3% Callable 12/30/11, once
FEDERAL HOME LOAN MTG CORP	04/08/09	04/08/13	Aaa	AAA	2.500	2.526	2,000,000.00	1,999,730.56	2,011,020.00	11,289.44	Callable 04/08/11, once
FEDERAL HOME LOAN MTG CORP	05/19/09	11/19/12	Aaa	AAA	2.170	2.170	2,000,000.00	2,000,000.00	2,013,420.00	13,420.00	Callable 05/19/11, once
FEDERAL HOME LOAN MTG CORP	09/03/09	09/21/12	Aaa	AAA	2.125	1.699	2,000,000.00	2,014,229.51	2,052,060.00	37,830.49	
FEDERAL HOME LOAN MTG CORP	11/23/10	11/23/15	Aaa	AAA	1.750	1.845	2,000,000.00	1,991,950.00	1,946,920.00	(45,030.00)	Callable 11/23/11, once
FEDERAL HOME LOAN MTG CORP	05/13/09	05/13/13	Aaa	AAA	2.400	2.400	2,000,000.00	2,000,000.00	2,014,180.00	14,180.00	Callable 05/13/11, once
FEDERAL HOME LOAN MTG CORP	12/15/10	12/15/15	Aaa	AAA	2.100	2.100	2,000,000.00	2,000,000.00	1,983,720.00	(16,280.00)	Callable 03/15/11, then qtrly
FEDERAL HOME LOAN MTG CORP	06/09/09	08/17/12	Aaa	AAA	1.000	2.420	2,000,000.00	1,955,753.94	2,009,760.00	54,006.06	
FEDERAL HOME LOAN MTG CORP	03/26/10	04/25/12	Aaa	AAA	1.125	1.197	1,000,000.00	999,063.39	1,008,290.00	9,226.61	
FEDERAL HOME LOAN MTG CORP	06/30/10	06/30/15	Aaa	AAA	2.000	2.914	2,000,000.00	2,000,000.00	2,018,080.00	18,080.00	SU 2.0%-4.5%, Call 06/30/11, annually
FEDERAL NATL MORTGAGE ASSN	03/18/09	09/18/12	Aaa	AAA	2.500	2.500	2,000,000.00	2,000,000.00	2,009,340.00	9,340.00	Callable 03/18/11, once
FEDERAL NATL MORTGAGE ASSN	07/07/10	07/07/15	Aaa	AAA	2.350	2.350	2,000,000.00	2,000,000.00	2,008,700.00	8,700.00	Callable 07/07/11, once
FEDERAL NATL MORTGAGE ASSN	05/24/10	06/24/13	Aaa	AAA	2.000	2.000	2,000,000.00	2,000,000.00	2,011,660.00	11,660.00	Callable 06/24/11, once
FEDERAL NATL MORTGAGE ASSN	08/10/10	08/10/15	Aaa	AAA	2.000	2.055	2,000,000.00	1,995,818.33	1,977,760.00	(18,058.33)	Callable 08/10/12, once
FEDERAL NATL MORTGAGE ASSN	11/17/10	11/17/14	Aaa	AAA	1.300	1.300	2,000,000.00	2,000,000.00	1,968,150.00	(31,850.00)	Callable 05/17/11, once
FEDERAL NATL MORTGAGE ASSN	12/28/10	12/28/15	Aaa	AAA	2.000	2.011	2,000,000.00	1,999,008.33	1,955,730.00	(43,278.33)	Calllable 12/28/11, once
FEDERAL NATL MORTGAGE ASSN	02/27/09	02/24/12	Aaa	AAA	2.250	2.250	2,000,000.00	2,000,000.00	2,004,950.00	4,950.00	Callable 02/24/11, once
FEDERAL NATL MORTGAGE ASSN	08/05/10	08/05/15	Aaa	AAA	2.125	2.125	2,000,000.00	2,000,000.00	1,983,110.00	(16,890.00)	Callable 08/05/11, once
FEDERAL NATL MORTGAGE ASSN	09/09/10	09/09/15	Aaa	AAA	1.850	1.871	2,000,000.00	1,998,622.22	1,961,280.00	(37,342.22)	Callable 09/09/11, once
FEDERAL NATL MORTGAGE ASSN	12/15/10	12/15/15	Aaa	AAA	2.000	2.000	2,000,000.00	2,000,000.00	1,983,860.00	(16,140.00)	Callable 06/15/11, once
FEDERAL NATL MORTGAGE ASSN	09/21/10	09/21/15	Aaa	AAA	2.000	2.000	2,000,000.00	2,000,000.00	1,976,250.00	(23,750.00)	Callable 03/21/11, once
FEDERAL NATL MORTGAGE ASSN	12/10/10	10/26/15	Aaa	AAA	1.625	2.067	2,000,000.00	1,959,648.41	1,951,600.00	(8,048.41)	
Subtotal, Federal Agencies							104,700,000.00	104,857,483.16	105,611,527.50	754,044.34	
CORPORATE/MEDIUM TERM NOTES											
BERKSHIRE HATHAWAY FIN	12/15/10	12/15/15	Aa2	AA+	2.450	2.530	2,000,000.00	1,992,566.67	1,987,720.00	(4,846.67)	
GENERAL ELECTRIC CAPITAL CORP	01/10/07	02/22/11	Aa2	AA+	6.125	5.100	2,000,000.00	2,002,585.10	2,014,660.00	12,074.90	
GENERAL ELECTRIC CAPITAL CORP	11/10/10	11/09/15	Aa2	AA+	2.250	2.250	2,000,000.00	2,000,000.00	1,922,700.00	(77,300.00)	
WELLS FARGO & CO.	05/30/07	01/12/11	A1	AA-	4.875	5.260	2,000,000.00	1,999,787.27	2,001,500.00	1,712.73	
Subtotal, Corporate Securities							8,000,000.00	7,994,939.04	7,926,580.00	(68,359.04)	
SB AIRPORT PROMISSORY NOTE (LT)											
SANTA BARBARA AIRPORT	07/14/09	06/30/29	-	-	7.000	7.000	6,044,793.28	6,044,793.28	6,044,793.28	0.00	
Subtotal, SBA Note							6,044,793.28	6,044,793.28	6,044,793.28	0.00	
TOTALS							162,244,793.28	162,397,215.48	163,082,900.78	685,685.30	

Market values have been obtained from the City's safekeeping agent, Santa Barbara Bank and Trust (SBB&T). SBB&T uses Interactive Data Pricing Service, Bloomberg and DTC.


INVESTMENT YIELDS
Yield - %
4.0
3.0
2.0
1.0
-
2.075
0.590
0.448
0.130
Market Gain/Loss (Dollars in Millions)
Jan'10 $1.631
Feb'10 $1.683
Mar'10 $1.317
Apr'10 $1.388
May'10 $1.506
Jun'10 $1.712
Jul'10 $1.825
Aug'10 $1.803
Sep'10 $1.731
Oct'10 $1.782
Nov'10 $1.335
Dec'10 $0.686
City Portfolio
2-Year USTN
90-Day T-Bill
LAIF Rate

CITY OF SANTA BARBARA
Fiscal Agent Investments
December 31, 2010

	CASH & CASH EQUIVALENTS	Guaranteed Investment Contracts (GIC)	STOCKS		BONDS		US GOVT & AGENCIES		TOTALS	
	Book & Market	Book & Market	Book	Market	Book	Market	Book	Market	Book	Market
BOND FUNDS										
RESERVE FUNDS										
2004 RDA - Housing Bonds	75,057.50	-	-	-	-	-	-	-	75,057.50	75,057.50
2002 Municipal Improvement - Refunding COPs	13,954.67	547,530.00	-	-	-	-	-	-	561,484.67	561,484.67
2002 Water - Refunding COPs	24,732.49	1,088,268.76	-	-	-	-	-	-	1,113,001.25	1,113,001.25
1994 Water - Revenue Bonds	20,012.29	757,680.00	-	-	-	-	-	-	777,692.29	777,692.29
2002 Waterfront - Reference COPs	439.33	1,393,262.50	-	-	-	-	-	-	1,393,701.83	1,393,701.83
1992 Seismic - Safety Bonds	87,465.19	-	-	-	-	-	-	-	87,465.19	87,465.19
Subtotal, Reserve Funds	221,661.47	3,786,741.26	-	-	-	-	-	-	4,008,402.73	4,008,402.73
PROJECT FUNDS										
2001 RDA Bonds	2,643,701.81	-	-	-	-	-	-	-	2,643,701.81	2,643,701.81
2003 RDA Bonds	13,035,128.54	-	-	-	-	-	-	-	13,035,128.54	13,035,128.54
2004 Sewer Revenue Bonds	2,730,146.27	1,357,140.00	-	-	-	-	-	-	4,087,286.27	4,087,286.27
2009 Airport Bonds	23,586,374.94	-	-	-	-	-	3,100,000.00	3,195,883.00	26,686,374.94	26,782,257.94
Subtotal, Project Funds	41,995,351.56	1,357,140.00	-	-	-	-	3,100,000.00	3,195,883.00	46,452,491.56	46,548,374.56
Subtotal Bond Funds	42,217,013.03	5,143,881.26	-	-	-	-	3,100,000.00	3,195,883.00	50,460,894.29	50,556,777.29
POLICE/FIRE - SVC RETIREMENT FUND										
Police/Fire Funds	60,186.09	-	235,837.83	269,877.83	371,136.20	365,884.60	-	-	667,160.12	695,948.52
	60,186.09	-	235,837.83	269,877.83	371,136.20	365,884.60	-	-	667,160.12	695,948.52
TOTAL FISCAL AGENT INVESTMENTS	42,277,199.12	5,143,881.26	235,837.83	269,877.83	371,136.20	365,884.60	3,100,000.00	3,195,883.00	51,128,054.41	51,252,725.81

Notes:
(1) Cash & cash equivalents include money market funds.
(2) Market values have been obtained from the following trustees: US Bank, Bank of New York and Santa Barbara Bank & Trust

Attachment # 2

Agenda Item No._____

File Code No. 570.05

CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: January 25, 2011

TO: Mayor and Councilmembers

FROM: Administration Division, Parks and Recreation Department

SUBJECT: Proposition 40 Grant For The Renovation Of The Oak Park Main Restroom

RECOMMENDATION:

That Council increase revenues and appropriations in the Parks and Recreation Department Fiscal Year 2011 Capital Fund in the amount of $100,325 for a California Clean Water, Clean Air, Safe Neighborhood Parks and Coastal Protection Act of 2002 (Proposition 40) Per Capita grant for the renovation of the Oak Park Main Restroom.

DISCUSSION:

Background

The Parks and Recreation Department has a comprehensive park restroom renovation program as part of its long-term capital improvement program. Funding for the program includes the General Fund, State and Federal grants, and Redevelopment Agency (RDA) funding. In Fiscal Year 2011, the Department has five restroom renovation projects in the following City parks: Oak Park, Ortega Park, Chase Palm Park, Pershing Park, and Plaza del Mar. The Department has Community Development Block Grant (CDBG) funding for the renovation of the Ortega Park Restroom, and RDA funding for the Chase Palm, Pershing, and Plaza del Mar restrooms.

Oak Park Main Restroom Renovation Project

First constructed in 1958, the main restroom at Oak Park is located adjacent to the park's playgrounds, the seasonal wading pool, and main picnic and festival areas. The restroom includes separate men's and women's facilities and one that is unisex and accessible. The unisex facility was added in 1983. Oak Park has a second restroom adjacent to the Sycamore picnic area. Due to its location, the main restroom serves a majority of the park visitors. No improvements have been undertaken since 1983.

Renovation of the Oak Park Main Restroom includes the replacement of plumbing and electrical fixtures and conduit, installation of new flooring, tile, sinks, toilets, and stall partitions, replacement of hand dryers, and the addition of new lighting and paint. Once complete, the Department anticipates that the project will have a lifespan of 25 to 30 years.

Proposition 40 Per Capital Grant Program

The Proposition 40 Per Capita Grant Program is intended to maintain a high quality of life for California's growing population by providing a continuing investment in parks and recreational facilities. Specifically, it is for the acquisition and development of neighborhood, community, and regional parks and recreation lands and facilities in urban and rural areas. In fall 2010, the Department applied to the California Department of Parks and Recreation for a Proposition 40 grant in the amount of $100,325 for the renovation of the Oak Park Main Restroom.

BUDGET/FINANCIAL INFORMATION:

The $100,325 grant will cover the total cost of the project, including design, permitting, and construction. Design, permitting and project administration costs total $17,700 and construction costs are budgeted for $82,625. Project design and permitting are complete and project construction will be complete in early March 2011.

SUSTAINABILITY IMPACT:

The project includes water conservation benefits, including the installation of reclaimed water service. In addition, there will be water savings with the new low-flow toilets, waterless urinals, and metered sink faucets.

PREPARED BY: Jill E. Zachary, Assistant Parks and Recreation Director

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

APPROVED BY: City Administrator's Office

Agenda Item No._____

File Code No. 150.03

CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: January 25, 2011

TO: Mayor and Councilmembers

FROM: Administration Division, Department of Public Works

SUBJECT: Safety On Highway 154

RECOMMENDATION:

That Council authorize the Mayor to send a letter of support for the recent action taken by the Santa Barbara County Association of Governments (SBCAG), requesting that the California Highway Patrol (CHP) take administrative action to restrict the transportation of hazardous materials along portions of Highway 154 (SR-154) in Santa Barbara County that are located within the watershed of Lake Cachuma.

DISCUSSION:

On October 21, 2010, the SBCAG Board of Directors voted unanimously to pursue expanding the current ban on hauling hazardous waste to include all hazardous materials transported on SR-154. This action was taken after hearing a report by Caltrans and the CHP) about traffic safety issues on SR-154, and hearing from the public during public testimony.

Following the October SBCAG action, on December 7, 2010, the Santa Barbara County Board of Supervisors voted to submit a formal request to the CHP asking that they take administrative action to expand the ban. The City of Santa Barbara has been asked to join the County Board of Supervisors in making a written request to demonstrate support of the SBCAG action on this issue, ensuring that the watershed of Lake Cachuma is protected from potential spills of hazardous materials. It is also intended that this expanded restriction will include exemptions for necessary access to local delivery and pick up points, and that emergency vehicle and law enforcement access will not be impeded.

SUSTAINABILITY IMPACT:

Protection of the Lake Cachuma Watershed is important to the protection of the City's water supply.

ATTACHMENT(S): Proposed letter to the California Highway Patrol

PREPARED BY: Christine F. Andersen, Public Works Director/kts

SUBMITTED BY: Christine F. Andersen, Public Works Director

APPROVED BY: City Administrator's Office

ATTACHMENT

City of Santa Barbara

Office of Mayor

HSchneider@SantaBarbaraCA.gov
www.SantaBarbaraCA.gov

January 25, 2011

Helene Schneider
Mayor

City Hall
735 Anacapa Street
Santa Barbara, CA
93101-1990

Mailing Address:
P.O. Box 1990
Santa Barbara, CA
93102-1990

Tel: 805.564.5323
Fax: 805.564.5475

Chief Adam Cuevas
California Highway Patrol
Coastal Division
4115 Broad Street, Suite B-10
San Luis Obispo, CA 93401

Dear Chief Cuevas:

The purpose of this letter is to request that the CHP take administrative action to restrict the transportation of hazardous materials along those portions of Highway 154, in Santa Barbara County, that are located within the watershed of Lake Cachuma, which is a drinking water reservoir that meets the requirements specified in California Vehicle Code Section 31304(a)(1)(B).

After taking public testimony, on October 21, 2010, the Santa Barbara County Association of Governments (SBCAG) voted unanimously to pursue expanding the current ban on hauling hazardous waste to include all hazardous materials transported on the highway.

On January 25, 2011, the Santa Barbara City Council voted to support this action. We respectfully request that all hazardous materials transportation be restricted on SR-154, between Route 246 to US-101, in order to eliminate hazardous materials transportation through the watershed of Lake Cachuma, the City's primary water supply. The restriction should include exemptions for necessary access to local pickup and delivery points. In addition, an exemption for emergency circumstances, with the concurrence of a member of the agency having traffic law enforcement authority, should also be included.

We believe that this action is necessary to protect the public's health and safety, and meets all of the legal requirements to restrict Hazardous Materials transportation as provided in Vehicle Code Section 31304.

Thank you for your consideration.

Sincerely,

Helene Schneider
Mayor

Please consider the environment before printing this letter.

Agenda Item No._____

File Code No. 570.05

CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: January 25, 2011

TO: Mayor and Councilmembers

FROM: Administration Division, Parks and Recreation Department

SUBJECT: Parma Park Trust Funds For The Maintenance Of Parma Park

RECOMMENDATION:

That Council increase appropriations and revenues by $61,589 in the Parks and Recreation Department Miscellaneous Grants Fund for implementation of the Fiscal Year 2011 Parma Park Maintenance Plan.

DISCUSSION:

Parma Park, one of the City's 11 open space parks, comprises 200 acres. Located in the upper Sycamore Creek watershed and generally bounded by Sycamore Canyon Road, Mountain Drive, and Montecito, Parma Park provides passive recreation opportunities to hikers and equestrians. Mountain biking is limited to fire roads within the park. Harold Parma, along with his family, deeded Parma Park to the City in November 1973. The Parma Park Trust, established in 2000, provides funds to support the preservation and maintenance of the park. Each year, the Parks and Recreation Department (Department) prepares a maintenance work plan for review and approval by the Parma Park Trustee.

The Department completed the Fiscal Year 2011 proposed maintenance plan in May 2010. The Parma Park Trustee subsequently reviewed and approved the work plan in June 2010. Work plan elements include trail maintenance, defensible space vegetation management, trail signage, olive grove restoration, exotic invasive plant management, and native habitat restoration. Work plan elements such as restoration of the olive grove, continue post-Tea Fire restoration of the park, and others address annual maintenance requirements. The Parma Park Trust also covers a portion of the Fiscal Year 2011 project management expenses associated with implementation of the work plan.

BUDGET/FINANCIAL INFORMATION:

The total cost of the Parma Park Maintenance Work Plan in Fiscal Year 2011 is $119,200. At the end of Fiscal Year 2010, the Parma Park account in the Parks and Recreation Department's Miscellaneous Grants Funds had a balance of $57,611, which was carried forward to Fiscal Year 2011. The Parma Park Trustee disbursed $61,589 to fully fund the work plan.

SUSTAINABILITY IMPACT:

Located within the upper Sycamore Creek Watershed, Parma Park provides 200 acres of undeveloped open space for the passive outdoor recreation benefits. Preservation and enhancement of Parma Park protects community natural resources.

PREPARED BY: Jill E. Zachary, Assistant Parks and Recreation Director

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

APPROVED BY: City Administrator's Office

CITY OF SANTA BARBARA

REDEVELOPMENT AGENCY MINUTES

Regular Meeting
October 12, 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 2:07 p.m.

ROLL CALL

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

The title of the resolution related to the Consent Calendar was read.

Motion:
Agency/Council Members Williams/Hotchkiss to approve the Consent Calendar as recommended.
Vote:
Unanimous roll call vote (Absent: Councilmember White).

1. Subject: Minutes (9)

Recommendation: That the Redevelopment Agency Board waive the reading and approve the minutes of the regular meeting of September 14, 2010.

Action: Approved the recommendation.

2. Subject: Financial Assistance To Housing Authority For Acquisition/Rehabilitation Of 2941 State Street (660.04/10)

Recommendation: That Council and Redevelopment Agency Board take the following actions regarding a new affordable housing project at 2941 State Street:

A. That the Agency Board approve an acquisition loan of $360,000 of Redevelopment Agency Housing Setaside Funds to the Housing Authority of the City of Santa Barbara and authorize the Agency's Deputy Director to execute a loan agreement and related documents in a form approved by Agency Counsel and to make nonsubstantive changes;

B. That the Agency Board appropriate $360,000 in the Redevelopment Agency Housing Setaside Fund from unappropriated reserves for the acquisition loan;

C. That Council approve a rehabilitation grant of $90,000 in Community Development Block Grant (CDBG) funds and authorize the Community Development Director to execute a grant agreement and related documents in a form approved by the City Attorney and to make nonsubstantive changes; and

D. That Council and Agency Board adopt, by reading of title only, A Joint Resolution of the Council of the City of Santa Barbara and the Redevelopment Agency of the City of Santa Barbara Finding that the Use of Redevelopment Agency Housing Setaside Funds as a Loan to the Housing Authority of the City of Santa Barbara for Acquiring Affordable Housing Located Outside the Central City Redevelopment Project (CCRP) Area at 2941 State Street Will be of Benefit to the CCRP.

Action: Approved the recommendations; Redevelopment Agency Agreement No. 532; City Council Agreement No. 23,559; Joint Redevelopment Agency/Council Resolution No. 1019/10-082 (October 12, 2010, report from the Deputy Director/Assistant City Administrator/Community Development Director; proposed resolution).

ADJOURNMENT

Chair Schneider adjourned the meeting at 4:25 p.m.

SANTA BARBARA
REDEVELOPMENT AGENCY

HELENE SCHNEIDER
CHAIR

SANTA BARBARA
CITY CLERK'S OFFICE

CYNTHIA M. RODRIGUEZ, CMC
CITY CLERK SERVICES MANAGER

CITY OF SANTA BARBARA

REDEVELOPMENT AGENCY MINUTES

Regular Meeting
October 19, 2010
Council Chamber, 735 Anacapa Street

CALL TO ORDER

Vice-Chair Grant House called the joint meeting of the Agency and the City Council to order at 2:01 p.m.

ROLL CALL

Agency members present: Dale Francisco, Frank Hotchkiss, Michael Self, Bendy White, Das Williams, Vice-Chair House.
Agency members absent: Chair Helene Schneider.
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 No. 1)

Motion:
Agency Members Francisco/White to approve the Consent Calendar as recommended.
Vote:
Unanimous roll call vote (Absent: Chair Schneider).

1. Subject: Redevelopment Agency Fiscal Year 2010 Interim Financial Statements For The Two Months Ended August 31, 2010 (6)

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

   Action: Approved the recommendation (October 19, 2010, report from the Fiscal Officer).

ADJOURNMENT

Vice-Chair House adjourned the meeting at 6:48 p.m.

SANTA BARBARA
REDEVELOPMENT AGENCY

GRANT HOUSE
VICE-CHAIR

SANTA BARBARA
CITY CLERK'S OFFICE

CYNTHIA M. RODRIGUEZ, CMC
CITY CLERK SERVICES MANAGER

CITY OF SANTA BARBARA

REDEVELOPMENT AGENCY MINUTES

Special Meeting
October 26, 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 2:01 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, Deputy City Clerk Susan Tschech.

PUBLIC COMMENT

No one wished to speak.

CONSENT CALENDAR

Motion:
Agency members Hotchkiss/Francisco to approve the Consent Calendar as recommended.
Vote:
Unanimous voice vote.

1. Subject: Use Of Redevelopment Agency Funds To Lease Building Space For Police Building Project Staff Relocation (6)

   Recommendation: That the Redevelopment Agency Board authorize the expenditure of $277,200 from the Police Station Renovation Project account to extend the Police Annex building lease at 222 East Anapamu Street for an initial period of 18 months starting January 1, 2011.

   Action: Approved the recommendation (October 26, 2010, report from the Public Works Director, Deputy Agency Director, and the Chief of Police).

ADJOURNMENT

Chair Schneider adjourned the meeting at 9:05 p.m.

SANTA BARBARA
REDEVELOPMENT AGENCY

HELENE SCHNEIDER
CHAIR

SANTA BARBARA
CITY CLERK'S OFFICE

SUSAN TSCHECH, CMC
DEPUTY CITY CLERK

Agenda Item No._____

File Code No. 660.04

CITY OF SANTA BARBARA

JOINT COUNCIL AND REDEVELOPMENT AGENCYAGENDA REPORT

AGENDA DATE: January 25, 2011

TO: Mayor and Councilmembers
Chairperson and Boardmembers

FROM: Housing and Redevelopment Division, Community Development Department

SUBJECT: Grant To Housing Authority For Acquisition Of 2904 State Street

RECOMMENDATION:

That Council and the Redevelopment Agency Board take the following actions:

A. That the Agency Board approve a grant of $1,150,000 in Redevelopment Agency Housing Setaside Funds to the Housing Authority of the City of Santa Barbara for the acquisition of 2904 State Street, and authorize the Agency's Deputy Director to execute a grant agreement and related documents in a form approved by Agency Counsel, and to make non-substantive changes;

B. That the Agency Board appropriate $1,150,000 in the Redevelopment Agency Housing Setaside Funds from unappropriated reserves for the grant; and

C. That Council and the Agency Board adopt, by reading of title only, A Joint Resolution of the Council of the City of Santa Barbara and the Redevelopment Agency of the City of Santa Barbara Finding that the Use of Redevelopment Agency Housing Setaside Funds as a Grant to the Housing Authority of the City of Santa Barbara for Acquiring an Affordable Housing Site Located Outside the Central City Redevelopment Project (CCRP) Area at 2904 State Street Will Be of Benefit to the CCRP.

DISCUSSION:

The City's Housing Authority plans to acquire the property located at 2904 State Street with the intention of master leasing the property to a local nonprofit organization that provides housing and supportive services to the homeless.

Property Description

The property consists of an 8,276 square foot lot located on Upper State Street between Alamar and Verde Vista – across the street from the property recently acquired by the Housing Authority at 2941 State Street. The property is improved with a 1950's-era motel consisting of seven rooms and a two-bedroom manager's unit. The motel ceased operating several years ago, and the current owner, Stan Fard, has rented the rooms out to tenants under month-to-month leases. Except for one vacant room, the building is completely occupied. The property is in very good condition and is not in need of any renovations.

Housing and Supportive Services for the Homeless

The Housing Authority intends to relocate all of the existing tenants and then master lease the property to a local nonprofit homeless housing organization, such as Willbridge or Transition House, at a below-market rent. The Housing Authority would be responsible for maintenance and repairs to the property. To further the City's participation in the County Ten-Year Plan to End Chronic Homelessness, the nonprofit organization would rent the rooms to chronic homeless clients and provide critical support services. Agency staff would reserve the right to review and approve the selection of the nonprofit organization and the terms of the master lease.

Agency Grant

The Housing Authority has negotiated a purchase price for the property of $1,150,000. The purchase price is $50,000 less than the $1,200,000 value recently appraised by David Jasso & Associates. The Housing Authority seeks Agency financing for the full purchase price. Closing costs for the transaction would be paid for by the Housing Authority.

Given the type of tenancy planned for the project, rental income would be non-existent and would not support any amount of debt service. Therefore, the Housing Authority is not seeking any private lenders for the transaction and is requesting that the Agency assistance come in the form of a grant.

The requested Agency grant would be secured by a deed of trust recorded against the property in first position. The grant would only become payable in the unlikely event that the grant funds were misused. Given the appraised value of $1,200,000 for the property, the Agency grant would be completely secured.

Affordability Covenant

As with all City- and Agency-funded affordable housing projects, an affordability control covenant must be executed and recorded to ensure that the property will be used to provide affordable housing to low income persons. The Housing Authority requests and staff supports the 60-year term that the City typically applies to Housing Authority projects. Also to be recorded is a Notice of Affordability Restrictions on Transfer of Property. The proposed term of the covenant and the notice would be consistent with California Redevelopment Law requirements.

Benefit to the Central City Redevelopment Project Area (CCRP)
While the site is located outside the CCRP, the project will benefit the CCRP in providing needed rental housing nearby that is affordable to low income persons. California Redevelopment Law requires that in order for Agency Housing Setaside funds to be spent outside the CCRP, the City Council and the Redevelopment Agency must adopt a resolution with certain findings and the determination that the project is of benefit to the CCRP.

Sustainability Impact
The Housing Authority's planned maintenance and sound management practices will significantly extend the structure's useful life. As needs arise in the future, the Housing Authority plans to replace existing appliances with energy efficient models and install new energy efficient lighting, plumbing fixtures, and windows.

BUDGET/FINANCIAL INFORMATION AND CONCLUSION:

Staff recommends approval of the requested grant by the Agency Board. The proposed project would be an important addition to the Housing Authority's stock of affordable housing and would very quickly be put in service to meet the needs of the City's chronic homeless. At a cost of $1,150,000 ($143,750 per unit), the project makes sound financial sense. It would cost far more in time and money to construct new comparable housing. The City Council's Finance Committee recommended approval of the grant at its January 11, 2011 meeting.

The Agency has sufficient reserves in the Housing Setaside Fund to make the requested grant, as shown by the following summary (numbers are approximate for simplicity). The Agency Housing Setaside Fund began Fiscal Year 2011 with available reserves of $6.1 million and expects to receive tax increment revenues of $2.7 million during the year. Thus, the amount of Housing Setaside funds available is $8.8 million. From this amount, the Agency has committed $360,000 to the Housing Authority for the acquisition of 2941 State, $300,000 to the Housing Authority for adding two units to its property at 233 W. Ortega, and $925,000 for the purchase of land on East Canon Perdido by Habitat for Humanity for a future project. This leaves a balance of $7.2 million. Concurrent with this project, the Agency Board is reviewing a request for Agency funding for a site acquisition at Salsipuedes and Haley Streets for $2 million. If the Agency Board approves both of these requests, an estimated $4 million in Agency Housing Setaside funds will be available for future projects.

ATTACHMENT: Letter from the Housing Authority

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

SUBMITTED BY: Paul Casey, Community Development Director / Assistant City Manager

APPROVED BY: City Administrator's Office

ATTACHMENT

HA SB

HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA

808 Laguna Street / Santa Barbara
California / 93101

Tel (805) 965-1071
Fax (805) 564-7041

November 16, 2010

HAND DELIVERED

Mr. Steven Faulstich, Housing Programs Supervisor
Housing & Redevelopment Division
City of Santa Barbara
630 Garden St.
Santa Barbara, CA 93101

RE: REQUEST FOR CITY RDA FUNDS FOR THE ACQUISITION OF REAL PROPERTY LOCATED AT 2904 STATE STREET

Dear Steven:

The Housing Authority has located another existing apartment building that we feel can be purchased at a favorable price and added to our affordable rental housing inventory. To this end, we are seeking Redevelopment Agency Housing Set-aside (RDA) funds to cover the cost of this acquisition.

The subject property is a 9 unit multifamily residential building on an 8,276 sq. ft. lot located at 2904 State Street. The building is a former motel and consists of 2 one-bedroom/one-bath apartments and 7 studios rented on a month to month basis. There are 9 uncovered parking spaces on-site. One of the studios is vacant. The studios rent for an average of $790 per month and the one-bedroom units rent for $1,060 per month. Utility expenses for the property are approximately $480 per month. At this juncture, incomes of the current tenants have not been verified. None of the existing tenants participate in the Section 8 Housing Choice Voucher program.

Given the City's current efforts to provide shelter for the chronically homeless by providing transitional and permanent, supportive housing opportunities, the Housing Authority considers the subject property an excellent response to that identified need. The units are small and each has its bathroom. If acquired by the Housing Authority with RDA funding, it would be the Authority's intention to master lease the property at a low rent to a group such as WillBridge or Transition House who in turn would operate it as permanent, supportive housing for the homeless. This arrangement would match our successful partnership with Transition House for owning and operating the "Fire House" at 3030 De La Vina. The Fire House provides transitional housing and related services for 16 people on average. This acquisition and use would also be in alignment with the *10 Year Plan to End Chronic Homelessness* (aka the "Bringing Our Community Home" plan) that all Santa Barbara Cities and the County have adopted.

The property is listed in the Santa Barbara Multiple Listing Service for $1,200,000—or $133,333 per unit. Given its favorable pricing and the fact that the property is well suited for the identified need (permanent supportive housing for the homeless), the Housing Authority Commission on November 3, 2010, adopted Resolution No. 2425 (copy enclosed) relative to this property. The Resolution authorized Housing Authority staff to make a full price offer for the property subject to securing an independent appraisal that substantiated the offer amount as well as securing Redevelopment

Agency funding for the purchase. David Jasso & Associates was engaged by the Housing Authority to provide an independent, fair market value appraisal of the subject property.

Yesterday, the Housing Authority received its requested appraisal from David Jasso & Associates (copy enclosed). It establishes the property's fair market value at $1.2 million. Looking at the comparables sales set forth in the appraisal, we consider the value established by David Jasso to be both reasonable and fair.

As you know, securing and operating affordable housing for special needs populations requires significant local subsidy. Based on our initial discussions with your office regarding this property, we feel it appropriate to seek a grant from the Redevelopment Agency for the full purchase price--$1.2 million or $133,333 per unit. It is the Housing Authority's intention to hold the property in its inventory and be responsible for its maintenance and capital needs in perpetuity (i.e. be its' stewards and maintain it as a community/public asset). The day to day operations including tenant selection and management would be handled under a master lease to a local non-profit who offer transitional and permanent supportive housing to the homeless. As of this writing, WillBridge is our likely candidate. Given that non profits like WillBridge operate on relatively thin budgets, the rent under any master lease must be low—we estimate somewhere between $1,000 to $2,000 per month for the entire property. Such limited revenue from the property make it impossible to afford any debt service; thus our request to the RDA for a grant for the purchase price. Whatever monthly revenue the Housing Authority receives from the property will need to go to property maintenance and replacement reserves. As the enclosed proform shows, the Housing Authority will be operating this property at a breakeven point (if not a loss) assuming a master lease of $1500/month. That said, the Housing Authority recognizes that this type of housing (permanent, supportive housing for the homeless) is a community priority and as such is willing to assume some amount of risk with respect to operating income and expenses.

If this City/RDA staff find this request to be reasonable and appropriate, we would ask that it be placed before the City Council/RDA in the next 30 days for consideration. With our request moving forward at the City/RDA level, we would plan on closing shortly after the New Year as requested by the seller.

As always, the Housing Authority Commission and staff are hopeful that you will agree with us on the wisdom of this acquisition, its planned use as well as the structure of our requested financing.

Sincerely,

HOUSING AUTHORITY OF THE
CITY OF SANTA BARBARA

ROBERT G. PEARSON
Executive Director/CEO

Encls.

cc: Housing Authority Commission

CITY COUNCIL RESOLUTION NO. _____
REDEVELOPMENT AGENCY RESOLUTION NO. _____

A JOINT RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA BARBARA AND THE REDEVELOPMENT AGENCY OF THE CITY OF SANTA BARBARA FINDING THAT THE USE OF REDEVELOPMENT AGENCY HOUSING SETASIDE FUNDS AS A GRANT TO THE HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA FOR ACQUIRING AN AFFORDABLE HOUSING SITE LOCATED OUTSIDE THE CENTRAL CITY REDEVELOPMENT PROJECT (CCRP) AREA AT 2904 STATE STREET WILL BE OF BENEFIT TO THE CCRP

WHEREAS, pursuant to the authority of Health and Safety Code Section 33334.2(g), the Redevelopment Agency of the City of Santa Barbara (Agency) and the Council of the City of Santa Barbara (City) wish to authorize the expenditure of Agency Housing Setaside Funds outside the Central City Redevelopment Project (CCRP) Area for the development of affordable low and moderate income housing;

WHEREAS, the Agency desires to promote low and moderate income housing that will benefit the CCRP Area by approving said expenditure;

WHEREAS, the Agency wishes to assist the Housing Authority of the City of Santa Barbara with acquisition of property at 2904 State Street with affordable low and moderate income housing; and

WHEREAS, as a condition of the Agency affordable housing financing, the Agency and the Housing Authority of the City of Santa Barbara will be executing a covenant assuring the long-term affordability of the development.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SANTA BARBARA AND THE REDEVELOPMENT AGENCY OF THE CITY OF SANTA BARBARA THAT the City and Agency find and determine that, although the subject property to be developed is outside the CCRP Area, the use of Agency Housing Setaside Funds for affordable housing will be of benefit to the CCRP in that:

SECTION 1. The fundamental purpose of redevelopment is to expand the supply of low and moderate income housing;

SECTION 2. There is a shortage of safe, decent, and sanitary housing for persons and families of low and moderate income within the CCRP Area, and there are insufficient suitable sites for development of such housing within the CCRP Area; and

SECTION 3. Insufficient suitable housing units are available in the community for low and moderate income persons and families who may be displaced by activities in the CCRP Area.

Agenda Item No._____

File Code No. 660.04

CITY OF SANTA BARBARA

JOINT COUNCIL AND REDEVELOPMENT AGENCY AGENDA REPORT

AGENDA DATE: January 25, 2011

TO: Mayor and Councilmembers
Chairperson and Boardmembers

FROM: Housing and Redevelopment Division, Community Development Department

SUBJECT: Loan To Peoples' Self-Help Housing Corporation For Acquisition Of 510-520 North Salsipuedes Street And 601 East Haley Street

RECOMMENDATION:

That the Redevelopment Agency Board and the City Council take the following actions:

A. That the Agency Board approve a loan of $2,000,000 in Agency Housing Setaside funds to Peoples' Self-Help Housing Corporation for the acquisition of the properties at 510-520 North Salsipuedes Street and 601 East Haley Street for eventual development of low income rental housing;

B. That the Agency Board appropriate $2,000,000 in the Redevelopment Agency Housing Setaside Funds from unappropriated reserves for the acquisition loan;

C. That the Agency Board adopt, by reading of title only, A Resolution of the Redevelopment Agency of the City of Santa Barbara Adopting the Replacement Housing Plan Dated December 15, 2010, for the Property at 510-520 North Salsipuedes Street; and

D. That Council and the Agency Board adopt, by reading of title only, A Joint Resolution of the Council of the City of Santa Barbara and the Redevelopment Agency of the City of Santa Barbara Finding that the Use of Redevelopment Agency Housing Setaside Funds for Development of Affordable Housing Located Outside the Central City Redevelopment Project Area (CCRP) at 510-520 North Salsipuedes Street and 601 East Haley Street Will Be of Benefit to the CCRP.

DISCUSSION:

Peoples' Self-Help Housing Corporation (PSHHC) has successfully developed and managed four affordable rental projects in Santa Barbara with the financial assistance of the City and Agency, and has recently identified a site to acquire and develop as their fifth project in the City. PSHHC has requested a loan of $2 million of Redevelopment Agency Housing Setaside funds to cover the purchase price.

Property Description

The property consists of three contiguous parcels. One parcel is at the corner of Salsipuedes and Haley Streets and the other two front Salsipuedes Street. The combined area of the lots is 41,099 square feet (0.94 acre). An aerial photo of the parcels is attached. The parcel at Salsipuedes and Haley is currently undeveloped and vacant. The two parcels on Salsipuedes contain substandard structures, three of which are occupied as rental units. PSHHC will provide relocation assistance to the current tenants as required by City, State and federal relocation laws.

PSHHC has opened escrow on this purchase from the seller, Bertha Claveria Family Trust, subject to important contingencies. One contingency is the Agency's approval of this loan. Another is the completion of a "Phase 2" environmental study that includes ground borings to make sure there are no underground hazardous materials. Escrow is set to close on February 14, 2011.

Agency Loan

The sale price for the property is $2,000,000. This price comes to less than $49 per square foot. PSHHC seeks Agency financing for the full purchase price. Closing costs for the transaction, as well as the Phase 2 study, would be paid for by PSHHC. The requested Agency loan would be secured by a deed of trust recorded against the property in first position.

In an appraisal dated December 13, 2010, Hammock, Arnold, Smith and Company established a value for the three parcels of $2,200,000, which is $200,000 higher than the purchase price negotiated by PSHHC. Thus, the Agency loan would be fully secured.

Although PSHHC intends to proceed with proposing a project and beginning the development review process, they are too early in the process to propose a specific project at this time. This purchase is considered to be a "land-banking" acquisition, in order to take advantage of a favorable real estate market for purchasers at this time. As with other land-banking acquisitions funded by the Agency, the Agency's loan agreement will set a timeline for the eventual development by PSHHC of an affordable housing project on the site. Within five years of signing the Agency loan agreement, PSHHC must receive City development approvals for an affordable rental project for low-income households, obtain other needed financing (such as low-income housing tax credits and additional City/Agency funding) and begin construction of the project, or the loan will be due and payable, together with accrued interest at 4.5%. Staff recommends a five-year period for beginning of construction due to the planned use of low income housing tax credits, as the tax credit approval process can sometimes take more than two years.

Potential Development

PSHHC intends to diligently pursue development of the property with a rental project for very-low and low-income families. They plan to propose a project of about 45 units. Approximately 30% of the units would have three bedrooms, and the remaining units would have one or two bedrooms. Because PSHHC has long recognized the need to provide residents with education, health and social services, the project would also include community space of about 3,000 square feet.

Once the project receives City development approvals, PSHHC will need to obtain additional permanent and construction financing. They intend to apply for low income housing tax credits as well as additional subsidy from the City in the form of federal HOME funds or additional Redevelopment Agency housing setaside funds. If they get approval for a 45-unit project, the additional City financing is estimated at $3.6 million (for a total of $125,000 per unit, including this land loan). However, if the development review process results in fewer units, the City's per-unit subsidy would probably need to be higher. Upon approval of additional City financing, it is anticipated that this acquisition loan will be amended to extend its due date to match that of the additional financing.

Affordability Covenant

As with all City and Agency-funded affordable housing projects, an affordability control covenant must be executed and recorded to ensure that the property will be used to provide affordable housing to low income persons for many years to come.

Benefit to the Central City Redevelopment Project Area (CCRP)

While the site is located outside the CCRP, the project will benefit the CCRP in providing needed rental housing nearby that is affordable to low income households. California Redevelopment Law requires that, in order for Agency Housing Setaside funds to be spent outside the CCRP, the City Council and the Redevelopment Agency must adopt a resolution with certain findings and the determination that the project is of benefit to the CCRP.

Replacement Housing Plan

California Redevelopment Law requires that before an Agency provides financial assistance to a project where affordable housing is destroyed or removed, a plan must be prepared to replace the lost housing with at least as many affordable units and at least as many bedrooms within a time period of no more than four years. Staff has prepared a replacement housing plan (see Attachment 2) that meets the legal requirements. The replacement housing plan has been available for public review at the City Clerk's office in City Hall and the Community Development Department at 630 Garden Street. It has also been posted on the City's website. California Redevelopment Law requires that the replacement housing plan be adopted by resolution.

Sustainability Impact

Peoples" Self-Help has made a commitment to building its project using sustainable principles, so any eventual development will exceed code requirements regarding energy efficiency.

BUDGET/FINANCIAL INFORMATION AND CONCLUSION:

Staff asks that the Agency Board approve the requested loan. This land acquisition would be an important step toward adding to the City's inventory of affordable rental housing for families. At a cost of $2,000,000, approximately 10% below the appraised value, the land is priced well. Any future project will be carefully reviewed by Agency staff and the Agency Board to make certain that it makes sound financial sense.

On January 11, 2011 the Finance Committee reviewed this funding request and recommended that Council and the Agency Board approve the requested loan.

The Agency has sufficient Housing Setaside funds to make the requested loan, as shown by the following summary (numbers are approximate for simplicity). The Agency Housing Setaside Fund began Fiscal Year 2011 with reserves of $6.1 million, and estimates tax increment revenue during the year totaling $2.7 million. Thus, the amount of Housing Setaside Funds available is $8.8 million. From this amount, the Agency has committed $360,000 to the Housing Authority for the acquisition of 2941 State, $300,000 to the Housing Authority for adding two units to its property at 233 West Ortega, and $925,000 for the purchase of land on East Canon Perdido by Habitat for Humanity for a future project. This leaves a balance of $7.2 million. Today the Agency Board is reviewing requests for Agency funding for two housing projects: this one for $2 million and 2904 State Street for $1,150,000. If the Agency Board approves both of these requests, a balance of approximately $4 million in Agency Housing Setaside funds will be available for future projects.

The letter from PSHHC (Attachment 1) provides additional information about this funding request as well as PSHHC's excellent track record with the City, the Agency and other Central Coast communities in providing attractive and successful housing projects.

ATTACHMENTS:
1. Letter from Peoples' Self-Help Housing
2. Replacement Housing Plan
3. Aerial Photo of Properties

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

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

APPROVED BY: City Administrator's Office

ATTACHMENT 1

Peoples' Self-Help Housing Corporation

December 3, 2010

Steven Faulstich
Housing Programs Supervisor
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

RE: Request for Funds to Acquire 510, 520 North Salsipuedes and 601 East Haley To Develop Permanent Affordable Rental Housing

Dear Mr. Faulstich:

This letter is to request a City loan in the amount of $2,000,000 for the purpose of purchasing a site for land banking. We would use the loan proceeds to purchase properties located at 510, 520 North Salsipuedes and 601 East Haley Street in downtown Santa Barbara. We plan to develop the site into permanent affordable rental housing for lower-income households. PSHHC and the owners of the properties have signed a purchase agreement, and escrow is scheduled to close on or before February 14, 2011, contingent upon receipt of permanent financing from the City of Santa Barbara.

The need for affordable rental housing in Santa Barbara continues to be strongly demanded and under supplied, as demonstrated by high rents, widespread overcrowding, minimal vacancies and high levels of local long distance workforce commuter traffic. In response to this need in the past, with City financing we have acquired and rehabilitated four existing well functioning rental developments in the City: the Victoria Street Bungalows Phase 1 and 2, and the Victoria Hotel, a renovated historical building serving special needs population, and the Milagro de Ladera Apartments, 51 units with community space on Ladera Street. With City financing, we also built Casas las Granadas, the national award winning multi- family property next to the Granada Garage. The acquisition and development of the properties at Salsipuedes & Haley as permanent affordable rental housing would represent Peoples Self Help Housings (PSHHC) fifth partnership with the City of Santa Barbara. While projects have come forward recently in the City to supply Studio and Single Person Room Occupancy sized units, we plan to develop workforce housing for families. 30% of the units would be three bedrooms and the remaining a mix of one and two bedrooms.

Peoples' Self-Help Housing Corporation

PSHHC is a private non-profit corporation celebrating its 40th year in providing affordable housing, programs and services to lower-income households. Since 1970, PSHHC has developed over 1100 units of home ownership housing on the Central Coast under the "sweat equity" program, and over 1300 units of affordable rental housing. PSHHC's non-profit affiliate, The Duncan Group, provides property management services for all of the rental properties. We have had an office in the City of Santa Barbara since 1996.

3533 Empleo Street
San Luis Obispo, CA 93401
Tel: (805) 781-3088
Fax: (805) 544-1901
E-mail: admin@pshhc.org
www.pshhc.org

26 East Victoria Street
Santa Barbara, CA 93101
Tel: (805) 962-5152
Fax: (805) 962-8152
E-mail: sboffice@pshhc.org
www.pshhc.org

Salsipuedes & Haley Street - Property & Project Description

The current site consists of 3 separate contiguous parcels totaling 41,099 square feet (APNs 031-222-018, -019 and -021) currently zoned C-M, with substandard structures that were moved on the site in the 1940's. An aerial site photo is attached; however, please note that 601 E. Haley is now vacant.

Relatively few parcels ideal for affordable housing remain and are available in the City, and this transaction represents a scarce opportunity to "landbank" the property ahead of projected increasing land prices likely to occur in the near future. This property is well-sited with respect to close proximity to residential services, amenities and potential employment, which can translate into less and shorter daily traffic trips made by residents, and higher competitiveness to attract equity investment into the community through the Low Income Housing Tax Credit program.

The current land use is underutilized and blighted, and at this sale price represents a good value for providing more well planned affordable housing, beautifying the neighborhood, creating local jobs (estimated at approximately 187 jobs per Federal calculation method) and increased economic activity through the course of the development and life of the project.

At this very preliminary stage, PSHHC proposes to construct approximately 45 new attractive units as well as approximately 3000 square feet of community space, and would plan to exceed Title 24 energy standards in its design by more than 35%. Currently PSHHC is working toward offering a projected unit mix of 14 units at 3-bedroom, 15 units at 2-bedroom, and 16 units at 1-bedroom (with one of the 2-bedroom units to be dedicated to an on-site full time resident manager), however more study will be taking place to ensure project feasibility, and no design work has been completed to date.

Services

PSHHC delivers much more than high quality, well-managed affordable housing, since recognizing long ago the importance of also providing our residents with the opportunity to access needed education, health and social services in order to stabilize and improve the quality of their lives.

Its very successful programs include a Youth Education Enhancement Program (YEEP) which offers after-school education programs for K-12th grade students at many of our sites. YEEP focuses on improving student literacy, English, and math skills. The program improves grade point averages, sharpens reading and study skills, promotes high school graduation, builds self-esteem, and fosters parent participation in their child's academic life. In addition, the child's learning experience is enhanced by art, music, science, nutrition, financial education, theater and other activities, as well as workshops with guest-speakers and field trips.

Another critical and highly acclaimed PSHHC on-site service is the Supportive Housing Program (SHP), a clinical case management and social services program, which assists residents with gaining access to community services or provides direct "hands-on" assistance. The program's goal is to ensure that all residents, including those who are transitioning live stable, independent lives. All Peoples' Self-Help Housing rental Housing residents are eligible for SHP services. Access to supportive housing services is free, confidential and voluntary. Tenants are encouraged to utilize SHP whenever needed.

Financing

While this request is for land acquisition costs of $2,000,000, PSHHC will subsequently need to request of the City/RDA for predevelopment and development funds, preliminarilyy estimated to be an additional $3,625,000, or $125,000 per unit total, including the land cost. Other sources of

financing to be leveraged are projected to be Federal Home Loan Bank's Affordable Housing Program funds and permanent private bank financing, as well as 9% tax credit generated investors' equity.

We request that the initial land banking loan of $2,000,000 be tied to a 5 year time frame for completing the project.

We propose to build 45 units, but in the event this density is not approved we would lower the number of units. If this were to occur the land and other fixed costs would have to be divided by fewer units which would increase the City subsidy request.

Affordability and Occupancy

All 45 units (estimated) of the future residential apartments would be targeted to households earning at or below 60% of Area Median Income (AMI). Proposed affordability is currently being analyzed by PSHHC at primarily targeting very low income earning households: 10% of the units at 30% AMI, 20% of the units at 45% AMI, 45% of the units at 50% AMI, and 25% of the units @ 60% AMI, as a starting goal.

Long-Term Affordability Controls

PSHHC intends to maintain the development as permanently affordable rentals. It is our understanding that the City will record a Regulatory Agreement which assures long-term affordability, both in terms of occupancy and rent levels. Additionally, the anticipated use of Low Income Housing Tax Credit program for financing would require a minimum 55-year affordability restriction recorded on title.

Property Management

PSHHC intends to utilize The Duncan Group, a 501(c)(3) non-profit affiliate, to provide property management and supportive services to the Development upon close of escrow. The Duncan Group currently manages over 1300 units of affordable rental housing throughout Santa Barbara, Ventura and San Luis Obispo Counties. A resume of The Duncan Group is attached as Exhibit D.

Relocation requirements

We will follow all City, State and federal relocation guidelines for the current tenants of the property.

We look forward to working with you on this development. Should you have any questions or require additional information, please do not hesitate to contact us.

Sincerely,

Jeanette Duncan
Executive Director

ATTACHMENT: Aerial photo of the property.

ATTACHMENT 2

510-520 NORTH SALSIPUEDES STREET
REPLACEMENT HOUSING PLAN
DECEMBER 15, 2010

Affordable Housing to be Lost at 510-520 North Salsipuedes Street

Units	BR Count	Existing Household Income Level	Expected Loss Date	Location
4	8	4 low income	2011	Outside CCRP

New Affordable Housing to be Created at 822-824 East Canon Perdido Street

Units	BR Count	Expected Income Level	Expected Completion Date	Expected Location	Funding Source
4	8	4 low income	2015	Outside CCRP	RDA

Four existing affordable units (with a total of 8 or fewer bedrooms) will be demolished for the development of a new affordable housing project to be developed by Peoples' Self-Help Housing Corporation at 510-520 North Salsipuedes Street. The new affordable housing project will consist of up to 35 affordable units for low income renters. Only 4 of the new units are counted here, as the remaining new affordable housing units may be counted as replacement housing for other projects.

NOTES

1. Abbreviations:
   "BR" stands for bedroom.
   "low-income" stands for households earning 50% - 80% of the Area Median Income.
   "CCRP" stands for the Central City Redevelopment Project Area of the City of Santa Barbara.
   "RDA" stands for the City of Santa Barbara's Redevelopment Agency Housing Setaside Funds

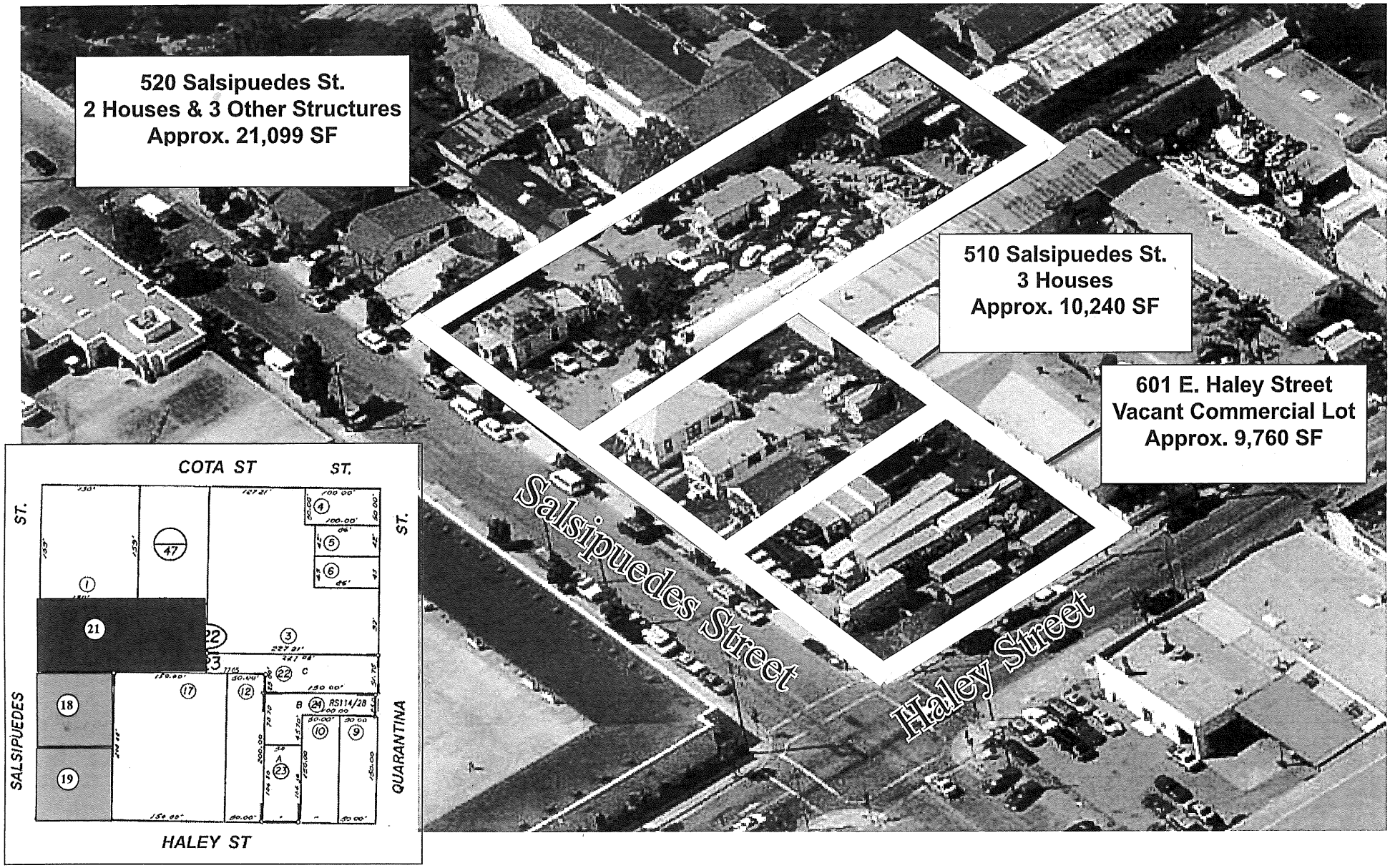
2. Article XXXIV Authority
   Creation of the new affordable housing listed above has been authorized through a ballot measure approved by the public in a special municipal election held on March 7, 2000.

3. Adoption by RDA Resolution
   This Replacement Housing Plan has been adopted by the Redevelopment Agency of the City of Santa Barbara.

RADIUS
Commercial Real Estate & Investments

601 E. Haley St. & 510-520 N. Salsipuedes St., Santa Barbara, CA

Aerial Map



RESOLUTION NO. ____

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SANTA BARBARA ADOPTING THE REPLACEMENT HOUSING PLAN DATED DECEMBER 15, 2010, FOR THE PROPERTY AT 510-520 NORTH SALSIPUEDES STREET

WHEREAS, California Health and Safety Code Section 33413.5 requires redevelopment agencies to adopt a replacement housing plan that implements the requirements of Health and Safety Code Section 33413 and provides for the replacement of affordable housing within four (4) years of its destruction whenever redevelopment agency-funded projects involve the destruction or removal of affordable housing units occupied by very low-, low-, and moderate-income households;

WHEREAS, the replacement housing plan must conform to requirements established under California Health and Safety Code Section 33413.5;

WHEREAS, the project funded by the Redevelopment Agency of the City of Santa Barbara at 510-520 North Salsipuedes Street will involve the destruction of four housing units occupied by low-income households; and

WHEREAS, a draft of the Replacement Housing Plan dated December 15, 2010, for 510-520 North Salsipuedes Street has been made available to members of the public for review and comment.

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SANTA BARBARA THAT the Replacement Housing Plan dated December 15, 2010, for 510-520 North Salsipuedes Street, attached hereto and incorporated herein by reference, is hereby adopted.

CITY COUNCIL RESOLUTION NO. _____
REDEVELOPMENT AGENCY RESOLUTION NO. _____

A JOINT RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA BARBARA AND THE REDEVELOPMENT AGENCY OF THE CITY OF SANTA BARBARA FINDING THAT THE USE OF REDEVELOPMENT AGENCY HOUSING SETASIDE FUNDS FOR DEVELOPMENT OF AFFORDABLE HOUSING LOCATED OUTSIDE THE CENTRAL CITY REDEVELOPMENT PROJECT AREA (CCRP) AT 510-520 NORTH SALSIPUEDES STREET AND 601 EAST HALEY STREET WILL BE OF BENEFIT TO THE CCRP

WHEREAS, pursuant to the authority of Health and Safety Code Section 33334.2(g), the Redevelopment Agency of the City of Santa Barbara (Agency) and the Council of the City of Santa Barbara (City) wish to authorize the expenditure of Agency Housing Setaside Funds outside the Central City Redevelopment Project (CCRP) Area for the development of affordable low and moderate income housing;

WHEREAS, the Agency desires to promote low and moderate income housing that will benefit the CCRP Area by approving said expenditure;

WHEREAS, the Agency wishes to assist Peoples' Self-Help Housing Corporation with the acquisition of the property at 510-520 North Salsipuedes Street and 601 East Haley Street for eventual development of affordable housing for low and moderate income households; and

WHEREAS, as a condition of the Agency financing, the Agency and Peoples' Self-Help Housing Corporation will be executing a covenant assuring the long-term affordability of any future development to persons of low and moderate income.

NOW THEREFORE, BE IT RESOLVED JOINTLY BY THE COUNCIL OF THE CITY OF SANTA BARBARA AND THE REDEVELOPMENT AGENCY OF THE CITY OF SANTA BARBARA THAT the City and Agency find and determine that, although the subject property to be developed is outside the CCRP Area, the use of Agency Housing Setaside Funds for affordable housing will be of benefit to the CCRP in that:

SECTION 1. The fundamental purpose of redevelopment is to expand the supply of low and moderate income housing;

SECTION 2. There is a shortage of safe, decent, and sanitary housing for persons and families of low and moderate income within the CCRP Area, and there are insufficient suitable sites for development of such housing within the CCRP Area; and

SECTION 3. Insufficient suitable housing units are available in the community for low and moderate income persons and families who may be displaced by activities in the CCRP Area.

Agenda Item No._____

File Code No. 520.04

CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: January 25, 2011

TO: Mayor and Councilmembers

FROM: City Attorney's Office

SUBJECT: Introduction Of Medical Marijuana Dispensary Ordinance – Amendment For Dispensaries Permitted Under The March 2008 Dispensary Ordinance

RECOMMENDATION:

That Council introduce and subsequently adopt, by reading of title only, an Ordinance of the Council of the City of Santa Barbara Amending the Municipal Code to Establish Revised Regulations for those Storefront Medical Marijuana Dispensaries Permitted Under City Ordinance No. 5449 as Adopted on March 25, 2008.

DISCUSSION:

On March 25, 2008, the City Council adopted City Ordinance No. 5449 which enacted and codified Santa Barbara Municipal Code Chapter 28.80 as the City's first comprehensive zoning regulations on the location and permitting of storefront medical marijuana dispensaries. The City's enactment of SBMC Chapter 28.80 was in response to the statewide voter approval of Prop 215 in November 1996 (now state Health & Safety Code §11362.5 – and known as the "Compassionate Use Act") along with the state Legislature's enactment of the state Medical Marijuana Program Act (Health & Safety Code §§11362.7 -11362.83 – the "MMPA") which became effective on January 1, 2004.

Both the Compassionate Use Act and the MMPA have now been interpreted by the State Attorney General's office to allow the operation of local storefront dispensaries by "primary caregivers" in order to provide medical marijuana to "qualified patients" under certain very limited circumstances. Specifically, in written Guidelines promulgated in August 2008, the state Attorney General's office interpreted Prop 215 and the MMPA as follows:

> "Under California law, medical marijuana patients and primary caregivers may 'associate within the state of California in order to collectively or cooperatively to cultivate marijuana for medical purposes.' (§11362.775)' The following guidelines

> are meant to apply to qualified patients and primary caregivers who come together to collectively or cooperatively cultivate physician-recommended marijuana."

These August 2008 state Attorney General Guidelines also state that the use of storefront dispensaries by a collective or cooperative may, under some circumstances, be lawful as follows:

> "**Storefront Dispensaries**. Although medical marijuana "dispensaries" have been operating in California for years, dispensaries, as such, are not recognized under the law. As noted above, the only recognized group entities are cooperatives and collectives. (§11362.775.) [However] It is the opinion of this Office that a properly organized and operated collective or cooperative that dispenses medical marijuana through a storefront may be lawful under California law, …"

Given the state medical marijuana law provisions, the Attorney General's express recognition that some medical marijuana dispensaries may be lawful, and with the appearance of several storefront dispensaries within the City in late 2007 and 2008, the City Council elected to enact local City zoning regulations to limit the non-residential locations where these dispensaries would be allowed and to establish day-to-day operational and security requirements for such dispensaries – all in an effort to minimize some of the potentially negative collateral impacts which are often associated with dispensaries. Ultimately, under the City's initial March 2008 Ordinance, three collective/cooperative entities obtained City land use permits to open and operate – provided that they operate in accordance with the state MMPA and the Compassionate Use Act. These City permitted storefront dispensaries are as follows: 1. the Santa Barbara Patients' Collective Health Cooperative (500 N. Milpas), 2. the Greenlight Dispensary (631 Olive Street), and 3. Pacific Coast Collective (300 N. Milpas.)

However, in late 2009 and early 2010, it became apparent there was a significant public concern that, among other things, the City's March 2008 dispensary ordinance did not expressly limit the number of local collectives/cooperatives which might be allowed to obtain a City dispensary permit. In response, the Council requested the Council Ordinance Committee to hold public hearings to consider amendments to the March 2008 ordinance. Ultimately, after a large number of public hearings and significant public input, SBMC Chapter 28.80 was revised by the City Council in June 2010 to impose a maximum limit of three permitted dispensary locations within the City, including those dispensaries which had been permitted under the original 2008 dispensary ordinance.

In addition, the June 2010 ordinance amendment extensively revised the locations within the City where dispensaries could be permitted by establishing five separate and geographically dispersed areas for dispensaries and by expressly limiting dispensaries to certain block faces within each of those areas and by not allowing more than one dispensary in each area. These limitations had the effect of making two of the dispensaries permitted under the March 2008 Ordinance (500 N. Milpas and 631 Olive

Street) non-conforming locations. Finally, the June 2010 ordinance required any nonconforming dispensary to either move to a permitted location (by obtaining a new permit for that location) or to close down the previously permitted dispensary within six months of the adoption of the June 2010 ordinance.

This final requirement – that certain permitted dispensaries now be required to close within 180 days of the effective date of the June 2010 ordinance - resulted in federal litigation against the City – based on legal claims that the June 2010 ordinance 180 day "amortization" provision violates the federal constitutional rights of the two permitted dispensary operators directly impacted by this requirement; that is, by virtue of the Fifth and Fourteenth Amendments to the U.S. Constitution, these two operators have claimed that, having made a substantial investment in obtaining a City dispensary permit and having undertaken the extensive tenant improvements required by the City in order to open their dispensaries, they acquired a fundamental vested property right to continue in operation as a pre-existing legal nonconforming use. In effect, they claim that any City mandate that they cease operation would now constitute a "taking" of their property rights without just compensation and the 180 day closure requirement constitutes a violation of their substantive "due process" and "equal protection" rights under the federal constitution.

Recently, in ruling on a motion for a preliminary injunction filed by one of the nonconforming dispensary operators (500 N. Milpas), the federal district court judge assigned to hear both lawsuits against the City made it clear that he, at least preliminarily, is inclined to agree with these two dispensaries that the City's June 2010 ordinance closure requirement is an apparent violation of their due process rights.

Further, later in his decision, the District Court judge also makes it clear that his conclusion that the City's 180 day closure requirement is an apparent "due process" violation is also closely related to the fact that the June 2010 ordinance establishes such a limited number of permissible dispensary locations within the City (i.e., no more than three) and that this number includes existing nonconforming dispensaries which were previously permitted but not forced to move to a new location. In ruling in favor of the plaintiffs on their motion, the District Court issued a preliminary injunction which orders the City to refrain from any effort to shut the 500 N. Milpas dispensary down, at least pending a full trial of their lawsuit.

In conclusion, it is the recommendation of the City Attorney's office that the City acknowledge the District Judge's ruling on this motion and accept that the judge in this case is not likely to change his conclusions regarding the constitutional precedents applicable to the June 2010 ordinance's application to these two previously permitted dispensaries.

As a result, in our view, it would be appropriate for the City Council to duly consider amending the City's present dispensary ordinance to acknowledge that the two dispensaries permitted under the March 2008 ordinance (but which are located at locations not now allowed) may continue as pre-existing nonconforming uses. We recommend the adoption of this ordinance and we believe that it will result in a successful settlement of the pending federal court litigation.

We should be clear, however, that nothing in this ordinance will allow these two dispensaries (or any dispensary within the City) to operate in a manner contrary to the Compassionate Use Act or the state Medical Marijuana Program Act or allow the distribution of marijuana to persons not entitled to its use under state law. In addition, nothing in this ordinance will allow the for-profit distribution of medical marijuana by collectives or cooperatives or persons. Finally, as a nonconforming use, these dispensaries would still be subject to the City's existing Municipal Code requirement that any nonconforming use which ceases operation for a continuous period of more than thirty days may lose its legal nonconforming status.

PREPARED/SUBMITTED BY: Stephen P. Wiley, City Attorney

APPROVED BY: City Administrator's Office

CITY COUNCIL INTRODUCTION DRAFT
JANUARY 25, 2011

ORDINANCE NO. _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA BARBARA AMENDING THE MUNICIPAL CODE TO ESTABLISH REVISED REGULATIONS FOR THOSE STOREFRONT MEDICAL MARIJUANA DISPENSARIES PERMITTED UNDER CITY ORDINANCE NO. 5449 AS ADOPTED ON MARCH 25, 2008.

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

SECTION ONE. **Dispensaries Permitted Under City Ordinance No. 5449.** Notwithstanding Section Two of City Ordinance No. 5526, as adopted on June 29, 2010 and Santa Barbara Municipal Code section 28.80.050, those dispensaries which are being operated in a manner consistent with state law and which were permitted by the City under City Ordinance No. 5449 (as adopted by the City Council on March 25, 2008) may, despite a non-conforming location, remain as a legal non-conforming use at their permitted locations provided that:

1. the day-to-day operation of the dispensary is consistent with dispensary operational requirements of Chapter 28.80, as such requirements were enacted by City Ordinance No. 5449, and;

2. the operation of the dispensary is not discontinued for a period of time in excess of thirty (30) consecutive days.

SECTION TWO. Those provisions of Santa Barbara Municipal Code Chapter 28.80 not inconsistent with this ordinance shall remain in full force and effect with respect to the storefront dispensaries permitted by Santa Barbara Municipal Chapter 28.80 (as presently codified) by City Ordinance No. 5526.

Agenda Item No._____

File Code No. 630.06

CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: January 25, 2011

TO: Mayor and Councilmembers

FROM: Building & Safety Division, Community Development

SUBJECT: Introduction Of Energy Efficiency Standards Ordinance

RECOMMENDATION:

That Council introduce and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Repealing Chapter 22.82 of the Santa Barbara Municipal Code and Adopting a New Chapter 22.82 Establishing Local "Energy Efficiency Standards" For Certain Buildings and Improvements Covered by the 2010 California Energy Code.

DISCUSSION:

On September 28, 2010, City Council received a presentation from the Southern California Edison Company regarding a South Coast Energy Reach Code proposal. The Energy Reach Code proposal would require new buildings and most additions to be 10 to 15 percent more energy efficient than the current 2010 California Energy Code. After receiving this presentation, City Council voted to direct staff to conduct public outreach and prepare ordinance amendments for a South Coast Energy Reach Code for consideration by the City's Ordinance Committee. This was submitted to the Committee on November 16, 2010.

At the November 16, 2010 Ordinance Committee presentation, we heard from several stakeholders who had not attended previous public meetings. They expressed specific concerns about the proposal. Staff held a meeting with them on November 23, 2010 and addressed their concerns by making changes to and clarifying some of the language and intent of the proposal. The draft Ordinance was brought back to the Ordinance Committee on December 7, 2010 and was approved to forward the Energy Efficiency Standards Ordinance to City Council for consideration.

The new Energy Efficiency Standards Ordinance (Energy Ordinance), which is based on the now current 2010 California Energy Code, deletes the previously adopted Architecture 2030 Energy Efficiency Standards Ordinances, based on the now outdated 2005 California Energy Code, found in Chapter 22.82 of the City's Municipal Code.

The proposed Energy Ordinance is supported by our local American Institute of Architects, the Santa Barbara Contractors Association, the Community Environmental Council and many other local supporters.

If the Council approves the Energy Efficiency Standards Ordinance, the attached Climate Zone 6 Energy Cost-Effectiveness Study that has been prepared and funded by the Southern California Edison Company will be forwarded to the California Energy Commission for review and approval. Once the Energy Cost-Effectiveness Study is approved by the California Energy Commission the Energy Ordinance and the Energy Cost-Effectiveness Study would be brought back to City Council for adoption. Depending on the length of time taken to review and approve this Energy Efficiency Standards Ordinance by the California Energy Commission, it is anticipated that the new Ordinance would become effective in late February/March of 2011.

SUSTAINABILITY IMPACT:

Adoption of this Ordinance would lead to more stringent energy requirements for new construction and most additions than the 2010 Energy Code as approved by the California Energy Commission. More energy efficient buildings will result in a reduction in the use of natural gas and electricity associated with those building occupancies and may contribute to the reduction of greenhouse gas emissions from that construction.

ENVIRONMENTAL REVIEW:

Staff has determined that the proposed Ordinance is categorically exempt from the California Environmental Quality Act (CEQA) review since it preserves and enhances the environment by setting forth minimum energy efficiency standards. In accordance with CEQA Guidelines Section 15308, actions authorized by State or local ordinance to assure the maintenance, restoration, enhancement, or protection of the environment are exempt from CEQA.

ATTACHMENT: Climate Zone 6 Energy Cost-Effectiveness Study

PREPARED BY: George A. Estrella, Chief Building Official

SUBMITTED BY: Paul Casey, Assistant City Administrator

APPROVED BY: City Administrator's Office

ATTACHMENT

Codes and Standards
Title 24 Energy-Efficient Local Ordinances

Title:
Climate Zone 6
Energy Cost-Effectiveness Study

Prepared for:
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Senior Engineer
Southern California Edison
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Email: Randall.Higa@sce.com

Prepared by:
Michael Gabel
Gabel Associates, LLC
510.428.0803
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Last Modified: December 24, 2009

SOUTHERN CALIFORNIA EDISON®
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1.0 Executive Summary

This report presents the results of Gabel Associates' research, analysis and review of the feasibility and energy cost-effectiveness of building permit applicants exceeding the 2008 Building Energy Efficiency Standards by 15% in Climate Zone 6 in several case studies which reflect a variety of building types.

The study contained in this report may be useful in several ways to local governments who are considering adoption of green building ordinances. First, as a source of information to better understand and discuss the energy cost-effectiveness of exceeding the state's energy standards within a local ordinance; and second, as the cost-effectiveness study that may be included in an application to the California Energy Commission (CEC) by a local government seeking to meet the requirements specified in Section 10-106 of the California Code of Regulations, Title 24, Part 1, Locally Adopted Energy Standards.

The energy requirements of a local green building ordinance are not legally enforceable until the CEC has reviewed and approved the local energy standards as fulfilling all requirements of Section 10-106, the Ordinance has been adopted by the local jurisdiction and has filed with the Building Standards Commission.

The 2008 Building Energy Efficiency Standards, effective January 1, 2010, have been used as the baseline used in calculating the energy performance of efficiency measures summarized in this study.

2.0 Impacts of Exceeding the 2008 Title 24 Standards

The energy performance impacts of exceeding the performance requirements of the 2008 Title 24 Building Energy Efficiency Standards have been evaluated in Climate Zone 6 using several prototypical designs which collectively reflect a broad range of building types, including:

- Single family house: 2-story 2,025 sf
- Single family house: 2-story 4,500 sf
- Low-rise Multi-family building, 8 dwelling units: 2-story 8,442 sf
- High-rise Multi-family building, 40 dwelling units: 4-story 36,800 sf
  Nonresidential office building: 1-story, 10,580 sf
- Nonresidential office building: 5-story, 52,900 sf

The methodology used in the case studies is based on a design process for buildings that meet or exceed the energy standards, and includes the following:

(a) Each prototype building design is tested for compliance with the 2008 Standards, and the mix of energy measures are adjusted using common construction options so the building first just meets the Standards. The set of energy measures chosen represent a reasonable combination which reflects how designers, builders and developers are likely to achieve a specified level of performance using a relatively low first incremental (additional) cost

(b) Starting with that set of measures which is minimally compliant with the 2008 Standards, various energy measures are upgraded so that the building just exceeds the 2008 standards by 15%. The design choices by the consultant authoring this study are based on many years of experience with architects, builders, mechanical engineers; and general knowledge of the relative acceptance and preferences of many measures, as well as their incremental costs. This approach tends to reflect how building energy performance is typically evaluated for code compliance and how it's used to select design energy efficiency measures. Note that lowest simple payback with respect to building site energy is not the primary focus of selecting measures; but rather the requisite reduction of Title 24 Time Dependent Valuation(TDV) energy at a reasonable incremental cost consistent with other non-monetary but important design considerations.

(c) A minimum and maximum range of incremental costs of added energy efficiency measures is established by a variety of research means. A construction cost estimator, Building Advisory LLC, was contracted to conduct research to obtain current measure cost information for many energy measures; and Gabel Associates performed its own additional research to establish first cost data. Site energy in kWh and therms, is calculated from the Title 24 simulation results to establish the annual energy savings, energy cost savings and CO2-equivalent reductions in greenhouse gases.

2.1 Single Family Homes

The following energy design descriptions of single family building prototypes just meet the 2008 Title 24 Building Energy Efficiency Standards in Climate Zone 6:

CZ6: Single Family House 2,025 square feet, 2-story, 20.2% glazing/floor area ratio

Energy Efficiency Measures
R-38 Roof w/ Radiant Barrier
R-13 Walls
R-0 Slab on Grade
R-30 Raised Floor over Garage/Open at 2nd Floor
Low E2 Vinyl Windows, U=0.36, SHGC=0.30
Furnace: 80% AFUE
Air Conditioner: None
R-8 Attic Ducts
50 Gallon Gas Water Heater: EF=0.62

CZ6: Single Family House 4,500 square feet, 2-story, 22.0% glazing/floor area ratio

Energy Efficiency Measures
R-19 Roof w/o Radiant Barrier
R-13 Walls
R-19 Raised Floor
Low E2 Vinyl Windows, U=0.36, SHGC=0.30
(2) Furnaces: 80% AFUE
Air Conditioner: None
R-4.2 Attic Ducts
(2) Instantaneous Gas Water Heater: RE=0.80

Energy Efficiency Measures Needed to Meet the Ordinance

The following tables list the energy features and/or equipment included in the Title 24 base design, the efficient measure options, and an estimate of the incremental cost for each measure included **to improve the building performance to use 15% less TDV energy than the corresponding Title 24 base case design**.

Incremental Cost Estimate to Exceed Title 24 by 15%

Single Family Prototype: 2,025 SF, Option 1 **2025 sf** **Climate Zone 6**

Energy Efficiency Measures	Change Type	Incremental Cost Estimate		
		Min	Max	Avg
R-38 Roof w/ Radiant Barrier	-	$ -	$ -	$ -
R-21 Walls (from R-13): 2,550 sf @ $0.45 to $0.70/sf	Upgrade	$ 1,148	$ 1,785	$ 1,466
R-0 Slab on Grade	-	$ -	$ -	$ -
R-19 Raised Floor over Garage/Open at 2nd Floor (from R-30): 448 sf @ $0.25 to $0.35/sf	Downgrade	$ (157)	$ (112)	$ (134)
Low E2 Vinyl Windows, U=0.36, SHGC=0.30	-	$ -	$ -	$ -
Furnace: 80% AFUE	-	$ -	$ -	$ -
Air Conditioner: None	-	$ -	$ -	$ -
R-8 Attic Ducts	-	$ -	$ -	$ -
Reduced Duct Leakage/Testing (HERS)	Upgrade	$ 300	$ 600	$ 450
50 Gallon Gas Water Heater: EF=0.62	-	$ -	$ -	$ -
Total Incremental Cost of Energy Efficiency Measures:		**$ 1,291**	**$ 2,273**	**$ 1,782**
Total Incremental Cost per Square Foot:		**$ 0.64**	**$ 1.12**	**$ 0.88**

Incremental Cost Estimate to Exceed Title 24 by 15%

Single Family Prototype: 2,025 SF, Option 2 **2025 sf** **Climate Zone 6**

Energy Efficiency Measures	Change Type	Incremental Cost Estimate		
		Min	Max	Avg
R-19 Roof w/ Radiant Barrier (from R-38 w/Radiant Barrier): 1,443 sf @ 0.30 to 0.45/sf	Downgrade	$ (649)	$ (433)	$ (541)
R-19 Walls (from R-13): 2,550 sf @ $0.31 to $0.54/sf	Upgrade	$ 791	$ 1,377	$ 1,084
R-0 Slab on Grade	-	$ -	$ -	$ -
R-19 Raised Floor over Garage/Open at 2nd Floor (from R-30): 448 sf @ $0.25 to $0.35/sf	Downgrade	$ (157)	$ (112)	$ (134)
Quality Insulation Installation (HERS)	Upgrade	$ 450	$ 600	$ 525
Low E2 Vinyl Windows, U=0.36, SHGC=0.30	-	$ -	$ -	$ -
Furnace: 80% AFUE	-	$ -	$ -	$ -
Air Conditioner: None	-	$ -	$ -	$ -
R-6 Attic Ducts (from R-8)	Downgrade	$ (325)	$ (225)	$ (275)
Reduced Duct Leakage/Testing (HERS)	Upgrade	$ 300	$ 600	$ 450
50 Gallon Gas Water Heater: EF=0.62	-	$ -	$ -	$ -
Pipe Insulation	Upgrade	$ 150	$ 200	$ 175
Total Incremental Cost of Energy Efficiency Measures:		**$ 559**	**$ 2,007**	**$ 1,283**
Total Incremental Cost per Square Foot:		**$ 0.28**	**$ 0.99**	**$ 0.63**

Incremental Cost Estimate to Exceed Title 24 by 15%

Single Family Prototype: 4,500 SF, Option 1 **4500 sf** **Climate Zone 6**

Energy Efficiency Measures	Change Type	Incremental Cost Estimate		
		Min	Max	Avg
R-30 Roof w/ Radiant Barrier (from R-19 w/o Radiant Barrier): 2,700 sf @ 0.50 to 0.65/sf	Upgrade	$ 1,350	$ 1,755	$ 1,553
R-13 Walls	-	$ -	$ -	$ -
R-19 Raised Floor	-	$ -	$ -	$ -
Low E2 Vinyl Windows, U=0.36, SHGC=0.30	-	$ -	$ -	$ -
(2) Furnaces: 80% AFUE	-	$ -	$ -	$ -
Air Conditioner: None	-	$ -	$ -	$ -
R-6 Attic Ducts (from R-4.2)	-	$ -	$ -	$ -
Reduced Duct Leakage/Testing (HERS)	Upgrade	$ 600	$ 1,200	$ 900
(2) Instantaneous Gas Water Heater: RE=0.80	-	$ -	$ -	$ -
Pipe Insulation (1705 sf house)	Upgrade	$ 300	$ 400	$ 350
Total Incremental Cost of Energy Efficiency Measures:		**$ 2,250**	**$ 3,355**	**$ 2,803**
Total Incremental Cost per Square Foot:		**$ 0.50**	**$ 0.75**	**$ 0.62**

Incremental Cost Estimate to Exceed Title 24 by 15%

Single Family Prototype: 4,500 SF, Option 2 **4500 sf** **Climate Zone 6**

Energy Efficiency Measures	Change Type	Incremental Cost Estimate		
		Min	Max	Avg
R-30 Roof w/ Radiant Barrier (from R-19 w/o Radiant Barrier): 2,700 sf @ 0.50 to 0.65/sf	Upgrade	$ 1,350	$ 1,755	$ 1,553
R-15 Walls (from R-13): 2,518 sf @ $0.14 to $0.18/sf	Upgrade	$ 353	$ 453	$ 403
R-19 Raised Floor	-	$ -	$ -	$ -
Quality Insulation Installation (HERS)	Upgrade	$ 450	$ 600	$ 525
Low E2 Vinyl Windows, U=0.36, SHGC=0.30	-	$ -	$ -	$ -
(2) Furnaces: 80% AFUE	-	$ -	$ -	$ -
Air Conditioner: None	-	$ -	$ -	$ -
R-4.2 Attic Ducts	-	$ -	$ -	$ -
(2) Instantaneous Gas Water Heater: RE=0.80	-	$ -	$ -	$ -
Total Incremental Cost of Energy Efficiency Measures:		**$ 2,153**	**$ 2,808**	**$ 2,480**
Total Incremental Cost per Square Foot:		**$ 0.48**	**$ 0.62**	**$ 0.55**

Incremental Cost Estimate to Exceed Title 24 by 15%

Single Family Prototype: 4,500 SF, Option 3 **4500 sf** **Climate Zone 6**

Energy Efficiency Measures	Change Type	Incremental Cost Estimate		
		Min	Max	Avg
R-19 Roof w/ Radiant Barrier (from R-19 w/o Radiant Barrier): 2,700 sf @ 0.25 to 0.30/sf	Upgrade	$ 675	$ 810	$ 743
R-21 Walls (from R-13): 2,518 sf @ $0.45 to $0.50/sf	Upgrade	$ 1,133	$ 1,259	$ 1,196
R-19 Raised Floor	-	$ -	$ -	$ -
Low E2 Vinyl Windows, U=0.36, SHGC=0.30	-	$ -	$ -	$ -
(2) Furnaces: 80% AFUE	-	$ -	$ -	$ -
Air Conditioner: None	-	$ -	$ -	$ -
R-4.2 Attic Ducts	-	$ -	$ -	$ -
(2) Instantaneous Gas Water Heater: RE=0.82 (from 0.80)	Upgrade	$ 400	$ 600	$ 500
Total Incremental Cost of Energy Efficiency Measures:		**$ 2,208**	**$ 2,669**	**$ 2,439**
Total Incremental Cost per Square Foot:		**$ 0.49**	**$ 0.59**	**$ 0.54**

2.2 Low-rise Multi-family Residential Building

The following is the energy design description of the low-rise multifamily building prototype which just meets the 2008 Title 24 Building Energy Efficiency Standards:

CZ6: Low-rise Multi-family: 2-story 8,442 square feet, 8 units, 12.5% glazing

Energy Efficiency Measures
R-19 Roof w/ Radiant Barrier
R-13 Walls
R-0 Slab on Grade
Low E Vinyl Windows, U=0.40, SHGC=0.36
(8) Furnaces: 80% AFUE
Air Conditioners: None
R-4.2 Attic Ducts
(8) 40 Gallon Gas Water Heaters: EF=0.60

Energy Efficiency Measures Needed to Meet the Ordinance

The following tables list the energy features and/or equipment included in the Title 24 base design, the efficient measure options, and an estimate of the incremental cost for each measure included **to improve the building performance to use 15% less TDV energy than the corresponding Title 24 base case design**.

Climate Zone 6 Energy Measures Needed to Meet the Ordinance

Incremental Cost Estimate to Exceed Title 24 by 15%
Single Family Prototype: 8,442 SF, Option 1 **8442 sf** **Climate Zone 6**

Energy Efficiency Measures	Change Type	Incremental Cost Estimate		
		Min	Max	Avg
R-30 Roof w/ Radiant Barrier (from R-19 w/Radiant Barrier): 4,221 sf @ 0.25 to 0.35/sf	Upgrade	$ 1,055	$ 1,477	$ 1,266
R-21 Walls (from R-13): 10,146 sf @ $0.45 to $0.70/sf	Upgrade	$ 4,566	$ 7,102	$ 5,834
R-0 Slab on Grade	-	$ -	$ -	$ -
Low E Vinyl Windows, U=0.40, SHGC=0.36	-	$ -	$ -	$ -
(8) Furnaces: 80% AFUE	-	$ -	$ -	$ -
Air Conditioners: None	-	$ -	$ -	$ -
R-8 Attic Ducts (from R-4.2)	Upgrade	$ 2,000	$ 3,000	$ 2,500
(8) 40 Gallon Gas Water Heaters: EF=0.63 (from EF=0.60)	Upgrade	$ 800	$ 2,000	$ 1,400
Total Incremental Cost of Energy Efficiency Measures:		**$ 8,421**	**$ 13,580**	**$ 11,000**
Total Incremental Cost per Square Foot:		**$ 1.00**	**$ 1.61**	**$ 1.30**

Incremental Cost Estimate to Exceed Title 24 by 15%
Single Family Prototype: 8,442 SF, Option 2 **8442 sf** **Climate Zone 6**

Energy Efficiency Measures	Change Type	Incremental Cost Estimate		
		Min	Max	Avg
R-19 Roof w/ Radiant Barrier	-	$ -	$ -	$ -
R-13 Walls	-	$ -	$ -	$ -
R-0 Slab on Grade	-	$ -	$ -	$ -
Dual Clear Vinyl Windows, U=0.50, SHGC=0.60 (from Low E, U=0.40, SHGC=0.36): 1,055 sf @ $1.40 - $1.75 / sf	Downgrade	$ (1,846)	$ (1,477)	$ (1,662)
(8) Furnaces: 80% AFUE	-	$ -	$ -	$ -
Air Conditioners: None	-	$ -	$ -	$ -
R-4.2 Attic Ducts	-	$ -	$ -	$ -
(8) Instantaneous Gas Water Heaters: EF=0.79 (from (8) 40 Gallon Gas, 0.60 EF)	Upgrade	$ 7,600	$ 13,600	$ 10,600
Total Incremental Cost of Energy Efficiency Measures:		**$ 5,754**	**$ 12,123**	**$ 8,938**
Total Incremental Cost per Square Foot:		**$ 0.68**	**$ 1.44**	**$ 1.06**

2.3 High-rise Multifamily Building

The following is the energy design description of the high-rise multifamily building prototype which just meets the 2008 Title 24 Building Energy Efficiency Standards:

Title 24 Base Case Design for Options 1 & 2

Energy Efficiency Measures to Meet Title 24
R-26 (4") rigid insulation; Cool Roof Reflectance=0.30, Emittance=0.75
R-19 in Metal Frame Walls
R-4 (1.25") Raised Slab over parking garage
Metal Windows, NFRC U=0.66, SHGC=0.39
PTC 1-ton units: COP=3, EER=11.1
Central DHW boiler: 95% AFUE and recirculating system w/ timer-temperature controls

Title 24 Base Case Design for Option 3

Energy Efficiency Measures to Meet Title 24
R-26 (4") rigid insulation; No Cool Roof
R-19 in Metal Frame Walls
R-2 (5/8") Raised Slab over parking garage
Default Dual Metal Windows, U=0.79, SHGC=0.70
2-pipe fan coil, 80% AFUE boiler, no cooling
Central DHW boiler: 80% AFUE and recirculating system w/ timer-temperature controls

CZ6: High-rise Residential: 4-story 36,800 sf, 40 units, Window Wall Ratio=35.2%

Energy Efficiency Measures Needed to Meet the Ordinance

The following tables list the energy features and/or equipment included in the Title 24 base design, the efficient measure options, and an estimate of the incremental cost for each measure included **to improve the building performance to use 15% less TDV energy than the corresponding Title 24 base case design**.

Incremental Cost Estimate to Exceed Title 24 by 15%
High-rise Residential Prototype: 36,800 SF, Option 1 **Climate Zone 6**

Energy Efficiency Measures to Exceed Title 24 by 15%	Change Type	Incremental Cost Estimate		
		Min	Max	Avg
R-26 (4") rigid insulation; No Cool Roof, 9,200 sf @$0.30 - $0.40 sf	Downgrade	$ (3,174)	$ (4,232)	$ (3,703)
R-19 in Metal Frame Walls	-	$ -	$ -	$ -
R-4 (1.25" K-13 spray-on) Raised Slab over parking garage	-	$ -	$ -	$ -
Metal Windows, NFRC U=0.71, SHGCc=0.27; 6,240 sf @ $0.10 to $0.35/sf	Upgrade	$ 920	$ 3,220	$ 2,070
PTC 1-ton units: COP=3, EER=11.1	-	$ -	$ -	$ -
Central DHW boiler: 95% AFUE and recirculating system w/ timer-temperature controls	-	$ -	$ -	$ -
Solar Hot Water System, 30% Net Solar Fraction	Upgrade	$ 40,000	$ 55,000	$ 47,500
Total Incremental Cost of Energy Efficiency Measures:		**$ 37,746**	**$ 53,988**	**$ 45,867**
Total Incremental Cost per Square Foot:		**$ 1.03**	**$ 1.47**	**$ 1.25**

Incremental Cost Estimate to Exceed Title 24 by 15%
High-rise Residential Prototype: 36,800 SF, Option 2 **Climate Zone 6**

Energy Efficiency Measures to Exceed Title 24 by 15%	Change Type	Incremental Cost Estimate		
		Min	Max	Avg
R-26 (4") rigid insulation; Cool Roof Refl=0.55, Emitt=0.75 9,200 sf @$0.15 - $0.20 sf	Upgrade	$ 1,380	$ 1,840	$ 1,610
R-19 in Metal Frame Walls	-	$ -	$ -	$ -
R-6 (2" K-13 spray-on) Raised Slab over parking garage 9,200 sf @0.70 to $1.00 sf	Upgrade	$ 6,440	$ 9,200	$ 7,820
Vinyl Super Low-E, NFRC U=0.39, SHGCc=0.23; 6,240 sf @ $1.40 to $1.60/sf	Upgrade	$ 8,736	$ 9,984	$ 9,360
PTC 1-ton units: COP=3, EER=11.1	-	$ -	$ -	$ -
Central DHW boiler: 95% AFUE and recirculating system w/ timer-temperature controls	-	$ -	$ -	$ -
Solar Hot Water System, 5% Net Solar Fraction	Upgrade	$ 8,000	$ 10,000	$ 9,000
Total Incremental Cost of Energy Efficiency Measures:		**$ 24,556**	**$ 31,024**	**$ 27,790**
Total Incremental Cost per Square Foot:		**$ 0.67**	**$ 0.84**	**$ 0.76**

Incremental Cost Estimate to Exceed Title 24 by 15%

High-rise Residential Prototype: 36,800 SF, Option 3 **Climate Zone 6**

Energy Efficiency Measures to Exceed Title 24 by 15%	Change Type	Incremental Cost Estimate		
		Min	Max	Avg
R-26 (4") rigid insulation; No Cool Roof	-	$ -	$ -	$ -
R-19 in Metal Frame Walls	-	$ -	$ -	$ -
R-6 (2" K-13 spray-on) Raised Slab over parking garage 9,200 sf @0.70 to $1.00 sf	-	$ -	$ -	$ -
Metal Low-E, NFRC U=0.66, SHGC=0.39; 6,240 sf @ $5.00 to $8.00/sf	Upgrade	$ 31,200	$ 49,920	$ 40,560
PTC 1-ton units: COP=3, EER=11.1	-	$ -	$ -	$ -
Central DHW boiler: 95% AFUE and recirculating system w/ timer-temperature controls	-	$ -	$ -	$ -
Total Incremental Cost of Energy Efficiency Measures:		**$ 31,200**	**$ 49,920**	**$ 40,560**
Total Incremental Cost per Square Foot:		**$ 0.85**	**$ 1.36**	**$ 1.10**

2.4 Nonresidential Buildings

The following energy design descriptions of nonresidential building prototypes just meet the 2008 Title 24 Building Energy Efficiency Standards in Climate Zone 6:

CZ6: Nonresidential 1-story office building: 10,580 sf, Window Wall Ratio= 37.1%

Title 24 Base Case Design, Options 1 and 2

Energy Efficiency Measures to Meet Title 24
R-19 on Metal Span Deck, Cool Roof Refl.=0.69, Emitt=0.75
R-19 in Metal Frame Walls
R-0 (un-insulated) slab-on-grade 1st floor
Dual metal glazing U=0.71 and SHGCc=0.52, 3' overhangs
Lighting = 0.858 w/sf: Open Office Areas: (60) 2-lamp T8 fixtures @58w each; no lighting controls; (24) 18w recessed CFLs. Small Offices: (56 2-lamp T8 fixtures, mandatory (on/off) ocupancy sensors; (40) 18w recessed CFLs. Support Areas: (32) 18w recessed CFLs; (48) 13w CFL wall sconces; no controls.
(4) 10-ton Packaged DX units EER=11.0, 4,000 cfm; 80% AFUE furnaces; all standard efficiency fan motors
R-8 duct insulation w/ ducts on the roof
Standard 50 gallon gas water heater, EF=0.58

Title 24 Base Case Design, Option 3

Energy Efficiency Measures to Meet Title 24
R-19 on Metal Span Deck, Cool Roof Refl.=0.69, Emitt=0.75
R-19 in Metal Frame Walls
R-0 (un-insulated) slab-on-grade 1st floor
Dual metal glazing U=0.71 and SHGCc=0.52, 3' overhangs
Lighting = 0.858 w/sf: Open Office Areas: (60) 2-lamp T8 fixtures @58w each; no lighting controls; (24) 18w recessed CFLs. Small Offices: (56 2-lamp T8 fixtures, mandatory (on/off) ocupancy sensors; (40) 18w recessed CFLs. Support Areas: (32) 18w recessed CFLs; (48) 13w CFL wall sconces; no controls.
(8) 5-ton Packaged DX units SEER=13.0, 2,000 cfm; 93% AFUE furnaces; all standard efficiency fan motors
R-8 duct insulation w/ ducts on the roof
Standard 50 gallon gas water heater, EF=0.58

Energy Efficiency Measures Needed to Meet the Ordinance

The following tables list the energy features and/or equipment included in the Title 24 base design, the efficient measure options, and an estimate of the incremental cost for each measure included **to improve the building performance to use 15% less TDV energy than the corresponding Title 24 base case design**.

Incremental Cost Estimate to Exceed Title 24 by 15%

Nonresidential Prototype: 10,580 SF, Option 1 **Climate Zone 6**

Energy Efficiency Measures to Exceed Title 24 by 15%	Change Type	Incremental Cost Estimate		
		Min	Max	Avg
R-19 on Metal Span Deck, Cool Roof Refl.=0.69, Emitt=0.75	-	$ -	$ -	$ -
R-19 in Metal Frame Walls	-	$ -	$ -	$ -
R-0 (un-insulated) slab-on-grade 1st floor	-	$ -	$ -	$ -
Dual metal glazing U=0.71 and SHGCc=0.27, 3' overhangs 3,200 sf @ $2.50 to $3.50/sf	Upgrade	$ 8,000	$ 11,200	$ 9,600
Lighting = 0.858 w/sf: Open Office Areas: (60) 2-lamp T8 fixtures @58w each; no lighting controls; (24) 18w recessed CFLs. Small Offices: (56 2-lamp T8 fixtures, mandatory (on/off) ocupancy sensors; (40) 18w recessed CFLs. Support Areas: (32) 18w recessed CFLs; (48) 13w CFL wall sconces; no controls.	-	$ -	$ -	$ -
(4) 10-ton Packaged DX units EER=11.0, 4,000 cfm; 80% AFUE furnaces; all standard efficiency fan motors	-	$ -	$ -	$ -
R-8 duct insulation w/ ducts on roof: sealed w/ HERS testing	Upgrade	$ 2,000	$ 3,000	$ 2,500
Standard 50 gallon gas water heater, EF=0.58	-	$ -	$ -	$ -
Total Incremental Cost of Energy Efficiency Measures:		**$ 10,000**	**$ 14,200**	**$ 12,100**
Total Incremental Cost per Square Foot:		**$ 0.95**	**$ 1.34**	**$ 1.14**

Incremental Cost Estimate to Exceed Title 24 by 15%

Nonresidential Prototype: 10,580 SF, Option 2 **Climate Zone 6**

Energy Efficiency Measures to Exceed Title 24 by 15%	Change Type	Incremental Cost Estimate		
		Min	Max	Avg
R-24 on Metal Span Deck, Cool Roof Refl.=0.69, Emitt=0.75	-	$ -	$ -	$ -
R-19 in Metal Frame Walls	-	$ -	$ -	$ -
R-0 (un-insulated) slab-on-grade 1st floor	-	$ -	$ -	$ -
Dual metal glazing U=0.71 and SHGCc=0.27, 3' overhangs 3,200 sf @ $2.50 to $3.50/sf	Upgrade	$ 8,000	$ 11,200	$ 9,600
Lighting = 0.858 w/sf: Open Office Areas: (60) 2-lamp T8 fixtures @58w each; no lighting controls; (24) 18w recessed CFLs. Small Offices: (56) 2-lamp T8 fixtures, (28) multi-level ocupancy sensors @ $75 to $100 each; (40) 18w recessed CFLs. Support Areas: (32) 18w recessed CFLs; (48) 13w CFL wall sconces; no controls.	Upgrade	$ 2,100	$ 2,800	$ 2,450
(4) 10-ton Packaged DX units EER=11.0, 4,000 cfm; 80% AFUE furnaces; all standard efficiency fan motors	-	$ -	$ -	$ -
R-8 duct insulation w/ ducts on the roof	-	$ -	$ -	$ -
Standard 50 gallon gas water heater, EF=0.58	-	$ -	$ -	$ -
Total Incremental Cost of Energy Efficiency Measures:		**$ 10,100**	**$ 14,000**	**$ 12,050**
Total Incremental Cost per Square Foot:		**$ 0.95**	**$ 1.32**	**$ 1.14**

Incremental Cost Estimate to Exceed Title 24 by 15%

Nonresidential Prototype: 10,580 SF, Option 3 **Climate Zone 6**

Energy Efficiency Measures to Exceed Title 24 by 15%	Change Type	Incremental Cost Estimate		
		Min	Max	Avg
R-24 on Metal Span Deck, Cool Roof Refl.=0.69, Emitt=0.75	-	$ -	$ -	$ -
R-19 in Metal Frame Walls	-	$ -	$ -	$ -
R-0 (un-insulated) slab-on-grade 1st floor	-	$ -	$ -	$ -
Dual metal glazing U=0.71 and SHGCc=0.40, 3' overhangs 3,200 sf @ $1.50 to $2.50/sf	Upgrade	$ 4,800	$ 8,000	$ 6,400
Lighting = 0.858 w/sf: Open Office Areas: (60) 2-lamp T8 fixtures @58w each; no lighting controls; (24) 18w recessed CFLs. Small Offices: (56) 2-lamp T8 fixtures, mandatory (on/off) ocupancy sensors; (40) 18w recessed CFLs. Support Areas: (32) 18w recessed CFLs; (48) 13w CFL wall sconces; no controls.	-	$ -	$ -	$ -
(8) 5-ton Packaged DX units SEER=13.0, 2,000 cfm; 93% AFUE furnaces; fixed-temp integrated air-economizers	-	$ 3,600	$ 4,800	$ 4,200
R-8 duct insulation w/ ducts on roof: sealed w/ HERS testing	Upgrade	$ 2,000	$ 3,000	$ 2,500
Standard 50 gallon gas water heater, EF=0.58	-	$ -	$ -	$ -
Total Incremental Cost of Energy Efficiency Measures:		**$ 10,400**	**$ 15,800**	**$ 13,100**
Total Incremental Cost per Square Foot:		**$ 0.98**	**$ 1.49**	**$ 1.24**

CZ6: Nonresidential 5-story office building: 52,900 sf, Window Wall Ratio= 29.1%

Title 24 Base Case Design, Option 1

Energy Efficiency Measures to Meet Title 24
R-19 on Metal Deck; cool roof Reflect=0.55, Emittance=0.75
R-19 in Metal Frame Walls
R-0 (un-insulated) slab-on-grade 1st floor
NFRC glazing U=0.57, SHGC=0.407 (COG SHGC=0.38)
Lighting = 0.802 w/sf: Open Office Areas: (300) 2-lamp T8 fixtures @58w each; no lighting controls; (120) 18w recessed CFLs. Small Offices: (280) 2-lamp T8 fixtures, (140) multi-level ocupancy sensors on T8s; (200) 18w recessed CFLs. Support Areas: (160) 18w recessed CFLs; (240) 13w CFL wall sconces; no controls.
(5) 40-ton Packaged VAV units EER=9.5; 78% TE furnaces; standard efficiency fan motors; 20% VAV boxes w/ electric reheat; DDC controls; differential temp. integrated air economizers
R-8 duct insulation w/ ducts in conditioned
(5) Instantaneous Electric Water Heaters EF=0.92

Title 24 Base Case Design, Option 2

Energy Efficiency Measures to Meet Title 24
R-19 on Metal Deck; cool roof Reflect=0.55, Emittance=0.75
R-19 in Metal Frame Walls
R-0 (un-insulated) slab-on-grade 1st floor
NFRC glazing U=0.57, SHGC=0.407 (COG SHGC=0.38)
Lighting = 0.802 w/sf: Open Office Areas: (300) 2-lamp T8 fixtures @58w each; no lighting controls; (120) 18w recessed CFLs. Small Offices: (280) 2-lamp T8 fixtures, (140) multi-level ocupancy sensors on T8s; (200) 18w recessed CFLs. Support Areas: (160) 18w recessed CFLs; (240) 13w CFL wall sconces; no controls.
(5) 40-ton Packaged VAV units EER=9.5; 78% TE furnaces; standard efficiency fan motors; 20% VAV boxes w/ hot water reheat; DDC controls; differential temp. integrated air economizers
R-8 duct insulation w/ ducts in conditioned
(5) Instantaneous Electric Water Heaters EF=0.92

Title 24 Base Case Design, Option 3

Energy Efficiency Measures to Meet Title 24
R-26 on Metal Deck, no cool roof
R-19 in Metal Frame Walls
R-0 (un-insulated) slab-on-grade 1st floor
NFRC glazing U=0.57, SHGC=0.544 (COG SHGC=0.54)
Lighting = 0.802 w/sf: Open Office Areas: (300) 2-lamp T8 fixtures @58w each; no lighting controls; (120) 18w recessed CFLs. Small Offices: (280) 2-lamp T8 fixtures, mandatory (on/off) ocupancy sensors on T8s; (200) 18w recessed CFLs. Support Areas: (160) 18w recessed CFLs; (240) 13w CFL wall sconces; no controls.
Built-up VAV system, 80% boiler, 180-ton screw chiller 1.2 kw/ton, one AHU per floor, standard efficiency VSD fan motors; 20% VAV boxes w/ hot water reheat; DDC controls; differential temp. integrated air economizers
R-8 duct insulation w/ ducts in conditioned
(5) Instantaneous Electric Water Heaters EF=0.92

Incremental Cost Estimate to Exceed Title 24 by 15%

Nonresidential Prototype: 52,900 SF, Option 1 **Climate Zone 6**

Energy Efficiency Measures to Exceed Title 24 by 15%	Change Type	Incremental Cost Estimate		
		Min	Max	Avg
R-26 on Metal Deck; cool roof Reflect=0.70, Emittance=0.75 10,580 sf @ $0.90 to $1.60/sf	Upgrade	$ 9,522	$ 16,928	$ 13,225
R-19 in Metal Frame Walls	-	$ -	$ -	$ -
R-0 (un-insulated) slab-on-grade 1st floor	-	$ -	$ -	$ -
NFRC glazing U=0.573, SHGC=0.312 (COG SHGC=0.27) 16,000 sf @ $1.00 to $2.00/sf	Upgrade	$ 16,000	$ 32,000	$ 24,000
Lighting = 0.696 w/sf: Open Office Areas: (160) HO 2-lamp T8 fixtures @74w each; no lighting controls; (120) 18w recessed CFLs. Small Offices: (280) 2-lamp T8 fixtures, (140) multi-level ocupancy sensors on T8s; (200) 18w recessed CFLs. Support Areas: (160) 18w recessed CFLs; (240) 13w CFL wall sconces; no controls. Net saving of $36 to $40 per new fixture in open offices because of a total reduction of 46% of T8 fixtures in these areas	Upgrade	$ (5,760)	$ (6,400)	$ (6,080)
(5) 40-ton Packaged VAV units EER=9.5; 78% TE furnaces; Premium efficiency fan motors; 20% VAV boxes w/ hot water reheat; DDC controls; differential temp. integrated air economizers	Upgrade	$ 54,400	$ 81,350	$ 67,875
R-8 duct insulation w/ ducts in conditioned	-	$ -	$ -	$ -
92% RE boiler for service hot water	Upgrade	$ 8,000	$ 12,000	$ 10,000
Total Incremental Cost of Energy Efficiency Measures:		**$ 82,162**	**$ 135,878**	**$ 109,020**
Total Incremental Cost per Square Foot:		**$ 1.55**	**$ 2.57**	**$ 2.06**

Incremental Cost Estimate to Exceed Title 24 by 15%

Nonresidential Prototype: 52,900 SF, Option 2 **Climate Zone 6**

Energy Efficiency Measures to Exceed Title 24 by 15%	Change Type	Incremental Cost Estimate		
		Min	Max	Avg
R-26 on Metal Deck; cool roof Reflect=0.72, Emittance=0.75 10,580 sf @ $0.90 to $1.60/sf	Upgrade	$ 9,522	$ 16,928	$ 13,225
R-19 in Metal Frame Walls	-	$ -	$ -	$ -
R-0 (un-insulated) slab-on-grade 1st floor	-	$ -	$ -	$ -
NFRC glazing U=0.54, SHGC=0.30 (COG SHGC=0.27) 16,000 sf @ $3.00 to $4.00/sf	Upgrade	$ 48,000	$ 64,000	$ 56,000
Lighting = 0.696 w/sf: Open Office Areas: (160) HO 2-lamp T8 fixtures @74w each; no lighting controls; (120) 18w recessed CFLs. Small Offices: (280) 2-lamp T8 fixtures, (140) multi-level occupancy sensors on T8s; (200) 18w recessed CFLs. Support Areas: (160) 18w recessed CFLs; (240) 13w CFL wall sconces; no controls. Net saving of $38 to $42 per new fixture in open offices because of a total reduction of 46% of T8 fixtures in these areas	Upgrade	$ (5,760)	$ (6,400)	$ (6,080)
(5) 40-ton Packaged VAV units EER=9.5; 78% TE furnaces; Premium efficiency fan motors; 20% VAV boxes w/ hot water reheat; DDC controls; differential temp. integrated air economizers	Upgrade	$ 1,500	$ 2,500	$ 2,000
R-8 duct insulation w/ ducts in conditioned	-	$ -	$ -	$ -
92% RE boiler for service hot water	Upgrade	$ 8,000	$ 12,000	$ 10,000
Total Incremental Cost of Energy Efficiency Measures:		**$ 61,262**	**$ 89,028**	**$ 75,145**
Total Incremental Cost per Square Foot:		**$ 1.16**	**$ 1.68**	**$ 1.42**

Incremental Cost Estimate to Exceed Title 24 by 15%

Nonresidential Prototype: 52,900 SF, Option 3 **Climate Zone 6**

Energy Efficiency Measures to Exceed Title 24 by 15%	Change Type	Incremental Cost Estimate		
		Min	Max	Avg
R-26 on Metal Deck, no cool roof	-	$ -	$ -	$ -
R-19 in Metal Frame Walls	-	$ -	$ -	$ -
R-0 (un-insulated) slab-on-grade 1st floor	-	$ -	$ -	$ -
NFRC glazing U=0.57, SHGC=0.312 (COG SHGC=0.27) 16,000 sf @ $1.50 to $2.50/sf	Upgrade	$ 24,000	$ 40,000	$ 32,000
Lighting = 0.797 w/sf: Open Office Areas: (300) 2-lamp T8 fixtures @58w each; no lighting controls; (120) 18w recessed CFLs. Small Offices: (280) 2-lamp T8 fixtures, (140) multi-level occupancy sensors on T8s @ $75 to $100 each; (200) 18w recessed CFLs. Support Areas: (160) 18w recessed CFLs; (240) 13w CFL wall sconces; no controls.	Upgrade	$ 10,500	$ 14,000	$ 12,250
Built-up VAV system, 80% boiler, 180-ton screw chiller 1.2 kw/ton, one AHU per floor, standard efficiency VSD fan motors; 20% VAV boxes w/ hot water reheat; DDC controls; differential temp. integrated air economizers	-	$ -	$ -	$ -
R-8 duct insulation w/ ducts in conditioned	-	$ -	$ -	$ -
DHW from 80% RE boiler used for space heating	Upgrade	$ 6,000	$ 10,000	$ 8,000
Total Incremental Cost of Energy Efficiency Measures:		**$ 40,500**	**$ 64,000**	**$ 52,250**
Total Incremental Cost per Square Foot:		**$ 0.77**	**$ 1.21**	**$ 0.99**

3.0 Cost Effectiveness

The summary of results in this section are based upon the following assumptions:

- Annual site electricity (kWh) and natural gas (therms) saved are calculated using a beta version of the state-approved energy compliance software for the 2008 Building Energy Efficiency Standards, Micropas 8.

- Average residential utility rates of $0.159/kWh for electricity and $0.94/therm for natural gas in current constant dollars; nonresidential rates are time-of-use rate schedules modeled explicitly in the DOE-2.1E computer simulation: Southern California Edison GS-1 schedule for electricity and Southern California Gas GN-10 schedule for natural gas.

- No change (i.e., no inflation or deflation) of utility rates in constant dollars

- No increase in summer temperatures from global climate change

The Simple Payback data includes a cost-effectiveness analysis of the Ordinance with respect to each case study building design and assumes:

- No external cost of global climate change -- and corresponding value of additional investment in energy efficiency and CO_2 reduction – is included

- The cost of money (e.g, opportunity cost) invested in the incremental cost of energy efficiency measures is not included.

3.1 New Single Family Houses

Climate Zone 6: 15% Better Than Title 24
Single Family

Building Description	Total Annual KWh Saving	Total Annual Therms Saving	Incremental First Cost ($)	Annual Energy Cost Savings ($)	Simple Payback (Years)
2,025 sf (Option 1)	87	49	$1,782	$60	29.8
2,025 sf (Option 2)	81	50	$1,283	$60	21.4
Averages:	84	50	$1,533	$60	25.6

Annual Reduction in CO2-equivalent: ***618 lb./building-year***
0.30 lb./sq.ft.-year

Building Description	Total Annual KWh Saving	Total Annual Therms Saving	Incremental First Cost ($)	Annual Energy Cost Savings ($)	Simple Payback (Years)
4,500 sf (Option 1)	194	44	$2,803	$72	38.8
4,500 sf (Option 2)	207	43	$2,481	$73	33.8
4,500 sf (Option 3)	189	45	$2,439	$72	33.7
Averages:	197	44	$2,574	$73	35.4

Annual Reduction in CO2-equivalent: ***601 lb./building-year***
0.13 lb./sq.ft.-year

3.2 Low-rise Multi-family Building

Climate Zone 6: 15% Better Than Title 24
Low-rise Apartments

Building Description	Total Annual KWh Saving	Total Annual Therms Saving	Incremental First Cost ($)	Annual Energy Cost Savings ($)	Simple Payback (Years)
8-Unit, 8,442 sf (Option 1)	470	227	$11,001	$288	38.2
8-Unit, 8,442 sf (Option 2)	-1221	483	$8,939	$260	34.4
Averages:	-376	355	$9,970	$274	36.3

Annual Reduction in CO2-equivalent: ***3,963 lb./building-year***
0.47 lb./sq.ft.-year

3.3 High-rise Multi-family Building

Climate Zone 6: 15% Better Than Title 24
High-rise Apartments

Building Description	Total Annual KWh Saving	Total Annual Therms Saving	Incremental First Cost ($)	Annual Energy Cost Savings ($)	Simple Payback (Years)
36,800 sf (Option 1)	1655	1110	$45,867	$1,307	35.1
36,800 sf (Option 2)	4800	555	$27,790	$1,285	21.6
36,800 sf (Option 3)	27657	-658	$40,560	$3,779	10.7
Averages:	11371	336	$38,072	$2,123	22.5

Annual Reduction in CO2-equivalent: ***11143 lb./building-year***
0.30 lb./sq.ft.-year

3.4 Nonresidential Buildings

Climate Zone 6: 15% Better Than Title 24
1-Story Office Building

Building Description	Total Annual KWh Saving	Total Annual Therms Saving	Incremental First Cost ($)	Annual Energy Cost Savings ($)	Simple Payback (Years)
10,580 sf (Option 1)	13427	-53	$12,100	$2,957	4.1
10,580 sf (Option 2)	5481	356	$12,050	$1,400	8.6
10,580 sf (Option 3)	12307	17	$13,100	$1,026	12.8
Averages:	10405	107	$12,417	$1,794	8.5

Annual Reduction in CO2-equivalent: ***5,924 lb./building-year***
0.56 lb./sq.ft.-year

Climate Zone 6: 15% Better Than Title 24
5-Story Office Building

Building Description	Total Annual KWh Saving	Total Annual Therms Saving	Incremental First Cost ($)	Annual Energy Cost Savings ($)	Simple Payback (Years)
52,900 sf (Option 1)	87180	-3439	$109,020	$17,289	6.3
52,900 sf (Option 2)	75234	-2433	$75,145	$15,720	4.8
52,900 sf (Option 3)	99931	-2733	$52,250	$21,244	2.5
Averages:	87448	-2868	$78,805	$18,084	4.5

Annual Reduction in CO2-equivalent: ***5,964 lb./building-year***
0.11 lb./sq.ft.-year

Conclusions

Regardless of the building design, occupancy profile and number of stories, the incremental improvement in overall annual energy performance of buildings in exceeding the 2008 Title 24 Building Energy Efficiency Standards appears cost-effective. However, each building's overall design, occupancy type and specific design choices may allow for a large range of incremental first cost and payback. As with simply meeting the requirements of the Title 24 energy standards, a permit applicant complying with the additional energy requirements of a local green building ordinance should carefully analyze building energy performance to reduce incremental first cost and the payback for the required additional energy efficiency measures.

ORDINANCE NO. _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA BARBARA REPEALING CHAPTER 22.82 OF THE SANTA BARBARA MUNICIPAL CODE AND ADOPTING A NEW CHAPTER 22.82 ESTABLISHING LOCAL "ENERGY EFFICIENCY STANDARDS" FOR CERTAIN BUILDINGS AND IMPROVEMENTS COVERED BY THE 2010 CALIFORNIA ENERGY CODE.

The City Council of the City of Santa Barbara does ordain as follows:

SECTION 1. Findings.

1. Reduction of total and peak energy use as a result of incremental energy conservation measures required by this ordinance will have local and regional benefits in the cost-effective reduction of energy costs for the building owner, additional available system energy capacity, and a reduction in greenhouse gas emissions.

2. The proposed ordinance preserves and enhances the environment; in that it would set forth increased minimum energy efficiency standards within the City of Santa Barbara for buildings and improvements covered by the ordinance. In accordance with CEQA Section 15061(b)(3), "[C]EQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." Staff has determined that the proposed ordinance is exempt from CEQA review.

3. In order to maintain and advance the energy efficiency standards, it is in the best interest of the City to revisit this ordinance prior to expiration, ensuring that local energy standards meet the goals of reducing energy consumption, thereby saving on energy bills and decreasing greenhouse gas emissions.

4. The City has reviewed a study of the cost-effectiveness of the energy efficiency measures contained in this ordinance for the Climate Zones within the City's jurisdiction. This study has concluded that the energy efficiency measures contained in this ordinance are cost-effective. The City Council hereby adopts the conclusions of this study and authorizes its inclusion in an application for consideration by the California Energy Commission in compliance with Public Resources Code 25402.1(h)(2).

SECTION 2. Chapter 22.82 of the Santa Barbara Municipal Code, titled "Energy Efficiency Standards" is deleted in its entirety and readopted to read as follows:

22.82.010 Purpose.

This Chapter ("Energy Efficiency Standards") sets forth increased minimum energy efficiency standards within the City of Santa Barbara for all new construction of any size, additions to existing buildings or structures over a certain size threshold, and the installation of new circulation pumps for swimming pools, spas and water features. This Chapter is intended to supplement the 2010 California Energy Code and the 2008 California Building Energy Efficiency Standards, as specified in California Code of Regulations, Title 24, Parts 1 and 6 (Standards). Compliance with the 2010 California Energy Code is required even if the increased minimum energy efficiency standards specified in this Chapter do not apply.

22.82.020 Definitions.

For purposes of this Chapter 22.82, words or phrases used in this Chapter that are specifically defined in Parts 1, 2, 2.5, or 6 of Title 24 of the California Code of Regulations shall have the same meaning as given in the Code of Regulations. In addition, the following words and phrases shall have the meanings indicated, unless context or usage clearly requires a different meaning:

A. **2008 BUILDING ENERGY EFFICIENCY STANDARDS.** The standards and regulations adopted by the California Energy Commission contained in Parts 1 and 6 of Title 24 of the California Code of Regulations as such standards and regulations may be amended from time to time.

B. **EXISTING + ADDITION + ALTERATION**. An approach to modeling the TDV (time dependent valuation) energy use of an addition including the existing building and alterations as specified in the Residential Compliance Manual and Nonresidential Compliance Manual.

C. **NONRESIDENTIAL COMPLIANCE MANUAL.** The manual developed by the California Energy Commission, under Section 25402.1(e) of the Public Resources Code, to aid designers, builders, and contractors in meeting the requirements of the state's 2008 Building Energy Efficiency Standards for nonresidential, high-rise residential, and hotel/motel buildings.

D. **RESIDENTIAL COMPLIANCE MANUAL.** The manual developed by the California Energy Commission, under Section 25402.1(e) of the Public Resources Code, to aid designers, builders, and contractors in meeting the requirements of the state's 2008 Building Energy Efficiency Standards for low-rise residential buildings.

E. **SWIMMING POOL.** Any structure intended for swimming and able to contain water over 18 inches deep.

F. **TIME DEPENDENT VALUATION ENERGY or ("TDV ENERGY").** The time varying energy caused to be used by the building or addition to provide space conditioning and water heating and, for specified buildings, lighting. TDV energy accounts for the energy used at the building site and consumed in producing and in delivering energy to a site, including, but not limited to, power generation, transmission and distribution losses. TDV Energy is expressed in terms of thousands of British thermal units per square foot per year (kBtu/sq.ft.-yr).

G. **WATER FEATURE.** Any structure intended to contain water over 18 inches deep. Examples of water features include, but are not limited to, ponds and fountains.

22.82.030 Applicability.

A. The provisions of this Chapter apply to any of the following buildings or improvements for which a building permit is required by this Code:

1. All new conditioned buildings or structures of any size,

2. Any addition to an existing low-rise residential building or structure where the addition is greater than 500 square feet of conditioned floor area,

3. Any addition to an existing nonresidential, high-rise residential or hotel/motel building or structure where the addition is greater than 500 square feet of conditioned floor area,

4. All new-circulation pumps for swimming pools, spas, and water features.

B. Exception. Nonresidential remodels or alterations are exempt from the requirements of this Chapter, regardless of the square footage of the remodel or alteration, unless they involve all three of the following building components: i. the HVAC system, ii. the building envelope components (exterior walls, roofs, floors, windows, skylights, etc.), and iii. the lighting system.

C. Subject to the limitations specified in this Section 22.82.030, the coverage of this Chapter shall be determined in accordance with the scope and application section of either the 2008 Residential Compliance Manual or 2008 Nonresidential Compliance Manual, as appropriate for the proposed occupancy.

22.82.040 Compliance.

A building permit subject to the requirements of this Chapter will not be issued by the Building Official unless the energy compliance documentation and plans submitted with the permit application comply with the requirements of this Chapter. A final inspection for a building permit subject to the requirements of this Chapter will not be approved unless the work authorized by the building permit has been constructed in accordance with the approved plans, conditions of approvals, and requirements of this Chapter.

22.82.050 Mandatory Energy Efficiency Requirements.

In addition to meeting all minimum requirements of the 2010 California Energy Code, all applications for building permits that include buildings or improvements covered by this Chapter, shall include the following mandatory energy efficiency measures as may be applicable to the proposed building or improvement:

A. **RESIDENTIAL BUILDINGS.** Unless preempted by the National Appliance Energy Conservation Act (NAECA), any appliance to be installed in a residential building shall be Energy Star rated, if the appliance installed is of a type that has been Energy Star rated.

B. **SWIMMING POOL AND SPA PUMPS.** Any circulation pump to be installed for any swimming pool, spa, or water feature shall incorporate the following energy conservation features: all circulating pump motors and filtration pump motors with a nominal rating of 0.75 horsepower or greater (except pump motors only serving spa jets) shall be two-speed or variable speed motors. The installation of all two-speed and variable speed motors shall include the installation of a controller which shall be time-based and shall be programmed to alternate the speed of the motor between low and high to make effective use of the energy savings potential of the unit's multi-speed capability.

22.82.060 General Compliance Requirements.

In addition to any applicable mandatory requirements specified in Section 22.82.050 and the minimum requirements of the 2010 California Energy Code, the following general compliance requirements shall apply to permit applications subject to this Chapter:

A. **LOW-RISE RESIDENTIAL BUILDINGS.** Applications for building permits that involve new low-rise residential buildings or additions to existing low-rise residential buildings where the additions are greater than 500 square feet of conditioned floor area:

1. **New Low-Rise Residential Buildings.** When an application for a building permit involves a new low-rise residential building, the performance approach specified in Section 151 of the 2008 Building Energy Efficiency Standards must be used to demonstrate that the TDV Energy of the proposed building is at least 15.0% less than the TDV Energy of the standard building.

2. **Additions to Low-Rise Residential Buildings.** When an application for a building permit involves an addition of more than 500 square feet of conditioned floor area to an existing low-rise residential building, compliance may be met by either of the following methods:

a. Using the performance approach specified in Section 151 of the 2008 Building Energy Efficiency Standards to demonstrate that the TDV Energy of the proposed addition is at least 15.0% less than the TDV Energy of the standard design; or,

b. Using the “Existing +Addition +Alteration” calculation methodology to demonstrate that the TDV Energy of the proposed building is at least 15.0% less than the TDV Energy of the standard design, as calculated in accordance with the performance approach specified in Section 151 of the 2008 Building Energy Efficiency Standards. In modeling buildings under the

Existing +Addition +Alteration method, domestic hot water energy use must be included in the calculation model unless the application does not involve a change to the building's existing water heater(s).

B. **HIGH-RISE RESIDENTIAL BUILDINGS & HOTEL/MOTELS.** Applications for building permits that involve new high-rise residential buildings, new hotel/motels, or additions to these occupancies, where the additions are greater than 500 square feet of conditioned floor area, shall demonstrate compliance with the general compliance requirements as follows:

1. **New High-Rise Residential Buildings and Hotel/Motels.** When an application for a building permit involves a new high-rise residential building or new hotel/motel, the applicant shall use the Performance Approach to model the building using a state-approved energy compliance software program and demonstrate that the TDV Energy of the proposed building is at least 10.0% less than the TDV Energy of the standard building. In calculating the %-better-than-Title-24 in High-rise Residential or hotel/motel projects, the TDV energy of the Process, Receptacle energy use components, and also Lighting energy use in the residential spaces, is omitted in both the proposed and standard designs.

2. **Additions to High-Rise Residential Buildings and Hotel/Motels.** When an application for a building permit involves an addition of more than 500 square feet of conditioned floor area to an existing high-rise residential building or an existing hotel/motel occupancy, this general compliance requirement may be met by either of the following methods:

a. Using the "Addition Alone" performance method, calculated in the manner specified in Section 22.82.060.B.1 above, to demonstrate that the TDV Energy sum of the energy components for the proposed addition is at least 10.0% less than the TDV Energy sum of the same energy components of the standard addition; or,

b. Using the "Existing +Addition +Alteration" performance method, calculated in the manner specified in Section 22.82.060.B.1 above, to demonstrate that the TDV Energy for the sum of the energy components for the proposed building is at least 10.0% less than the TDV Energy for the sum of the same energy components of the standard design.

C. **NONRESIDENTIAL OCCUPANCIES.** Applications for building permits that involve new nonresidential occupancies or additions to existing nonresidential occupancies, where the additions are greater than 500 square feet of conditioned floor area, shall demonstrate compliance with the general compliance requirements as follows:

1. **New Nonresidential Buildings.** When a project involves a new nonresidential building, compliance may be demonstrated by using either the prescriptive approach or the performance approach as specified below:

a. **Prescriptive Approach.** Subject to the exceptions listed below and the provisions of the 2008 Building Energy Efficiency Standards, the prescriptive approach requires compliance with the prescriptive envelope requirement and/or the prescriptive indoor lighting requirement, depending upon the work proposed in the permit application, as specified below:

(1) **Prescriptive Envelopment Requirement.** The Overall Envelope TDV Energy Approach in Section 143(b) of the 2008 Building Energy Efficiency

Standards shall be used to demonstrate that the Overall TDV energy of the proposed building is at least 10.0% less than the Overall TDV energy of the standard building; and/or,

(2) **Prescriptive Indoor Lighting Requirement.** The "Prescriptive Requirements for Indoor Lighting" contained in Section 146 of the 2008 Building Energy Efficiency Standards that apply to conditioned spaces shall be used to demonstrate that the Adjusted Actual (Installed) Watts are at least 10.0% less than the Total Allowed Watts.

(i) **Exception:** When using the Tailored Method to determine compliance with the Prescriptive Requirements for Indoor Lighting, display and decorative lighting watts may be omitted from the above calculation.

b. **Performance Approach.** The applicant shall model the building using a state-approved energy compliance software program and demonstrate that the TDV Energy of the proposed building is at least 10.0% less than the TDV Energy of the standard building. In calculating the %-better-than-Title-24, the TDV energy of the Process and Receptacle energy use components is omitted in both the proposed and standard designs.

2. **Additions to Existing Nonresidential Buildings.** When an application for a building permit involves an addition of more than 500 square feet of conditioned floor area to an existing nonresidential building, the general compliance requirement may be met by either of the following methods:

a. Using the "Addition Alone" performance method, calculated in the manner specified in Section 22.82.060.C.1.b above, to demonstrate that the TDV Energy sum of the energy components for the proposed addition is at least 10.0% less than the TDV Energy sum of the same energy components of the standard addition; or,

b. Using the "Existing +Addition +Alteration" performance method, calculated in the manner specified in Section 22.82.060.C.1.b above, to demonstrate that the TDV Energy of the sum of the energy components for the proposed building is at least 10.0% less than the TDV Energy of the sum of the same energy components of the standard design.

D. **DOCUMENTATION.** In order to demonstrate compliance with the requirements of this Section, a permit applicant may be required to submit supplementary forms and documentation in addition to the building drawings, specifications, and standard Title 24 report forms, as deemed appropriate by the Building Official.

22.82. 070 Expiration.

This Chapter 22.82 shall expire upon the expiration date of the 2010 California Energy Code or the 2008 California Building Energy Efficiency Standards, whichever occurs first.

Agenda Item No._____

File Code No. 530.04

CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: January 25, 2011

TO: Mayor and Councilmembers

FROM: Planning Division, Community Development Department

SUBJECT: Request To Consider Amending The Chapala Street Design Guidelines To Remove The Sentence "Curb And Sidewalk Bulb Outs Shall Be Added At All Intersections"

RECOMMENDATION:

That Council consider the request from Councilmembers Francisco and Self regarding amending the Chapala Street Design Guidelines to remove the sentence "Curb and Sidewalk Bulb Outs shall be added at all intersections," and provide direction to Staff as appropriate.

DISCUSSION:

Background

In late 2010, the Historic Landmarks Commission (HLC) approved a commercial remodel/subdivision improvement project (Verizon Building) located at 101 W. Canon Perdido Street on the south-west corner of Chapala and Canon Perdido Streets. The project was required to comply with the Chapala Street Design Guidelines including a corner curb extension public improvement. The project HLC approval was subsequently appealed by a Chapala Street business owner whose objections focused on the curb extension aspect of the project citing concerns regarding the further narrowing of the street which in her opinion was “simply inappropriate.” The main issues raised by the appeal centered on the safety of curb extensions, possible alternatives to curb extensions, and the manner for phasing of intersection curb improvements.

At the time, Councilmembers Francisco and Self also questioned the City requirement to impose a curb extension improvement for this project and had indicated that a reevaluation of this City policy may be necessary by Council given a recent decision to omit these extensions at another intersection location downtown.

The Verizon Chapala project appeal was subsequently withdrawn by the appellant after City Public Works staff agreed to postpone any street curb improvement requirement at this intersection until Council revisited the policy issue of curb extensions on Chapala Street.

A formal request from Councilmembers Francisco and Self was initiated last month regarding a possible change to the Chapala Street Design Guidelines to remove the sentence "Curb and sidewalk bulb outs shall be added at all intersections" (see Attachment 1).

This report provides a summary explanation on the original goals and objectives related to the creation of the Chapala Street Design Guidelines. Some background information is also provided on the policy basis for inclusion of the curb extension requirements in City design guidelines. If Council expresses a desire to have an in-depth discussion on the safety of curb cut extensions citywide at a later date, city staff is prepared to provide further information.

History of Design Guidelines and Curb Extension Component

In April 2003, Council authorized the City's Redevelopment Agency to execute a contract for development of the Chapala Street Streetscape Design Guidelines which would apply to Chapala Street between Carrillo Street and the terminus at the 101 Freeway (see map, Attachment 2). Developed jointly by city staff and a private consultant, (The Conceptual Motion Company), these Guidelines were intended to assist developers, business owners, merchants, city staff and the various design review boards in improving street frontages along this section of Chapala Street.

This section of Chapala Street was selected for the application of the Guidelines due to an increase in development application proposals for this part of the City and the expected additional projects anticipated to come forward in subsequent years. A steering Committee was formed consisting of representatives from the Fire, Public Works, Community Development and Parks departments. City staff was interested in streetscape enhancements such as additional landscaping, uniform sidewalk, intersection and street improvements as part of construction for any larger development projects. The primary goals for the guidelines were the following:

Goals:

- Maintain Chapala Street as an important, vehicular traffic route through downtown Santa Barbara
- Improve pedestrian safety at intersections and street crossings
- Preserve the unique character of Chapala Street
- Provide a unified theme, consistent with the City of Santa Barbara Urban Design Guidelines and the El Pueblo Viejo Design Guidelines, for the future development of Chapala Street

In 2003, the city's Redevelopment Agency conducted study interviews and outreach efforts with the public, community groups and key city staff to identify how the Chapala Street corridor could be improved. Chapala Street was identified by participants as being too wide, uncomfortable to cross, not pedestrian or bicycle friendly. Different solutions or ideas were considered to achieve the goal of improving pedestrian safety including the possible introduction of center landscape medians and widening of sidewalks. These street improvement proposals were determined to be infeasible and not widely supported due to concerns expressed that Chapala Street should be maintained at current roadway widths to provide fire department access as a primary emergency response route. Enhanced landscaping, curb extensions, brick crosswalks and colored concrete pavers for new sidewalks were selected as appropriate improvement features that could enhance the area.

The draft guidelines were widely circulated for public input. Several public workshops were held in 2004 to review draft design guidelines and to gather input comments on the proposed Guidelines. Input from downtown business and property owners was also received. By the time the Design Guidelines were adopted by City Council in December 2004, several additional public hearings had been held at the Historic Landmarks Commission, Planning Commission and City Council (see Attachment 3).

Although the Guidelines were designed to be implemented on an incremental basis as private development occurs, there were two intersections where City Redevelopment Agency-funded streetscape improvements were utilized to enhance the Chapala corridor from both an engineering and an aesthetic standpoint. The proposed Agency-funded improvements occurred at the Chapala intersections of Gutierrez and De La Guerra Streets. Improvements for the Gutierrez intersection included the southwest corner curb extensions plus one crosswalk and two eastside corner bulbouts and three crosswalks. The proposed Agency-funded improvements for the De La Guerra intersection included the northwest corner curb extension plus crosswalk and two crosswalks across Chapala with minor improvements to the eastern sidewalk for complete intersection improvements. These locations were selected because the Agency-funded improvements to the public right-of-way, outside the scope of the private projects would allow for the entire intersection improvements (curb to curb) to be completed at one time.

Related City Policies

The inclusion of pedestrian improvements (such as curb extensions) for development projects is recommended in several City policy documents. Policy documents such as the City's Urban Design Guidelines, Circulation Element and Pedestrian Master Plan (PMP) all promote making improvements for pedestrians. 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."

There have been a number of projects involving curb extensions that have already been approved and constructed along the Chapala corridor as well as other areas of the city. Transportation staff has indicated that there has been no traffic related safety problems associated with these types of public improvements.

City staff and review bodies have heard safety concerns raised by members of the public regarding how curb extensions may impact automobiles and cyclists. Staff has responded to those concerns by explaining the purpose of curb extensions, and appropriateness in any given location. The curb extensions are a design feature that can contribute to a safe walking environment for certain streets, but may not be appropriate at some locations.

Possible Chapala Street Design Guidelines Amendments

Through the discretionary review process, the Chapala Design Guidelines gives discretion to the HLC, Staff Hearing Officer (SHO) or the Planning Commission, to trigger street improvements as a condition of project approval. The following excerpt from page 7 of the guidelines reads as follows:

> *"Curb and sidewalk bulb outs shall be added at all intersections. The bulb outs provide more room for pedestrians to circulate near intersections and will significantly reduce the distance required to cross streets."*

The Council may direct staff to revise the guidelines with respect to this standard as suggested by Councilmembers Francisco and Self or in another manner as deemed appropriate. Staff also suggests a minor errata update to the Chapala Street Guidelines to clarify that the concrete paver specification is no longer the standard for sidewalk improvements. Staff intends to update the design guidelines to provide the current colored concrete specification.

BUDGET IMPACT:

No significant expenditures are required. Some city staff work time is expected if design guidelines are amended.

ATTACHMENTS:
1. Request from Councilmembers Francisco and Self
2. Chapala Street Area Map
3. Council Resolution 04-100 and Council Agenda Report dated December 14, 2004

PREPARED BY: Jaime Limón, Senior Planner II

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

APPROVED BY: City Administrator's Office

ATTACHMENT I

City of Santa Barbara
Mayor and Council Office

Memorandum

DATE: November 4, 2010

TO: Jim Armstrong, City Administrator

FROM: Dale Francisco, Councilmember
Michael Self, Councilmember

SUBJECT: Request to agendize an item regarding a possible change to the Chapala Street Design Guidelines (adopted December 14, 2004, Resolution 04-100). The change envisioned would be to remove the sentence "Curb and sidewalk bulb outs shall be added at all intersections." (p 13)

Pursuant to Council Resolution No. 09-097 regarding the Conduct of City Council Meetings, we request that an item be placed on the Santa Barbra City Council Agenda regarding a possible change to the Chapala Street Design Guidelines.

This item meets the following criteria as explained below.

A. A substantive outline or summary of the information that will be presented to the City Council:

   Bulb outs have been one of the more controversial Public Works innovations of recent years. Information will be presented on why such traffic constrictors are particularly inappropriate on major commercial delivery and emergency services corridors.

B. A concise statement of the specific action the City Council will be asked to take on the item:

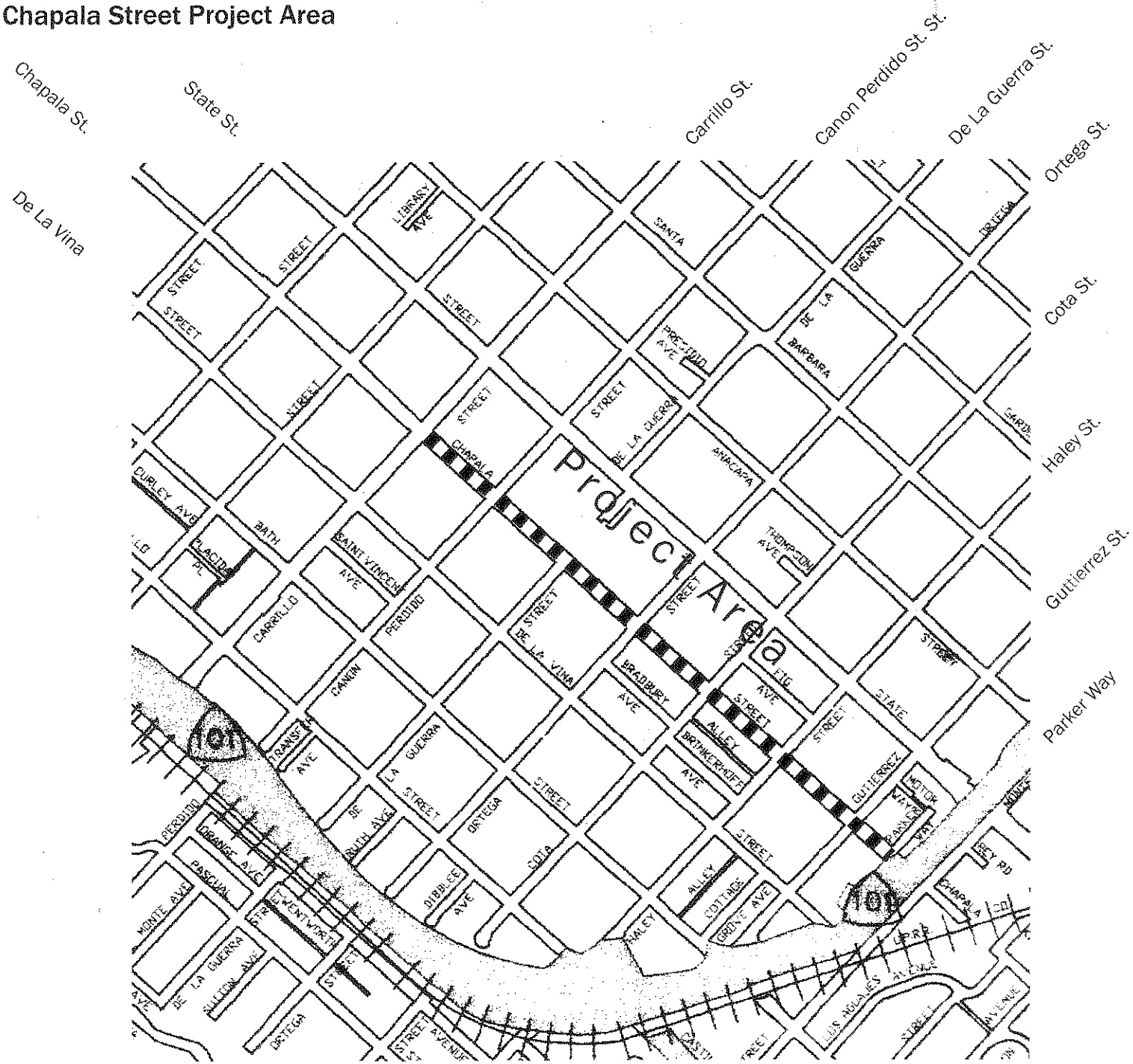
   That the Council adopt a Resolution removing the requirement for bulb outs on all intersections within the Chapala Street Design Guidelines project area (Chapala from Parker Way to Carrillo Street).

C. A statement of the reasons why the requesting party believes it is appropriate and within the jurisdiction of the City Council to consider this subject matter and to take the requested action.

   It is appropriate for the City Council to consider this matter because there are potentially twelve separate bulb outs that could be subject to individual appeals, and because this a matter of general policy that should be resolved at the council level.

cc: Mayor and Councilmembers
Steve Wiley, City Attorney

Chapala Street Project Area



ATTACHMENT 2

RESOLUTION NO. 04-100

A RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA BARBARA ADOPTING THE CHAPALA STREET STREETSCAPE DESIGN GUIDELINES

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

WHEREAS, on April 29, 2003, the City Council authorized the Executive Director of the City of Santa Barbara Redevelopment Agency to execute a contract with Conceptual Motion (formerly known as Lenny Yates VanHoy Associates) for development of the Chapala Street Streetscape Design Guidelines; and

WHEREAS, a Steering Committee consisting of representatives of the Engineering and Transportation Divisions of the Public Works Department and the Planning and Housing and Redevelopment Divisions of the Community Development Department has been assisting Conceptual Motion in development of the Chapala Street Streetscape Design Guidelines; and

WHEREAS, in February 2004, and October 2004, Conceptual Motion held public workshops at the Center Stage Theater to receive input from interested persons and review the Chapala Street Streetscape Design Guidelines; and

WHEREAS, on April 14, 2004, July 7, 2004, and July 21, 2004, the Historic Landmarks Commission held public hearings and reviewed the Chapala Street Streetscape Design Guidelines and on November 10, 2004, approved and recommended to the City Council approval of the to the Chapala Street Streetscape Design; and

WHEREAS, on September 9, 2004, the Planning Commission considered the proposed Chapala Street Streetscape Design Guidelines, conducted a public hearing, and voted to forward the Guidelines with their comments to the Council for their action; and

WHEREAS, the City's Environmental Analyst reviewed the Chapala Street Streetscape Design Guidelines and determined that pursuant to the California Environmental Quality Act Guidelines Section 15302(b) the project is categorically exempt as a project concerning the replacement and reconstruction of existing structures and facilities; and

WHEREAS, on December 14, 2004, the City Council held a public hearing concerning the proposed Chapala Street Streetscape Design Guidelines. The Council considered the Planning Commission's comments, the Staff Report and heard testimony from Staff and members of the public.

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

1. The Chapala Street Streetscape Design Guidelines, dated as of November 12, 2004, and attached hereto as Exhibit A, are adopted;

2. The Chapala Street Streetscape Design Guidelines shall be applied by the Historic Landmarks Commission, Planning Commission, or City Council on appeal to development applications for which public right-of-way improvements are required by the Public Works Department and are located on Chapala Street in the 300-900 blocks (as depicted on the attached map labeled Exhibit B); and

3. The Chapala Street Streetscape Design Guide adopted herein shall be applied to all development applications for which public right-of-way improvements are required by the Public Works Department that have not received final building permit issuance by the date of City Council adoption.

CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: December 14, 2004

TO: Mayor and Councilmembers

FROM: Housing and Redevelopment Division, Community Development Department

SUBJECT: CHAPALA STREET STREETSCAPE DESIGN GUIDELINES

RECOMMENDATION:

That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Adopting the Chapala Street Streetscape Design Guidelines.

BACKGROUND:

The Redevelopment Agency Board approved a contract with LYVA, now known as Conceptual Motion, on April 29, 2003, to develop the Chapala Street Streetscape Design Guidelines which will apply to Chapala Street between Carrillo Street and the terminus at the 101 Freeway. This section of Chapala Street was selected for the application of the Guidelines due to the large amount of new development activity occurring in this area.

DISCUSSION:

Goals:

- Maintain Chapala Street as an important, vehicular traffic route through downtown Santa Barbara.
- Improve pedestrian safety at intersections and street crossings.
- Preserve the unique character of Chapala Street.
- Provide a unified theme, consistent with the City of Santa Barbara Urban Design Guidelines and the El Pueblo Viejo Design Guidelines, for the future development of Chapala Street.

These Guidelines, similar to the State Street Landscaping Guidelines, will assist local developers, business owners, merchants, and the various design review boards in improving street frontages along this section of Chapala Street. The Guidelines include text and corresponding renderings of the desired design theme for this portion of Chapala Street. They will be available in an electronic format. It should be noted that the Guidelines are not intended to be a City or Redevelopment Agency capital project; the implementation of the Guidelines will be on an incremental basis as private development occurs.

REVIEWED BY: _____Finance _____Attorney

Agenda Item No._____

Process:

Conceptual Motion was aided in their development of the Guidelines by a Steering Committee comprised of members of City staff representing the Public Works Engineering and Transportation Divisions, as well as representatives from the Community Development Planning Division and Housing and Redevelopment Division.

There was extensive public input into the drafting of the Guidelines. Conceptual Motion obtained information about Chapala Street through interviews with stakeholders, two public workshops and several meetings with design review boards. Conceptual Motion also received input from Metropolitan Transit District (MTD), the City Fire Department, the Downtown Organization, and Paseo Nuevo Shopping Center. Conceptual Motion also presented design options to the Agency Board on December 3, 2003, and the Board gave direction to add curb and sidewalk bulbouts at all intersections and to widen the sidewalks in the 400 block of Chapala Street south of Haley Street, where the traffic counts indicate that significant surplus traffic capacity exists to make such a treatment practical.

The Guidelines have received Final Approval and recommendation from the Historic Landmarks Commission (HLC), the Street Tree Advisory Committee, the Transportation and Circulation Committee, and the Parks Commission. The Guidelines provide a realistic balance to the diverse needs of Chapala Street by automobiles, pedestrians, delivery vehicles, MTD and other users. The Guidelines propose changes to the street and sidewalks which will improve the pedestrian environment without altering the vehicular capacity. Upgrades to the sidewalks will include bulb outs to decrease the distance required to cross the street at crosswalks, mid-block seating areas, and larger landscaped areas with more canopy and palm trees.

The Guidelines were also reviewed by the Planning Commission on September 9, 2004. While the Commission was generally in favor of the Guidelines, they did have three major areas of concern. The Commission would like to see the Guidelines create a more friendly pedestrian experience by widening the sidewalks the full length of the Guidelines area in order to allow for more landscaping and more room for pedestrians. They would also like to see a bicycle lane added, the Guidelines applied to the intersection of Carrillo and Chapala Street, and the Guidelines applied above Carrillo Street.

It should be noted that the Guidelines were a product of extensive traffic and public safety analysis, and the optimal location for sidewalk widening is in the 400 block of Chapala Street. The MTD/Greyhound site is currently under discussion for a new capital project, and the Guidelines could be applied to the intersection of Carrillo and Chapala Street and northward if appropriate.

Chapala Street Development Status:

There are two new development projects which will soon be entering the construction phase. They are the Chapala One project (mixed use development with 46 condominiums) located at 401 Chapala and the Paseo Chapala project (mixed use development with 29 condominiums) located at 721-739 Chapala. These developments have agreed to substantially comply with the Guidelines, based on the draft Guidelines. It may be appropriate for the Agency to consider funding the installation of certain

streetscape improvements adjacent to these two developments that were not made the responsibility of the projects, given that the Guidelines had not been adopted prior to the subdivision process for these developments. Staff will provide a consideration of those improvements in the Agency's upcoming fiscal and capital projects special meeting.

On November 22, 2004, Councilmembers received a memorandum conveying a draft of the Guidelines for information. Conceptual Motion will provide a presentation of the Guidelines for your review.

PREPARED BY: David Gustafson, Housing and Redevelopment Manager/Assistant Community Development Director/LL

SUBMITTED BY: Paul Casey, Community Development Director

APPROVED BY: City Administrator's Office

Agenda Item No._____

File Code No. 140.05

CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: January 25, 2011

TO: Mayor and Councilmembers

FROM: Recreation Division, Park and Recreation Department

SUBJECT: Interview And Appointment Of Youth Intern Applicant To Park And Recreation Commission

RECOMMENDATION: That Council:

A. Interview applicant Michael Yi for the position of Youth Intern on the Park and Recreation Commission; and
B. Appoint Michael Yi to the position of Youth Intern on the Park and Recreation Commission.

DISCUSSION:

On February 7, 1995, the City Council adopted Resolution No. 95-025 that established a Youth Intern Program for Charter Boards and Commissions. The Resolution was established to expand the opportunities for City youth residents to participate in the City's governmental and advisory role process.

On June 6, 2000, Council extended the Youth Intern Program to high school student volunteers who reside within the Santa Barbara High School District or attend other high schools within the City limits, enabling them to learn first hand how public decisions are made and how City departments function in providing public services, while at the same time providing community service that may quality for academic credit.

Staff has received an application form and a recommendation for Michael Yi, who is requesting to be appointed to the Park and Recreation Commission.

Michael Yi

Michael Yi is a junior at Dos Pueblos High School with a strong commitment to youth leadership and community service. Highly recommended by his advisor on the Coalition of Youth Advocates, Michael is described as "setting a pristine example for his peers; setting a standard of leadership, commitment, and encouragement" that others strive to emulate. Michael currently serves on the Executive Committee for the Santa Barbara Youth Council, holding the office of Historian. Though highly motivated and

dedicated to his responsibilities on the Youth Council, Michael is involved in several other on and off-campus projects, including serving as the President for the Coalition of Youth Advocates (COYA). The COYA youth are advocates for a cleaner and healthier lifestyle and environment for their community. As such, Michael feels his past involvement in beach and park clean ups, is a stepping stone for him to serve as the Youth Intern on the Park and Recreation Commission. In addition to the Youth Council and COYA, Michael is involved in the Recording for the Blind and Dyslexic, Junior Statesman of America, Junior Class Vice President, Friday Night Live, Peer Tutoring and the Chess and Varsity Golf Team. Michael states that in spite of his busy schedule, he is committed to his school assignments and responsibilities and would be as committed to his responsibility as a Youth Intern.

The Park and Recreation Commission has expressed its appreciation for the participation of youth through the internship program, and staff is confident that Michael Yi's experience on the Youth Council and his commitment to his community will provide him with the essential tools to fulfill his obligation as the Youth Intern on the Park and Recreation Commission.

ATTACHMENT(S):
1. Intern Application
2. Letter of Recommendation

PREPARED BY: Susan C. Young, Neighborhood and Outreach Services Supervisor

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

APPROVED BY: City Administrator's Office

YOUTH INTERN APPLICATION FOR APPOINTMENT TO CITY ADVISORY GROUP

Parks & Recreation Department
TEEN PROGRAMS DIVISION
P. O. Box 1990
Santa Barbara, CA 93101
(805) 897-2650

Name: Michael Yi Grade: 11 Age: 16
Residence: 5717 Encina Rd. #201 City Goleta Zip: 93117
Email Address: myblik7@hotmail.com High School: Dos Pueblos
Parent/Guardian: Wonkyung Yi Phone Number: 805-698-5919
Emergency Contact: Wonkyung Yi Phone Number: 805-698-5919
High School: Dos Pueblos Recommender: Whitney Hawkins

I. Advisory Body/Commission Applied for (list them in order of preference)
1. Parks & Rec 2. 3.
Are you able to provide the two-hour commitment per month? Yes ☑ No ☐

II. Are you active in any clubs on campus? Yes ☑ No ☐ If yes, please list: Chess Club, Recording for the Blind & Dyslexic, Junior Statesmen of America, Junior Class Vice President

III. Extracurricular activities (On & Off Campus) Varsity Golf Team, Santa Barbara Youth Council, Friday Night Live, Peer tutoring, Coalition of Youth Advocates

IV. Reasons you believe you should be appointed to this group (Please use separate page.)

Recommender's Signature dawn dunn for Whitney Hawkins Date: 12/20/10
DAWN M. DUNN, supervise w/ " 805-681-5407 dawn.dunn@cbcphd.org
I have read Resolution No. _____ of the Council of the City of Santa Barbara and if appointed, will follow it in the conduct of my duties.

Applicant's Signature Michael Yi Date: 12/17/10

Date Received: _____ Date distributed to Mayor /Council offices: _____
Dates Interviewed: _____
If appointed: Date: _____ Term Expires: _____

I believe that I am qualified to be the next Parks and Recreation Intern because of my extensive involvement in the community. As historian of the Santa Barbara Youth Council, I have gained much knowledge on the workings of the city governmental system. I know how the meetings are run, how to be more involved, and what this position entails. Although I command a busy schedule, I am willing and eager to sit down and discuss the state of our parks and beaches for a few hours and do more. Through the Youth Council, I was transformed from an ignorant boy to an enthusiastic student of politics and government. Also, I have had many opportunities to explore the city and participate in many of its events such as Day of Caring, Y.E.S. Fair, and Teen Rights Speakout, just to name a few. I derive much pleasure from actively taking part in the city's activities. As president of the Coalition of Youth Advocates, an anti-tobacco coalition devoted to improving the health of the community, I have participated in beach and park cleanups. The beaches and parks of Santa Barbara are beautiful and I am committed to advising the Commission for their improvement.

Santa Barbara County
PUBLIC Health
DEPARTMENT

Tobacco Prevention Settlement Program

300 North San Antonio Road • Santa Barbara, CA 93110-1316
805/681-5407 • FAX 805/681-5410

December 14, 2010

To whom this may concern:

I highly recommend Michael Yi for the Santa Barbara Parks and Recreation Commission Internship. Michael has served as a member of the Coalition of Youth Advocates (COYA), an anti-tobacco coalition, since September of 2009. He has held two officer positions, including Secretary for the 2009-2010 year and President for the current year. During his time with COYA, Michael has set a pristine example for his peers. He has set a standard of leadership, commitment, and encouragement that fellow coalition members strive to emulate.

Michael's commitment to the health and well-being of his environment and community is evident through the many COYA projects he has participated in. For instance, he has played an integral role in the Smoke-Free Parks and Beaches law, changes to the Tobacco Retailer Licensing law, and the Carpinteria Comprehensive Secondhand Smoke policy. Michael personally met with Supervisor Farr to emphasize the importance of clean, smoke-free parks and beaches. Furthermore, Michael gathered numerous petition signatures to gain support for the above policies. He attended public hearings to show support for community health issues.

The role that Michael plays in COYA is one of great leadership. He is always eager to take the lead on new projects. Michael consistently exhibits a positive and encouraging attitude, which sets the tone for every COYA event. He is committed as he always completes any assignment on-time and to the best of his ability. For example, he was recently given the task to attend the Carpinteria Avocado Festival to collect surveys and educate the public on secondhand smoke. This festival was on the night of an important Friday night high school football game. Even so, Michael devoted his time to the cause and even stayed later than we initially asked.

Michael Yi is a shining example of a young leader. I am confident that his advocacy, commitment, optimistic attitude, and determination would be an asset to the Parks and Recreation Commission.

Sincerely,

Whitney Hawkins
Coalition of Youth Advocates Advisor
Tobacco Prevention Settlement Program Intern
Santa Barbara County Public Health Department
Whitney.Hawkins@sbcphd.org
Cell: 661.332.4614
Office: 805.861.4032