

**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>

**MARCH 15, 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
- 2:00 p.m. - City Council Meeting
- 2:00 p.m. - Redevelopment Agency Meeting

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

Subject: Six-Year Capital Improvement Program - Fiscal Year 2012 Through 2017

Recommendation: That the Finance Committee receive the Six-Year Capital Improvement Program for Fiscal Year 2012 through 2017.

**REGULAR CITY COUNCIL MEETING – 2:00 P.M.
REGULAR 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 January 11, the regular and special meetings of March 1, and the regular meeting of March 8, 2011.

2. Subject: Fiscal Year 2011 Interim Financial Statements For The Seven Months Ended January 31, 2011 (250.02)

Recommendation: That Council accept the Fiscal Year 2011 Interim Financial Statements for the Seven Months Ended January 31, 2011.

3. Subject: Acceptance Of Federal Aviation Administration Airport Improvement Program Grant Offer For Santa Barbara Airport (560.04)

Recommendation: That Council accept and authorize the Airport Director to execute, on behalf of the City, a Federal Aviation Administration Airport Improvement Program Grant offer in an amount not to exceed \$2,800,000 to be distributed in two or three phases for the Airport Terminal Improvement Project and the preparation of an Airport Master Plan.

CONSENT CALENDAR (CONT'D)

CITY COUNCIL (CONT'D)

4. Subject: Safe Drinking Water State Revolving Fund Loan Acceptance And Increase Of Appropriations And Revenues In The Water Capital Fund (540.10)

Recommendation: That Council:

- A. Accept a loan in the amount of \$29,283,000 from the Safe Drinking Water State Revolving Fund (SDWSRF) for the Cater Water Treatment Plant Advanced Treatment and Ortega Groundwater Treatment Plant Rehabilitation Projects; and
- B. Increase Water Capital Fund appropriations and estimated revenues by \$29,283,000.

5. Subject: Contract For Orthophoto, Topographic, Utility Mapping And Boundary Survey Project (560.01)

Recommendation: That Council authorize the Airport Director to execute a Professional Services contract, subject to approval as to form by the City Attorney, with Penfield & Smith for services for the Orthophoto, Topographic, Utility Mapping and Boundary Survey Project in the amount of \$146,579, and authorize the Airport Director to approve expenditures of up to \$15,000 for extra services of Penfield & Smith that may result from necessary changes in the scope of work.

6. Subject: Introduction Of Ordinance For Amendment Of Concession Agreement With First Class Concessions, Inc. (330.04)

Recommendation: That Council:

- A. Authorize the Airport Director to execute, subject to approval as to form by the City Attorney, an amendment to Concession Agreement No. 23,445 with First Class Concessions, Inc., a California Corporation, amending Article 3 "Obligation to Construct and Operate Leasehold Improvements" providing for reimbursement to First Class Concessions, Inc., for permanent affixed Leasehold Improvements for a not to exceed amount of \$450,000; and
- B. Introduce and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Approving an Amendment of Concession Agreement No. 23,445, Dated June 22, 2010, Between the City of Santa Barbara and First Class Concessions, Inc., for Operation of the Food and Beverage Concession at the Airport.

CONSENT CALENDAR (CONT'D)

CITY COUNCIL (CONT'D)

7. Subject: Introduction Of Ordinance For A Lease Agreement With Leather Depot, Incorporated (330.04)

Recommendation: That Council approve a five-year lease with one five-year option with Leather Depot, Inc., doing business as Coastal Treasures, with a base rent of \$2,427 per month, for the 610 square foot retail store located at 217-E Stearns Wharf, and introduce and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Approving a Five-Year Lease with One Five-Year Option with Leather Depot, Inc., Doing Business as Coastal Treasures, with a Base Rent of \$2,427 Per Month, for the 610 Square Foot Retail Store Located at 217-E Stearns Wharf, Effective April 21, 2011.

8. Subject: Approval Of Parcel Map And Execution Of Agreements For 714 And 716 N. Voluntario Street (640.08)

Recommendation: That Council approve and authorize the City Administrator to execute and record Parcel Map (Map) Number 20,787, and standard agreements relating to the approved subdivision at 714 and 716 N. Voluntario Street.

9. Subject: Increase In Design Services For Influent Pump Replacement Project (540.13)

Recommendation: That Council authorize an increase in the extra services amount with Brown & Caldwell for extra design work for the Influent Pump Replacement Project (Project) at El Estero Wastewater Treatment Plant (EEWWTP), Contract No. 23,247, in the amount of \$60,253, for a total project expenditure authority of \$339,872.

10. Subject: Transfer Of Reserves From The Airport Operating Fund To The Airport Capital Fund (560.01)

Recommendation: That Council authorize the transfer of \$1,497,368 from Airport Operating Fund reserves to the Airport Capital Fund to replenish funds used in advance of receiving Passenger Facility Charges for terminal design costs.

CONSENT CALENDAR (CONT'D)

REDEVELOPMENT AGENCY (CONT'D)

11. Subject: Minutes

Recommendation: That the Redevelopment Agency Board waive the reading and approve the minutes of the regular meetings of January 11, February 15, and March 1, 2011.

12. Subject: Redevelopment Agency Fiscal Year 2011 Interim Financial Statements For The Seven Months Ended January 31, 2011

Recommendation: That Redevelopment Agency Board accept the Redevelopment Agency Fiscal Year 2011 Interim Financial Statements for the Seven Months Ended January 31, 2011.

13. Subject: Subordination Of Agency Grant Agreements For The Granada Theater

Recommendation: That the Redevelopment Agency Board approve the subordination of two Agency Grant Agreements and two deeds of trust for the Granada Theater to an Access Easement in favor of the two residential condominiums in the Granada Building at 1216 State Street and authorize the Executive Director and Deputy Director to execute a Subordination Agreement in a form approved by Agency Counsel.

14. Subject: Contract For Construction For The Ortega Street Bridge Replacement Project (530.04)

Recommendation: That Council:

- A. Accept Federal Highway Administration (FHWA) Grant funding in the total amount of \$3,324,921;
- B. Increase appropriations and estimated revenues by \$3,324,921 in the Fiscal Year 2011 Streets Capital Fund for the Ortega Street Bridge Replacement Project (Project) funded by the FHWA Grant;
- C. Approve the allocation of transfer of \$147,000 from available appropriations in the Streets Capital Fund from existing projects to partially pay for the City's matching funds required for the Project;
- D. Award a contract with Granite Construction Company (Granite) in their low bid amount of \$2,909,893 for construction of the Project, Bid No. 3426;

(Cont'd)

CONSENT CALENDAR (CONT'D)

REDEVELOPMENT AGENCY (CONT'D)

14. (Cont'd)

- E. Authorize the Public Works Director to execute the contract and approve expenditures up to \$290,989 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;
- F. Authorize the Public Works Director to execute a contract with MNS Engineers, Inc. (MNS), in the amount of \$504,380 for construction management support services, and approve expenditures of up to \$50,438 for extra services of MNS that may result from necessary changes in the scope of work;
- G. Authorize the Public Works Director to execute a contract with Bengal Engineering (Bengal) in the amount of \$56,495 for design support services during construction, and approve expenditures of up to \$5,649 for extra services of Bengal that may result from necessary changes in the scope of work;
- H. Authorize the Public Works Director to execute a contract with Ayars and Associates (Ayars) in the amount of \$33,920 for community outreach services during construction, and approve expenditures of up to \$3,392 for extra services of Ayars that may result from necessary changes in the scope of work;
- I. That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Approving and Adopting the Findings Required by Health and Safety Code Section 33445 for the Funding of Capital Improvements for the Mission Creek Flood Control Enhancements; and
- J. That the Redevelopment Agency Board authorize the expenditure of \$20,000 from the Agency's Mission Creek Flood Control Enhancements project account for demolition costs associated with the Agency's properties at 633 and 635 Bath Street.

NOTICES

- 15. The City Clerk has on Thursday, March 10, 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.
- 16. A City Council site visit is scheduled on Monday, March 21, 2011, at 1:30 p.m. to the property located at 320 Cooper Road, which is the subject of an appeal hearing set for March 22, 2011, at 2:00 p.m.

This concludes the Consent Calendar.

REPORT FROM THE FINANCE COMMITTEE

REDEVELOPMENT AGENCY REPORTS

17. Subject: Proposed Grant To Housing Authority Of The City Of Santa Barbara For Purchase Of Property At 1020 Placido Avenue (620.04)

Recommendation:

- A. That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Approving and Adopting the Findings Required by Health and Safety Code Section 33445 for the Grant Funding for the Acquisition of 1020 Placido Avenue, Located in the Central City Redevelopment Project Area, by the Housing Authority of the City of Santa Barbara, and Authorizing Certain Other Actions; and
- B. That the Redevelopment Agency Board approve a \$865,000 grant in Redevelopment Agency capital funds for the acquisition of the property by the Housing Authority of the City of Santa Barbara at 1020 Placido Avenue as a possible location for the Project Recovery Detox Facility, and authorize the Agency's Executive Director to enter into a grant agreement in a form acceptable to Agency Counsel.

CITY COUNCIL ADMINISTRATIVE AND ATTORNEY REPORTS

COMMUNITY DEVELOPMENT DEPARTMENT

18. Subject: Sign Ordinance Revisions (640.02)

Recommendation: That Council:

- A. Introduce and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Amending Sections 22.70.020, 22.70.030, and 22.70.040 of the Santa Barbara Municipal Code Relating to Sign Regulations; and
- B. Introduce and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Amending Sections 22.70.020, 22.70.030, and 22.70.040 of the Santa Barbara Municipal Code Relating to Sign Regulations for Digital Displays.

19. Subject: Introduction Of Ordinance Regarding Temporary Suspension Of Certain Hedge Regulations (640.02)

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

COUNCIL AND STAFF COMMUNICATIONS

COUNCILMEMBER COMMITTEE ASSIGNMENT REPORTS

CLOSED SESSIONS

20. 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 General, Treatment and Patrol, and Supervisory bargaining units and regarding discussions with unrepresented management about salaries and fringe benefits.

Scheduling: Duration, 30 minutes; anytime

Report: None anticipated

ADJOURNMENT

To Monday, March 21, 2011, at 1:30 p.m. at 320 Cooper Road. (See Agenda Item No. 16)

CITY OF SANTA BARBARA

FINANCE COMMITTEE

MEETING AGENDA

DATE: March 15, 2011

Dale Francisco, Chair

TIME: 12:30 p.m.

Michael Self

PLACE: David Gebhard Public Meeting Room
630 Garden Street

Bendy White

James L. Armstrong
City Administrator

Robert Samario
Finance Director

ITEM TO BE CONSIDERED:

Subject: Six-Year Capital Improvement Program - Fiscal Year 2012 Through 2017

Recommendation: That the Finance Committee receive the Six-Year Capital Improvement Program for Fiscal Year 2012 through 2017.



File Code No. _____

CITY OF SANTA BARBARA

FINANCE COMMITTEE REPORT

AGENDA DATE: March 15, 2011

TO: Finance Committee

FROM: Administration Division, Public Works Department

SUBJECT: Six-Year Capital Improvement Program - Fiscal Year 2012 Through 2017

RECOMMENDATION:

That the Finance Committee receive the Six-Year Capital Improvement Program for Fiscal Year 2012 through 2017.

DISCUSSION:

In accordance with City Charter Section 604(d), the City's Six-Year Capital Improvement Program (CIP) was prepared and filed by January 30, 2011.

The capital projects listed in the CIP document, along with the currently funded Capital Program, will form the basis for the capital projects proposed for City Council approval as part of the Fiscal Year 2012 – 2013 Financial Plan.

The six-year total for the CIP exceeds \$468 million (M) and includes the General Fund, Enterprise and Special funds, with most funded projects in the Enterprise and Special funds. The table below summarizes the total amount of funded and unfunded projects and totals of funded projects by City and Non-City sources:

Six-year Total for the CIP	\$468 M
Funded projects:	\$152 M
City Source	\$117 M
Non-City Source	\$ 35 M
Unfunded Projects	\$316 M

Each department representative is prepared to discuss their Capital Program, specifically the projects that will be submitted as part of the Two-Year Financial Plan for Fiscal Year 2012 - 2013, and to address major capital project needs that are unfunded.

SUSTAINABILITY IMPACT:

The CIP includes projects that promote the goals of the City's Sustainability Plan. Many of the upgrades and maintenance projects for City facilities included in the CIP will enhance energy efficiency, use recyclable materials, and promote a longer maintenance cycle.

The Capital Improvement Program 2012 - 2017 is available for review in the City Clerk's Office.

PREPARED BY: Kathleen Kefauver, Administrative Analyst III/mh

SUBMITTED BY: Christine F. Andersen, Public Works Director

APPROVED BY: City Administrator's Office



CITY OF SANTA BARBARA CITY COUNCIL MINUTES

REGULAR MEETING January 11, 2011 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 2:00 p.m. (The Finance Committee and the Ordinance Committee met at 12:30 p.m.)

PLEDGE OF ALLEGIANCE

Mayor Schneider.

ROLL CALL

Councilmembers present: Dale Francisco, Frank Hotchkiss, Grant House, Randy Rowse, Michael Self, Bendy White, Mayor Schneider.

Councilmembers absent: None.

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

PLEDGE OF ALLEGIANCE

Mayor Schneider.

CEREMONIAL ITEMS

1. Subject: Presentation Of Certificate of Appointment To Randy Rowse

Action: City Clerk Services Manager Cynthia Rodriguez presented the Certificate of Appointment to Councilmember Rowse, who then commented briefly.

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

Recommendation: That Council authorize the City Administrator to express the City's appreciation to employees who are eligible to receive service award pins for their years of service through January 31, 2011.

(Cont'd)

2. (Cont'd)

Documents:

January 11, 2011, report from the Administrative Services Director.

Speakers:

Staff: City Administrator James Armstrong, Award Recipient Jaycee Hunter.

By consensus, the Council approved the recommendation, and the following employees were recognized:

5-Year Pin

Grant House, Mayor and City Council
Tom Shapiro, City Attorney's Office
Lenori Cassidy, Community Development
Elizabeth Sorgman, Community Development
Beth Lazarus, Police
Allan Goldman, Public Works
Eduardo Castillo, Public Works
Matt Sanchez, Public Works
Jasper Allan, Public Works
Mark Smith, Public Works
Thomas Welche, Public Works
Jace Turner, Library

10-Year Pin

Ed Cateriano, Community Development
Michael Claytor, Police
Mark Corbett, Police
Alma Chaidez, Library

15-Year Pin

Carl Kamin, Police

20-Year Pin

Greg Quimby, Public Works

25-Year Pin

Jaycee Hunter, Police
Janet Sackett, Parks and Recreation

30-Year Pin

Jose Ruiz, Public Works
Judith Savage, Library

COUNCIL AND STAFF COMMUNICATIONS

Mayor Schneider led a moment of silence for those killed and wounded in the Tucson, Arizona, shooting incident.

PUBLIC COMMENT

Speakers: David Daniel Diaz, Wayne Scoles, Kenneth Loch, Billy Goodnick, Jack Wilson, Carol Terry, Andrea Roselinsky, Geoffery Bard, Patrick Fourmy.

CONSENT CALENDAR (Item Nos. 3 – 11 and 13 – 15)

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

Motion:

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

Vote:

Unanimous roll call vote.

3. Subject: Adoption Of Ordinance For 2010-2012 Police Management Memorandum Of Understanding (440.02)

Recommendation: That Council adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Adopting the 2010-2012 Memorandum of Understanding Between the City of Santa Barbara and the Santa Barbara Police Management Association.

Action: Approved the recommendation; Ordinance No. 5541; Agreement No. 23,606.

4. Subject: Fiscal Year 2011 Interim Financial Statements For The Five Months Ended November 30, 2010 (250.02)

Recommendation: That Council accept the Fiscal Year 2011 Interim Financial Statements for the Five Months Ended November 30, 2010.

Action: Approved the recommendation (January 11, 2011, report from the Finance Director).

5. Subject: Contract For Construction Of The Elings Park Landfill Gas Collection And Control System Project (570.05)

Recommendation: That Council:

- A. Increase appropriations by \$919,308 into the Solid Waste Fund from reserves to cover the cost of the construction and post-construction phases of the Elings Park Landfill Gas Collection and Control System Project (Project);
- B. Award a construction contract with Environmental Construction, Inc. (Environmental), in their low bid amount of \$496,460 for construction of the Project, Bid No. 3587;

(Cont'd)

5. (Cont'd)

- C. Authorize the Public Works Director to execute the construction contract and approve expenditures up to \$74,000 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;
- D. Authorize the Public Works Director to execute a Professional Services contract with Geosyntec Consultants (Geosyntec) in the amount of \$64,350 for design support services during construction, special inspection, and material testing services, and approve expenditures of up to \$6,435 for extra services of Geosyntec that may result from necessary changes in the scope of work; and
- E. Authorize the issuance of a Professional Services contract with Geosyntec, subject to the review and approval of the City Attorney and the Public Works Director, in the not-to-exceed amount of \$103,063 for post-construction monitoring, maintenance, and permitting.

Action: Approved the recommendations; Agreement Nos. 23,607 - 23,609 (January 11, 2011, joint report from the Public Works and Finance Directors).

6. Subject: Assignment Of Lease Agreement With The Minnow Cafe (330.04)

Recommendation: That Council approve the assignment of Lease Agreement No. 20,108, Minnow Café, on hold-over status from Jeffrey Jones to Brophy and Sons, Inc., for the 1,002 square-foot cafe at 117-E Harbor Way.

Action: Approved the recommendation; Agreement No. 20,108.1 (January 11, 2011, report from the Waterfront Director).

7. Subject: Contract For Development Of Wastewater Collection System Strategic Management Program (540.13)

Recommendation: That Council authorize the Public Works Director to execute a contract, in a form of contract approved by the City Attorney, in the amount of \$282,892 with Brown and Caldwell to develop the framework and systems to effectively direct collection system maintenance, and authorize the Public Works Director to approve expenditures of up to \$28,289 for extra services of Brown and Caldwell that may result from necessary changes in the scope of work, for a total not-to-exceed amount of \$311,181.

Action: Approved the recommendation; Contract No. 23,610 (January 11, 2011, report from the Public Works Director).

8. Subject: Contract For Water Chemistry Analysis Services For The Cater Water Treatment Plant (540.10)

Recommendation: That Council authorize the Public Works Director to execute a contract in the amount of \$59,800 with Water Quality & Treatment Solutions, Inc. (WQTS), for water chemistry analysis at the Cater Water Treatment Plant (Cater), and authorize the Public Works Director to approve expenditures of up to \$5,980 for extra services of WQTS that may result from necessary changes in the scope of work.

Action: Approved the recommendation; Contract No. 23,611 (January 11, 2011, report from the Public Works Director).

9. Subject: Declaration As Excess City Land And Authorization To Initiate Sale Of Property At 20 South Milpas Street (330.03)

Recommendation: That Council:

- A. Declare the property owned by the City of Santa Barbara located at 20 South Milpas Street as excess to the City;
- B. Authorize the expenditure not to exceed \$10,000 to make the property ready for sale; and
- C. Authorize the Public Works Director to offer the property for sale in a public auction, and negotiate final sale terms as provided for and as required by Chapter 4.28 of the Santa Barbara Municipal Code.

Speakers:

Staff: Assistant Public Works Director/City Engineer Pat Kelly, City Administrator James Armstrong.

Action: Approved the recommendations (January 11, 2011, report from the Public Works Director).

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

Recommendation: That Council introduce and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Approving 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.

Action: Approved the recommendation (January 11, 2011, report from the Public Works Director; proposed ordinance).

11. Subject: Contract For Launch Ramp Design - Santa Barbara Harbor (570.03)

Recommendation: That Council authorize the Waterfront Director to execute a Professional Services Contract with Moffatt & Nichol, Inc. (approved as to form by the City Attorney), in the amount of \$41,500 for design services involving the Santa Barbara Harbor Launch Ramp - Boating Trails Project, and authorize the Waterfront Director to approve expenditures of up to \$4,100 for extra design services that may result from necessary changes in the scope of work.

Action: Approved the recommendation; Contract No. 23,612 (January 11, 2011, report from the Waterfront Director).

Item No. 12 appears in the Redevelopment Agency minutes.

NOTICES

13. The City Clerk has on Thursday, January 6, 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.
14. Cancellation of the regular City Council and Redevelopment Agency meetings of January 18, 2011.
15. Received a letter of resignation from Downtown Parking Committee Member Randy Rowse; the vacancy will be part of the next City Advisory Group recruitment. (550.03)

This concluded the Consent Calendar.

REPORT FROM THE FINANCE COMMITTEE

Finance Committee member Dale Francisco reported that the Committee met to consider Staff recommendations for Redevelopment Agency funding of housing projects located at 2904 State Street and 510-520 N. Salsipuedes Street/601 E. Haley Street. The Committee approved the recommendations, which will be submitted to the Agency Board for its consideration in the near future.

REPORT FROM THE ORDINANCE COMMITTEE

Ordinance Committee Chair Bendy White reported that the Committee considered and approved a proposed amendment to the City's Medical Marijuana Storefront Dispensary Ordinance related to the continued operation of two dispensaries permitted prior to the ordinance's adoption. The amendment will be submitted to the full Council for possible introduction and subsequent adoption.

CITY COUNCIL ADMINISTRATIVE AND ATTORNEY REPORTS

COMMUNITY DEVELOPMENT DEPARTMENT

16. Subject: Request From Mayor Schneider And Councilmember House Regarding A Funding Request From Freedom Warming Centers (660.04)

Recommendation: That Council consider the request from Mayor Schneider and Councilmember House regarding the funding request from The Unitarian Society to support the Freedom Warming Centers in Santa Barbara this winter.

Documents:

- January 11, 2011, report from the Assistant City Administrator/Community Development Director.
- Undated letter from the South Coast Homeless Advisory Committee.
- Written comments submitted by Beatriz Flores.

Speakers:

- The Unitarian Society of Santa Barbara: Reverend Aaron McEmrys, Nancy Edmundson, Dr. Lynne Jahnke.
- Members of the Public: Geoffery Bard.
- Staff: Assistant City Administrator/Community Development Director Paul Casey, City Attorney Stephen Wiley.

Motion:

Councilmembers House/White to approve funding for the warming centers pursuant to Option 1 in the Council Agenda Report.

Vote:

Majority voice vote (Noes: Councilmembers Francisco, Hotchkiss, Self).

RECESS

3:50 p.m. - 4:02 p.m.

CITY COUNCIL ADMINISTRATIVE AND ATTORNEY REPORTS (CONT'D)

PUBLIC WORKS DEPARTMENT

17. Subject: Annual Water Supply Management Report (540.08)

Recommendation: That Council approve and adopt the City of Santa Barbara Water Supply Management Report for the 2010 water year, finding that groundwater resources are in long-term balance in accordance with the conjunctive management element of the City's Long-Term Water Supply Program (LTWSP).

(Cont'd)

17. (Cont'd)

Documents:

- January 11, 2011, report from the Public Works Director.
- PowerPoint presentation prepared and made by Staff.

Speakers:

Staff: Water Resources Manager Rebecca Bjork.

Motion:

Councilmembers Francisco/House to approve the recommendation.

Vote:

Unanimous voice vote.

MAYOR AND COUNCIL REPORTS

18. Subject: Appointment Of Mayor Pro Tempore, Ordinance Committee, Finance Committee, Council Liaisons To Advisory Groups, And Members of Regional Agencies

Recommendation: That Council consider the appointment of a Mayor Pro Tempore, Chairs and Members of the Ordinance and Finance Committees, Council Liaisons to Advisory Groups, and Members of Regional Agencies.

Documents:

January 11, 2011, report from the City Administrator.

Motion:

Councilmembers House/Francisco to appoint Councilmember White as Mayor Pro Tempore.

Vote:

Unanimous voice vote.

Discussion:

By consensus, the Council appointed Councilmembers Francisco, Self, and White to the Finance Committee.

Motion:

Councilmembers White/House to appoint Councilmember Francisco as Chair of the Finance Committee.

Vote:

Unanimous voice vote.

Discussion:

By consensus, the Council appointed Councilmembers Hotchkiss, House, and Rowse to the Ordinance Committee.

(Cont'd)

18. (Cont'd)

Motion:

Councilmembers Hotchkiss/Rowse to appoint Councilmember House as Chair of the Ordinance Committee.

Vote:

Unanimous voice vote.

Motion:

Councilmembers Hotchkiss/Francisco to make the following appointments of Council liaisons to and members of Advisory Groups, Council Committees, City-Related Agencies, and Regional Agencies.

Vote:

Unanimous voice vote.

Advisory Groups

Airport Commission.....	Hotchkiss; Alternate: Rowse
(incl. Airport Noise Abatement Committee)	
Architectural Board of Review.....	Francisco; Alternate: House
Arts Advisory Committee	Hotchkiss
Building and Fire Code Board of Appeals.....	House
Civil Service Commissioners, Board of.....	House
Community Development and Human Services Committee.....	Hotchkiss
Community Events and Festivals Committee	House
Creeks Advisory Committee	Self; Alternate: House
Downtown Parking Committee.....	Rowse; Alternate: House
Fire and Police Commissioners, Board of.....	White; Alternate: Self
Fire and Police Pension Commissioners, Board of.....	Self
Harbor Commissioners, Board of.....	Hotchkiss
Historic Landmarks Commission	Self
Housing Authority Commission.....	Self
Library Board	Francisco
Neighborhood Advisory Council.....	Hotchkiss, White
Parks and Recreation Commission.....	House; Alternate: Self
Planning Commission	White
Rental Housing Mediation Task Force.....	Francisco
Santa Barbara Sister Cities Board	Schneider
Single Family Design Board.....	Francisco; Alternate: House
Transportation and Circulation Committee	Self; Alternate: House
Water Commissioners, Board of.....	White
Youth Council.....	Francisco

Council Committees

Committee for Neighborhood Advisory Committee Interviews	Hotchkiss, House, White
Committee on Homelessness and Community Relations.....	Francisco, House, Schneider
Committee on Legislation	Francisco, House, White
Commuter Rail Exploration	Francisco, House, Schneider
Finance Committee.....	Francisco (Chair), Self, White; Alternate: Schneider
Lower Mission Creek Design Committee.....	Schneider; Alternate: White

(Cont'd)

18. (Cont'd)

Council Committees (Cont'd)

Mayor Pro Tempore White
 Ordinance Committee Hotchkiss, House (Chair), Rowse; Alternate: Schneider
 Sustainability Council Committee Schneider, Self, White

City-Related Agencies

Coast Village Road Merchants Association House
 Conference and Visitors Bureau House
 Downtown Organization House; Alternate: White
 Greater Santa Barbara Lodging Association House; Alternate: Rowse
 Looking Good Santa Barbara Committee House
 Presidio Joint Powers Committee Francisco
 Santa Barbara Beautiful Hotchkiss
 Santa Barbara Film Commission Hotchkiss

Regional Agencies

Beach Erosion Authority for Control Operations and Nourishment House
 Cachuma Conservation Release Board Francisco; Alternate: White
 Cachuma Operation & Maintenance Board Francisco; Alternate: White
 Central Coast Water Authority Francisco; Alternate: White
 City/County Affordable Housing Task Group Francisco, Schneider
 City/County Solid Waste Task Group Schneider, White; Alternate: Rowse
 Community Action Commission House (rep. by Comm. Dev. Staff)
 Governing Board of Ten-Year Plan to End Chronic Homelessness Schneider
 Los Angeles-San Diego Rail Corridor Agency (appointed by SBCAG) Alternate: Schneider
 Santa Barbara County Air Pollution Control Dist. Bd. of Directors.... Schneider; Alternate: House
 Santa Barbara County Association of Governments (SBCAG) Schneider; Alternate: House
 Santa Barbara Metropolitan Transit District Board Self; Alternate: House
 South Coast Gang Task Force Leadership Council..... Schneider; Alternate: Francisco
 South Coast Homeless Advisory Committee of Santa Barbara County House

NOTES:

- The Franklin Neighborhood Advisory Committee, Lower Westside Neighborhood Advisory Committee, and Westside Neighborhood Advisory Committee were removed from the list due to previous Council action to consolidate those committees into the new Neighborhood Advisory Council.
- The Sign Committee was removed from the list pursuant to previous Council action to revise the process for sign permit review and approval.

19. Subject: Request From Councilmembers Francisco And Hotchkiss Regarding The Design Review Process For The Cold Spring Arch Bridge Suicide Barrier Project (150.03)

Recommendation: That Council agendize an item regarding a recommendation to the Santa Barbara County Association of Governments and to Caltrans that Santa Barbara’s City Council supports transparency in the design review of nets as a possible alternative for suicide prevention at the Cold Spring Canyon Bridge.

(Cont'd)

19. (Cont'd)

Documents:

January 6, 2011, memorandum from Councilmembers Francisco and Hotchkiss.

Speakers:

Members of the Public: Marc McGinnes, Kellam de Forest, Geoffery Bard, Anna Campbell.

Motion:

Councilmembers House/Francisco to approve the preparation and sending of a letter to the Santa Barbara County Association of Governments which comments as follows regarding the Cold Spring Arch Bridge Suicide Barrier Project:

- The Council supports some form of and is not opposed to a suicide barrier;
- Council requests that SBCAG ask Caltrans to allow Wayne Donaldson, as the State Historic Preservation Officer, to review the engineering data related to the alternate barrier design;
- The Council will trust the peer review by another state agency and will be satisfied with Mr. Donaldson's assessment as to whether the alternate design is feasible; and
- The Council acknowledges the security issue associated with the project details and is not asking that the security be compromised.

Vote:

Unanimous voice vote.

ADJOURNMENT

Mayor Schneider adjourned the meeting at 5:09 p.m.

SANTA BARBARA CITY COUNCIL

SANTA BARBARA
CITY CLERK'S OFFICE

HELENE SCHNEIDER
MAYOR

ATTEST: _____
SUSAN TSCHECH, CMC
DEPUTY CITY CLERK



CITY OF SANTA BARBARA CITY COUNCIL MINUTES

SPECIAL MEETING
March 1, 2011
CITY HALL, ROOM 15, 735 ANACAPA STREET

CALL TO ORDER

Mayor Helene Schneider called the meeting to order at 1:34 p.m.

PLEDGE OF ALLEGIANCE

Mayor Schneider.

ROLL CALL

Councilmembers present: Frank Hotchkiss, Grant House, Randy Rowse, Michael Self, Bendy White, Mayor Schneider.

Councilmembers absent: Dale Francisco.

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

PUBLIC COMMENT

No one wished to speak.

NOTICES

The City Clerk has on Thursday, February 24, 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.

CLOSED SESSIONS

Subject: Conference With Legal Counsel - Anticipated Litigation (160.03)

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

Scheduling: Duration, 30 minutes; anytime

Report: None anticipated

Documents:

March 1, 2011, report from the City Attorney.

Time:

1:34 p.m. – 1:55 p.m. Councilmember Francisco was absent.

No report made.

ADJOURNMENT

Mayor Schneider adjourned the meeting at 1:55 p.m.

SANTA BARBARA CITY COUNCIL

SANTA BARBARA
CITY CLERK'S OFFICE

ATTEST:

HELENE SCHNEIDER
MAYOR

BRENDA ALCAZAR, CMC
DEPUTY CITY CLERK



CITY OF SANTA BARBARA CITY COUNCIL MINUTES

REGULAR MEETING March 1, 2011 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 Committee met at 12:00 noon. The Ordinance Committee, which ordinarily meets at 12:30 p.m., did not meet on this date.)

PLEDGE OF ALLEGIANCE

Mayor Schneider.

ROLL CALL

Councilmembers present: Dale Francisco, Frank Hotchkiss, Grant House (2:04 p.m.), Randy Rowse, Michael Self, Bendy White, Mayor Schneider.

Councilmembers absent: None.

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

CEREMONIAL ITEMS

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

Recommendation: That Council authorize the City Administrator to express the City's appreciation to employees who are eligible to receive service award pins for their years of service through March 31, 2011.

Documents:

March 1, 2011, report from the Assistant City Administrator/Administrative Services Director.

Speakers:

Staff: City Administrator James Armstrong, Award recipient Theresa Brown.

(Cont'd)

1. (Cont'd)

Action: By consensus, the Council approved the recommendation and recognized the following employees:

5-Year Pin

Michelle Sanchez, Accounting Assistant, Finance
Nicole Moore, Building Inspector Aide, Community Development
Crystal Bedolla, Police Officer, Police
Gary Gaston, Police Officer, Police
David Thornburgh, Senior Real Property Agent, Public Works
Michael Cloonan, Senior Engineering Technician, Public Works
Autumn Malanca, Water Resources Specialist, Parks and Recreation

10-Year Pin

Barrett Hoffman, Fire Captain, Fire
Trever Jones, Fire Engineer, Fire
Matthew Wilson, Fire Engineer, Fire
Robert Jensen, Fire Engineer, Fire
Chad Hunt, Police Sergeant, Police
Susan Young, Neighborhood and Outreach Services Supervisor, Parks and Recreation
Kathleen Sullivan, Marketing Coordinator, Parks and Recreation

15-Year Pin

Robert Samario, Finance Director, Finance
Shaun Mapes, Automotive/Equipment Technician, Public Works
Carlos Lamas, Meter Reader, Public Works
Roger Tousignant, Control Systems Operating Specialist, Public Works

20-Year Pin

Leif Reynolds, Project Engineer II, Public Works
John Booth, Streets Maintenance Worker II, Public Works
Georgina Lopez, Streets Maintenance Coordinator, Public Works
Fernando Banales, Streets Maintenance Worker II, Public Works

25-Year Pin

Theresa Brown, Recreation Supervisor I, Parks and Recreation

PUBLIC COMMENT

Speakers: Kenneth Loch, Frankie Morris, Andrea Crastamom, Geof Bard and Jeff Girard.

CONSENT CALENDAR (Item Nos. 2 – 7, 9 and 10)

The titles of the resolutions related to Item Nos. 3 and 5 were read.

Motion:

Councilmembers Francisco/White to approve the Consent Calendar as recommended.

Vote:

Unanimous roll call vote.

2. Subject: Minutes

Recommendation: That Council waive the reading and approve the minutes of the regular meetings of December 21, and December 28, 2010 (cancelled), and the special meeting of January 10, 2011.

Action: Approved the recommendation.

3. Subject: Proposal To Allow Alcohol At Carrillo Recreation Center For Special Events (520.04)

Recommendation: That Council:

- A. Concur with the Parks and Recreation Commission recommendation to allow alcohol consumption at the Carrillo Recreation Center for special events; and
- B. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Permitting the Consumption of Alcohol in Certain City-Owned Public Areas and Repealing Resolution No. 08-057.

Action: Approved the recommendations; Resolution No. 11-008 (March 1, 2011, report from the Parks and Recreation Director; proposed resolution).

4. Subject: Agreement For Skofield Park Resident Caretaker (570.05)

Recommendation: That Council authorize the Parks and Recreation Director to execute a Caretaker Rental Agreement for Skofield Park with Steven Spencer through February 28, 2012.

Action: Approved the recommendation; Agreement No. 23,642 (March 1, 2011, report from the Parks and Recreation Director).

5. Subject: Accept Grant Funding For Construction Of Mission Creek Fish Passage Project - Phase I (530.03)

Recommendation: That Council:

- A. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Authorizing the Parks and Recreation Director to Accept Grant Funds from, and Execute a Grant Agreement for \$1,000,290 with, the California Department of Fish and Game Fisheries Restoration Grant Program for the Mission Creek Fish Passage Project - Construction Phase; and
- B. Increase the appropriation and estimated revenue by \$1,000,290 in the Creeks Division Capital Fund for the Mission Creek Fish Passage Project at the CalTrans Channels.

Action: Approve the recommendations; Resolution No. 11-009; Agreement No. 23,643 (March 1, 2011, report from the Parks and Recreation Director; proposed resolution).

6. Subject: Increase In Construction Change Order Authority For The Upper Las Positas Creek Restoration And Storm Water Management Project (540.14)

Recommendation: That Council authorize an increase in the Public Works Director's Change Order Authority to approve expenditures for extra work for the Upper Las Positas Creek Restoration and Storm Water Management Project (Creeks Project), Contract No. 23,117, with Shaw Contracting, Inc. (Shaw), in the amount of \$12,328.17, for a total project expenditure authority of \$905,955.17.

Action: Approved the recommendation (March 1, 2011, joint report from the Public Works Director and the Parks and Recreation Director).

7. Subject: Set A Date For Public Hearing Regarding Planning Commission Denial Of Compassion Center of Santa Barbara County, 2915 De La Vina Street (640.07)

Recommendation: That Council:

- A. Set the date of April 12, 2011, at 2:00 p.m. for hearing the appeal filed by Gilbert Gaynor, Attorney representing Patrick Fourmy, Compassion Center of Santa Barbara County, of the Denial of an application for property located at 2915 De la Vina Street, Assessor's Parcel No. 051-202-007, C-2 and SD-2 Commercial and Upper State Street Area Zones, General Plan Designation: General Commerce/Buffer. The proposed project involves permitting an existing Medical Marijuana Storefront Collective Dispensary within a 1,060 square-foot commercial building. The discretionary application required for this project is a Medical Marijuana Storefront Collective Dispensary Permit; and

(Cont'd)

7. (Cont'd)

- B. Set the date of April 11, 2011, at 1:30 p.m. for a site visit to the property located at 2915 De la Vina Street.

Action: Approved the recommendations (February 14, 2011, letter of appeal).

Item No. 8 appears in the Redevelopment Agency minutes.

NOTICES

- 9. The City Clerk has on Thursday, February 24, 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.
- 10. Received a letter of resignation from Building and Fire Code Board of Appeals Member Bruce Burnworth; the vacancy will be part of the next City Advisory Group recruitment. (550.03)

This concluded the Consent Calendar.

REPORT FROM THE FINANCE COMMITTEE

Finance Committee Chair Dale Francisco reported that the Committee met to discuss the possibility of using Redevelopment Agency funds to purchase property at 1020 Placido Place. The property would be managed by the Council on Alcoholism and Drug Abuse (CADA) as a detox facility. The Committee recommended that the full Council make a site visit and directed Staff to hold one more neighborhood meeting before moving forward.

REDEVELOPMENT AGENCY REPORTS

- 11. Subject: Contract For Construction For The Fire Station No. 1 Administrative Office Building Project (700.08)

Recommendation: That Council:

- A. Waive minor bid irregularities, reject the bid protest of Melchiori Construction, and award and authorize the Public Works Director and the Redevelopment Agency Deputy Director to execute a contract with Western Group, Inc. (Western), in the low bid amount of \$1,899,874 for construction of the Fire Station No. 1 Administrative Office Building Project (Project), Bid No. 3608;
- B. Authorize the Public Works Director and the Redevelopment Agency Deputy Director to execute a contract and approve expenditures up to \$284,981 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;

(Cont'd)

11. (Cont'd)

- C. Authorize the Public Works Director and the Redevelopment Agency Deputy Director to execute a contract with Kruger Bensen Ziemer Architects, Inc. (KBZ), in the amount of \$136,200 for design support services during construction, and Leadership in Energy and Environmental Design (LEED) administrative services, and to approve expenditures of up to \$13,620 for extra services of KBZ that may result from necessary changes in the scope of work;
- D. Authorize the General Services Manager to issue a Purchase Order to Fugro Consultants, Inc. (Fugro), in the amount of \$3,500 for materials testing and special inspection services, and to approve expenditures of up to \$500 for extra services of Fugro that may result from necessary changes in the scope of work;
- E. That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Approving and Adopting the Findings Required by Health and Safety Code Section 33445 for Redevelopment Agency Funding of Capital Improvements to the Fire Station No. 1 Administrative Office Building Project; and
- F. Authorize the General Services Manager to issue a Purchase Order to Keystone Engineering Solutions, Inc. (Keystone), in the amount of \$11,054 for LEED Commissioning services during construction.

Documents:

- March 1, 2011, joint report from the Public Works Director and the Assistant City Administrator/Community Development Director/Deputy Director.
- Proposed Resolution.
- March 1, 2011, PowerPoint presentation prepared and made by Staff.
- March 1, 2011, letter submitted from Mark J. Melchiori, President, Melchiori Construction Company.

The title of the resolution was read.

Speakers:

- Staff: Principal Civil Engineer Joshua Haggmark, Assistant Public Works Director/City Engineer Pat Kelly, City Attorney/Agency Counsel Stephen Wiley.
- Melchiori Construction: Jean Mollenkopf, Vice President.
- Western Group Incorporated: David Polinsky.

Motion:

Council/Agency Members White/Rowse to approve the recommendations; City Council Resolution No. 11-010; City Council Contract Nos. 23,644 and 23,645.

Vote:

Unanimous roll call vote.

CITY COUNCIL ADMINISTRATIVE AND ATTORNEY REPORTS

COMMUNITY DEVELOPMENT DEPARTMENT

12. Subject: Appointment Of Ad Hoc Council Subcommittee On Police Station Building Needs And Financing (520.04)

Recommendation: That the City Council appoint a three member Ad Hoc Subcommittee of Councilmembers in order to advise the full Council on the Police Station building needs and potential financing mechanisms within the next ninety (90) days.

Documents:

March 1, 2011, joint report from the Public Works Director and the Assistant City Administrator/Community Development Director.

Speakers:

Staff: Assistant City Administrator/Community Development Director Paul Casey.

Motion:

Mayor Schneider, by acclamation, to appoint Councilmembers Rowse, Self and White to the Subcommittee.

Vote:

Unanimous voice vote.

13. Subject: Plan Santa Barbara (PlanSB) General Plan Update (650.05)

Recommendation: That Council:

- A. Receive a report from staff with input from the Council Ad Hoc Subcommittee; and
- B. Provide direction to Staff on next steps for future adoption of Plan Santa Barbara.

Documents:

- March 1, 2011, report from the Assistant City Administrator/Community Development Director Paul Casey.
- March 1, 2011, PowerPoint presentation prepared and made by Staff.
- February 25, 2011, letter from the Coalition for Community Wellness.
- March 1, 2011, letter from Allied Neighborhoods Association.
- March 1, 2011, Draft General Plan Map, revised and submitted by Sheila Lodge.

(Cont'd)

13. (Cont'd)

Speakers:

- Staff: Principal Planner John Ledbetter, City Planner Bettie Weiss, Principal Transportation Planner Rob Dayton, Assistant City Administrator/Community Development Director Paul Casey.
- Members of the Public: Jayne Brechwald, Coalition for Community Wellness; Karin Kuyper; Milton Hess, Upper East Association; Jean Holmes, League of Women Voters; Kellam de Forest; Steve Forsell; Mickey Flacks; Deborah Slaght; John Campanella; Paul Hernadi; Bill Marks; Cathie McCammon, Allied Neighborhoods Association; Geof Bard; Sheila Lodge.

Discussion:

Principal Planner John Ledbetter presented a progress report on the General Plan Update and key issues that need to be addressed prior to adoption. Staff responded to questions from the Councilmembers and the Council provided feedback. By consensus, the Council directed Staff to continue meeting with the existing Ad Hoc Subcommittee at the David Gebhard Public Meeting Room over the next 3 months, and to return to the full Council with its recommendations.

MAYOR AND COUNCIL REPORTS

14. Subject: Appointments To City Advisory Groups (140.05)

Recommendation: That Council make appointments to the Fire and Police Commission, the newly-established Neighborhood Advisory Council, and the Rental Housing Mediation Task Force.

Documents:

March 1, 2011, report from the Assistant City Administrator/Administrative Services Director.

Fire and Police Commission:

Motion:

Councilmembers House/White to appoint Diego Torres-Santos to the Fire and Police Commission.

Vote:

Unanimous voice vote.

Appointment:

Diego Torres-Santos was appointed to the Fire and Police Commission for a term ending December 31, 2012.

(Cont'd)

14. (Cont'd)

Neighborhood Advisory Council:

Nominees:

Sebastian Aldana, Sharon Bryne, Sally Foxen, Naomi Greene, Javier Limón, Dorothy Littlejohn, Raquel Mendoza, Javier Moreno, Theresa Peña, Bonnie Raisin, Ana Soto, Diego Torres-Santos, Cesar Trujillo, Olivia Uribe, Tony Vassallo.

Vote:

- For Aldana: Councilmembers Francisco, Hotchkiss, House, Rowse, White, Mayor Schneider.
- For Byrne: Councilmember Francisco, Hotchkiss, Rowse, Self, White, Mayor Schneider.
- For Foxen: Councilmembers Hotchkiss, House, Rowse, Self, White, Mayor Schneider.
- For Greene: Councilmembers Francisco, Hotchkiss, Rowse, Self.
- For Limón: Councilmembers Francisco, Hotchkiss, House, Rowse, Mayor Schneider.
- For Mendoza: Councilmember Francisco, House, Rowse, White, Mayor Schneider.
- For Moreno: Councilmember House.
- For Peña: Councilmembers Francisco, Hotchkiss, House, Self, White, Mayor Schneider.
- For Raisin: Councilmember Hotchkiss, Self.
- For Soto: Councilmembers Rowse, Self, White, Mayor Schneider.
- For Trujillo: Councilmembers Francisco, House, Self, White, Mayor Schneider.
- For Uribe: Councilmember House.
- For Vassallo: Councilmembers Francisco, Hotchkiss, Rowse, Self, White.

Appointments:

Sebastian Aldana and Theresa Peña were appointed to the Eastside Neighborhood category for terms expiring December 31, 2013, and December 31, 2011, respectively.

Cesar Trujillo was appointed to the Laguna Neighborhood category for a term expiring December 31, 2014.

Sally Foxen and Javier Limón were appointed to the Lower Westside Neighborhood category for terms expiring December 31, 2012, and December 31, 2014, respectively.

(Cont'd)

14. (Cont'd)

Appointments (Cont'd):

Sharon Bryne, Raquel Mendoza and Tony Vassallo were appointed to the West Downtown Neighborhood category for terms expiring December 31, 2013, December 31, 2014, and December 31, 2012, respectively.

Nominees for Public at Large category:

Naomi Greene, Sally Kingston, Dorothy Littlejohn, Beatriz Molina, Javier Moreno, Elvira Quiroga, Bonnie Raisin, Ana Soto, Olivia Uribe, Holly Walters.

Vote:

- For Greene: Councilmembers Francisco, Hotchkiss, Rowse, Self, White, Mayor Schneider.
- For Kingston: Councilmembers Francisco, Hotchkiss, Rowse, White and Mayor Schneider.
- For Molina: Councilmembers Francisco, House, White and Mayor Schneider.
- For Moreno: Councilmember House.
- For Quiroga: Councilmember House, Mayor Schneider.
- For Raisin: Councilmembers House, Rowse, White.
- For Soto: Councilmembers Francisco, House, Rowse, Self, White, Mayor Schneider.
- For Uribe: Councilmember House, White.
- For Walters: Councilmembers Francisco, Hotchkiss, Rowse, Self.

Appointments:

Naomi Greene was appointed for a term expiring December 31, 2014; Sally Kingston and Beatriz Molina were appointed for terms expiring December 31, 2011; Ana Soto was appointed for a term expiring December 31, 2013; and Holly Walters was appointed for a term expiring December 31, 2012.

Rental Housing Mediation Task Force:

Motion:

Councilmembers House/White to appoint Meredith Furman to the Rental Housing Mediation Task Force.

Vote:

Unanimous voice vote.

Appointment:

Meredith Furman was appointed to the Landlord category for a term expiring December 31, 2013.

COUNCILMEMBER COMMITTEE ASSIGNMENT REPORTS

Information:

- Councilmember Francisco reported on his attendance at the Cachuma Operation and Maintenance Board meeting where they discussed problems resulting from the City of Carpinteria's decision not to participate in funding of the 2nd Pipeline Project.
- Mayor Schneider mentioned that the Planning Commission will be meeting on March 10, to discuss an amendment to a Coastal Development Permit related to Highway 101 improvements and proposed changes to Salinas Street.

RECESS

Mayor Schneider recessed the meeting at 5:51 p.m. in order for the Council to reconvene in closed session for Agenda Item 15 and she stated that no reportable action would be taken.

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 General, Treatment and Patrol, and Supervisory bargaining units and regarding discussions with unrepresented management about salaries and fringe benefits.

Scheduling: Duration, 30 minutes; anytime

Report: None anticipated

Documents:

March 1, 2011, report from the Assistant City Administrator/Administrative Services Director.

Time:

5:57 p.m. - 6:48 p.m. Councilmember Self was absent.

No report made.

ADJOURNMENT

Mayor Schneider adjourned the meeting at 6:48 p.m.

SANTA BARBARA CITY COUNCIL

SANTA BARBARA
CITY CLERK'S OFFICE

HELENE SCHNEIDER
MAYOR

ATTEST:

BRENDA ALCAZAR, CMC
DEPUTY CITY CLERK



CITY OF SANTA BARBARA CITY COUNCIL MINUTES

REGULAR MEETING March 8, 2011 COUNCIL CHAMBER, 735 ANACAPA STREET

CALL TO ORDER

Mayor Pro Tempore Bandy White called the meeting to order at 2:02 p.m. (The Ordinance Committee and Finance Committee, which ordinarily meet at 12:30 p.m., did not meet on this date.)

PLEDGE OF ALLEGIANCE

Mayor Pro Tempore White.

ROLL CALL

Councilmembers present: Dale Francisco, Frank Hotchkiss, Grant House, Randy Rowse, Michael Self, Mayor Pro Tempore White.

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

City Administrator James Armstrong advised that the site visit scheduled for Monday, March 14, 2011, at 1:30 p.m. (Agenda Item No. 6) has been rescheduled for Tuesday, March 15, 2011, at 8:30 a.m., and that the following item would be deferred to a future meeting:

8. 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 General, Treatment and Patrol, and Supervisory bargaining units, and regarding discussions with unrepresented management about salaries and fringe benefits.

Scheduling: Duration, 30 minutes; anytime

Report: None anticipated

PUBLIC COMMENT

Speakers: Kenneth Loch, Ruth Wilson, Kate Smith.

CONSENT CALENDAR (Item Nos. 1 – 6)

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

Motion:

Councilmembers House/Francisco 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 February 15, 2011.

Action: Approved the recommendation.

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

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

Action: Approved the recommendation; Resolution No. 11-011 (March 8, 2011, report from the Assistant City Administrator/Community Development Director; proposed resolution).

3. Subject: Resolution To Apply For Grant Funding For Construction Of Mission Creek Fish Passage Project - Phase II (540.14)

Recommendation: That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Authorizing the Parks and Recreation Director to Apply for Up to \$1,900,000 in Grant Funds from the California Department of Fish and Game Fisheries Restoration Grant Program for the Mission Creek Fish Passage Project - Construction Phase II.

Action: Approved the recommendation; Resolution No. 11-012 (March 8, 2011, report from the Parks and Recreation Director; proposed resolution).

4. Subject: Approval Of Equipment Standardization (540.01)

Recommendation: That Council find it to be in the City's best interest to approve equipment standardization for the Water Resources Division (Water Resources) for the next five-year period, in accordance with Section 4.52.070 (k) and (l) of the Municipal Code.

Action: Approved the recommendation (March 8, 2011, report from the Public Works Director).

NOTICES

5. The City Clerk has on Thursday, March 3, 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.
6. A City Council site visit is scheduled on Monday, March 14, 2011, at 1:30 p.m. to the property located at 1020 Placido Avenue, which is the subject of a proposed grant to the Housing Authority of the City Santa Barbara.

This concluded the Consent Calendar.

CITY COUNCIL ADMINISTRATIVE AND ATTORNEY REPORTS

PUBLIC WORKS DEPARTMENT

7. Subject: Capital Improvement Projects Second Quarter Report For Fiscal Year 2011 (230.01)

Recommendation: That Council receive a report on the City's Capital Improvement Projects (CIP) for the Second Quarter of Fiscal Year 2011.

Documents:

- March 8, 2011, report from the Public Works Director.
- March 8, 2011, PowerPoint presentation prepared and made by staff.

Staff:

Staff: Assistant Public Works Director/City Engineer Pat Kelly.

By consensus, the Council received the report.

COUNCILMEMBER COMMITTEE ASSIGNMENT REPORTS

Information: Mayor Pro Tempore White reported that he reviewed last week's Planning Commission hearing where the Commission turned down one project, a lot split and zone change in the Las Positas Valley, which ended in a close vote. He stated that this will be a challenging project.

ADJOURNMENT

Mayor Pro Tempore White adjourned the meeting at 2:46 p.m. to Tuesday, March 15, 2011, at 8:30 a.m. at the property located at 1020 Placido Place.

SANTA BARBARA CITY COUNCIL

SANTA BARBARA
CITY CLERK'S OFFICE

_____ ATTEST: _____
BENDY WHITE CYNTHIA M. RODRIGUEZ, CMC
MAYOR PRO TEMPORE CITY CLERK SERVICES MANAGER



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: March 15, 2011

TO: Mayor and Councilmembers

FROM: Accounting Division, Finance Department

SUBJECT: Fiscal Year 2011 Interim Financial Statements For The Seven Months Ended January 31, 2011

RECOMMENDATION:

That Council Accept the Fiscal Year 2011 Interim Financial Statements for the Seven Months Ended January 31, 2011.

DISCUSSION:

The interim financial statements for the seven months ended January 31, 2011 (58.3% of the fiscal year) are attached. The interim financial statements include budgetary activity in comparison to actual activity for the General Fund, Enterprise Funds, Internal Service Funds, and select Special Revenue Funds.

ATTACHMENT: Interim Financial Statements for the Seven Months Ended January 31, 2011

PREPARED BY: Rudolf J. Livingston, Accounting Manager

SUBMITTED BY: Robert Samario, Finance Director

APPROVED BY: City Administrator's Office

CITY OF SANTA BARBARA
Interim Statement of Revenues and Expenditures
Summary by Fund
For the Seven Months Ended January 31, 2011 (58.3% of Fiscal Year)

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>
GENERAL FUND					
Revenue	102,064,107	57,934,749	-	44,129,358	56.8%
Expenditures	102,269,406	57,305,263	974,087	43,990,055	57.0%
<i>Addition to / (use of) reserves</i>	<u>(205,299)</u>	<u>629,485</u>	<u>(974,087)</u>		
WATER OPERATING FUND					
Revenue	34,632,686	20,599,049	-	14,033,637	59.5%
Expenditures	35,669,711	16,747,888	2,833,471	16,088,352	54.9%
<i>Addition to / (use of) reserves</i>	<u>(1,037,025)</u>	<u>3,851,161</u>	<u>(2,833,471)</u>		
WASTEWATER OPERATING FUND					
Revenue	14,985,411	8,960,231	-	6,025,180	59.8%
Expenditures	19,066,345	10,172,110	1,230,029	7,664,206	59.8%
<i>Addition to / (use of) reserves</i>	<u>(4,080,934)</u>	<u>(1,211,879)</u>	<u>(1,230,029)</u>		
DOWNTOWN PARKING					
Revenue	6,689,440	3,998,987	-	2,690,453	59.8%
Expenditures	7,391,283	3,551,936	789,464	3,049,883	58.7%
<i>Addition to / (use of) reserves</i>	<u>(701,843)</u>	<u>447,051</u>	<u>(789,464)</u>		
AIRPORT OPERATING FUND					
Revenue	13,065,477	8,011,732	-	5,053,745	61.3%
Expenditures	13,134,132	6,759,710	575,341	5,799,081	55.8%
<i>Addition to / (use of) reserves</i>	<u>(68,655)</u>	<u>1,252,022</u>	<u>(575,341)</u>		
GOLF COURSE FUND					
Revenue	2,049,194	1,066,038	-	983,156	52.0%
Expenditures	2,060,811	1,137,728	105,265	817,818	60.3%
<i>Addition to / (use of) reserves</i>	<u>(11,617)</u>	<u>(71,691)</u>	<u>(105,265)</u>		
INTRA-CITY SERVICE FUND					
Revenue	6,083,553	2,845,997	-	3,237,556	46.8%
Expenditures	6,781,899	2,708,836	570,540	3,502,523	48.4%
<i>Addition to / (use of) reserves</i>	<u>(698,346)</u>	<u>137,161</u>	<u>(570,540)</u>		

CITY OF SANTA BARBARA
Interim Statement of Revenues and Expenditures
Summary by Fund
For the Seven Months Ended January 31, 2011 (58.3% of Fiscal Year)

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>
FLEET REPLACEMENT FUND					
Revenue	2,227,068	1,313,023	-	914,045	59.0%
Expenditures	4,631,542	1,426,562	723,727	2,481,252	46.4%
<i>Addition to / (use of) reserves</i>	<u>(2,404,474)</u>	<u>(113,539)</u>	<u>(723,727)</u>		
FLEET MAINTENANCE FUND					
Revenue	2,429,418	1,389,681	-	1,039,737	57.2%
Expenditures	2,485,972	1,250,816	159,512	1,075,644	56.7%
<i>Addition to / (use of) reserves</i>	<u>(56,554)</u>	<u>138,864</u>	<u>(159,512)</u>		
SELF INSURANCE TRUST FUND					
Revenue	5,694,553	3,169,454	-	2,525,099	55.7%
Expenditures	6,194,109	3,754,366	421,968	2,017,775	67.4%
<i>Addition to / (use of) reserves</i>	<u>(499,556)</u>	<u>(584,912)</u>	<u>(421,968)</u>		
INFORMATION SYSTEMS ICS FUND					
Revenue	2,302,393	1,336,757	-	965,636	58.1%
Expenditures	2,307,501	1,394,634	47,491	865,376	62.5%
<i>Addition to / (use of) reserves</i>	<u>(5,108)</u>	<u>(57,877)</u>	<u>(47,491)</u>		
WATERFRONT FUND					
Revenue	11,762,974	6,990,434	-	4,772,540	59.4%
Expenditures	11,850,433	6,561,843	625,121	4,663,469	60.6%
<i>Addition to / (use of) reserves</i>	<u>(87,459)</u>	<u>428,591</u>	<u>(625,121)</u>		
TOTAL FOR ALL FUNDS					
Revenue	203,986,274	117,616,129	-	86,370,144	57.7%
Expenditures	213,843,145	112,771,692	9,056,016	92,015,437	57.0%
<i>Addition to / (use of) reserves</i>	<u>(9,856,871)</u>	<u>4,844,438</u>	<u>(9,056,016)</u>		

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

CITY OF SANTA BARBARA
General Fund
Interim Statement of Budgeted and Actual Revenues
For the Seven Months Ended January 31, 2011 (58.3% of Fiscal Year)

	Annual Budget	YTD Actual	Remaining Balance	Percent Received	Previous YTD
TAXES					
Sales and Use	16,714,359	9,905,463	6,808,896	59.3%	9,016,777
Property Taxes	22,790,000	12,726,570	10,063,430	55.8%	12,817,377
Utility Users Tax	7,040,000	4,092,077	2,947,923	58.1%	4,061,205
Transient Occupancy Tax	11,157,000	7,913,357	3,243,643	70.9%	7,240,946
Franchise Fees	3,266,000	1,900,342	1,365,658	58.2%	1,849,593
Business License	2,168,000	1,413,480	754,520	65.2%	1,360,534
Real Property Transfer Tax	358,100	237,271	120,829	66.3%	228,700
<i>Total</i>	<u>63,493,459</u>	<u>38,188,559</u>	<u>25,304,900</u>	60.1%	<u>36,575,132</u>
LICENSES & PERMITS					
Licenses & Permits	194,000	94,332	99,668	48.6%	102,427
<i>Total</i>	<u>194,000</u>	<u>94,332</u>	<u>99,668</u>	48.6%	<u>102,427</u>
FINES & FORFEITURES					
Parking Violations	2,469,069	1,498,983	970,086	60.7%	1,403,554
Library Fines	115,000	62,725	52,275	54.5%	69,746
Municipal Court Fines	150,000	105,561	44,439	70.4%	76,456
Other Fines & Forfeitures	175,000	136,689	38,311	78.1%	105,626
<i>Total</i>	<u>2,909,069</u>	<u>1,803,958</u>	<u>1,105,111</u>	62.0%	<u>1,655,382</u>
USE OF MONEY & PROPERTY					
Investment Income	848,615	453,285	395,331	53.4%	655,403
Rents & Concessions	421,535	259,952	161,583	61.7%	240,691
<i>Total</i>	<u>1,270,150</u>	<u>713,236</u>	<u>556,914</u>	56.2%	<u>896,094</u>
INTERGOVERNMENTAL					
Grants	1,420,693	334,690	1,086,003	23.6%	225,032
Vehicle License Fees	150,000	185,390	(35,390)	123.6%	134,978
Reimbursements	14,040	6,667	7,373	47.5%	4,498
<i>Total</i>	<u>1,584,733</u>	<u>526,746</u>	<u>1,057,987</u>	33.2%	<u>364,508</u>
FEES & SERVICE CHARGES					
Finance	858,930	494,621	364,309	57.6%	480,357
Community Development	4,452,856	2,435,207	2,017,649	54.7%	2,695,893
Recreation	2,358,031	1,152,019	1,206,012	48.9%	1,116,702
Public Safety	476,348	202,811	273,537	42.6%	259,015
Public Works	5,219,373	2,858,140	2,361,233	54.8%	2,933,362
Library	779,643	723,719	55,924	92.8%	372,046
Reimbursements	5,956,688	3,187,033	2,769,655	53.5%	3,162,013
<i>Total</i>	<u>20,101,869</u>	<u>11,053,550</u>	<u>9,048,319</u>	55.0%	<u>11,019,389</u>
OTHER MISCELLANEOUS REVENUES					
Miscellaneous	1,285,183	1,121,866	163,317	87.3%	1,253,137
Indirect Allocations	6,520,510	3,803,631	2,716,879	58.3%	4,266,812
Operating Transfers-In	4,705,134	628,871	4,076,263	13.4%	991,858
<i>Total</i>	<u>12,510,827</u>	<u>5,554,368</u>	<u>6,956,459</u>	44.4%	<u>6,511,806</u>
TOTAL REVENUES	<u>102,064,107</u>	<u>57,934,749</u>	<u>44,129,358</u>	56.8%	<u>57,124,738</u>

CITY OF SANTA BARBARA
General Fund
Interim Statement of Appropriations, Expenditures and Encumbrances
For the Seven Months Ended January 31, 2011 (58.3% of Fiscal Year)

	Annual Budget	YTD Actual	Encum- brances	** Remaining Balance	YTD Expended and Encumbered	Previous YTD
GENERAL GOVERNMENT						
<u>Mayor & City Council</u>						
MAYOR	686,819	394,825	1,428	290,566	57.7%	
<i>Total</i>	686,819	394,825	1,428	290,566	57.7%	406,443
<u>City Attorney</u>						
CITY ATTORNEY	1,867,900	1,123,187	-	744,713	60.1%	
<i>Total</i>	1,867,900	1,123,187	-	744,713	60.1%	1,195,724
<u>Administration</u>						
CITY ADMINISTRATOR	1,289,339	754,954	1,428	532,957	58.7%	
LABOR RELATIONS	110,649	56,402	-	54,247	51.0%	
CITY TV	399,169	208,896	18,562	171,711	57.0%	
<i>Total</i>	1,799,157	1,020,252	19,990	758,915	57.8%	1,139,703
<u>Administrative Services</u>						
CITY CLERK	433,472	224,718	14,114	194,640	55.1%	
HUMAN RESOURCES	1,072,931	564,297	8,922	499,712	53.4%	
ADMIN SVCS-EMPLOYEE DEVELOPMENT	135,367	65,652	-	69,715	48.5%	
<i>Total</i>	1,641,770	854,667	23,036	764,067	53.5%	1,225,205
<u>Finance</u>						
ADMINISTRATION	225,246	226,142	7,495	(8,391)	103.7%	
TREASURY	442,107	236,964	1,700	203,443	54.0%	
CASHIERING & COLLECTION	419,606	241,574	-	178,032	57.6%	
LICENSES & PERMITS	383,444	213,111	-	170,333	55.6%	
BUDGET MANAGEMENT	376,809	225,787	-	151,022	59.9%	
ACCOUNTING	389,626	238,798	26,554	124,274	68.1%	
PAYROLL	266,456	148,035	-	118,421	55.6%	
ACCOUNTS PAYABLE	207,691	117,221	-	90,470	56.4%	
CITY BILLING & CUSTOMER SERVICE	575,806	290,716	-	285,090	50.5%	
PURCHASING	657,198	356,188	1,870	299,140	54.5%	
CENTRAL STORES	158,284	88,904	425	68,955	56.4%	
MAIL SERVICES	86,794	50,116	229	36,449	58.0%	
<i>Total</i>	4,189,067	2,433,555	38,273	1,717,239	59.0%	2,657,333
TOTAL GENERAL GOVERNMENT	10,184,713	5,826,485	82,727	4,275,501	58.0%	6,624,408
PUBLIC SAFETY						
<u>Police</u>						
CHIEF'S STAFF	1,167,171	670,967	-	496,204	57.5%	
SUPPORT SERVICES	568,188	321,782	721	245,685	56.8%	
RECORDS	1,298,843	722,945	17,841	558,058	57.0%	
COMMUNITY SVCS	915,200	562,629	2,174	350,397	61.7%	
CRIME ANALYSIS	7,067	3,918	-	3,149	55.4%	
PROPERTY ROOM	128,526	71,541	820	56,165	56.3%	

CITY OF SANTA BARBARA
General Fund
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For the Seven Months Ended January 31, 2011 (58.3% of Fiscal Year)

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>** Remaining Balance</u>	<u>YTD Expended and Encumbered</u>	<u>Previous YTD</u>
PUBLIC SAFETY						
<u>Police</u>						
TRNG/RECRUITMENT	461,709	318,841	24,220	118,648	74.3%	
RANGE	1,023,098	628,958	27,658	366,483	64.2%	
BEAT COORDINATORS	490,445	328,055	702	161,688	67.0%	
INFORMATION TECHNOLOGY	1,112,749	674,299	84,831	353,618	68.2%	
INVESTIGATIVE DIVISION	4,437,263	2,446,821	2,870	1,987,572	55.2%	
CRIME LAB	219,231	77,031	-	142,200	35.1%	
PATROL DIVISION	13,480,216	7,648,511	120,417	5,711,288	57.6%	
TRAFFIC	1,320,753	649,578	1,304	669,871	49.3%	
SPECIAL EVENTS	984,500	908,936	-	75,564	92.3%	
TACTICAL PATROL FORCE	1,143,556	667,205	-	476,351	58.3%	
STREET SWEEPING ENFORCEMENT	285,115	165,453	-	119,662	58.0%	
NIGHT LIFE ENFORCEMENT	333,926	131,038	-	202,888	39.2%	
PARKING ENFORCEMENT	1,024,125	503,710	22,035	498,380	51.3%	
CCC	2,346,794	1,181,216	2,539	1,163,039	50.4%	
ANIMAL CONTROL	542,378	320,233	2,557	219,588	59.5%	
<i>Total</i>	<u>33,290,852</u>	<u>19,007,069</u>	<u>310,689</u>	<u>13,973,095</u>	58.0%	<u>18,647,153</u>
<u>Fire</u>						
ADMINISTRATION	816,405	455,998	3,656	356,751	56.3%	
EMERGENCY SERVICES AND PUBLIC ED	210,178	102,841	-	107,337	48.9%	
PREVENTION	1,201,381	607,415	723	593,243	50.6%	
WILDLAND FIRE MITIGATION PROGRAM	180,935	91,399	20,412	69,124	61.8%	
OPERATIONS	17,331,070	9,837,894	131,256	7,361,921	57.5%	
ARFF	1,701,697	1,101,662	-	600,035	64.7%	
<i>Total</i>	<u>21,441,666</u>	<u>12,197,209</u>	<u>156,047</u>	<u>9,088,410</u>	57.6%	<u>11,898,319</u>
TOTAL PUBLIC SAFETY	<u>54,732,518</u>	<u>31,204,277</u>	<u>466,736</u>	<u>23,061,505</u>	57.9%	<u>30,545,472</u>
PUBLIC WORKS						
<u>Public Works</u>						
ADMINISTRATION	872,992	434,553	20,160	418,279	52.1%	
ENGINEERING SVCS	4,353,334	2,458,361	6,567	1,888,406	56.6%	
PUBLIC RT OF WAY MGMT	983,568	552,950	1,447	429,171	56.4%	
ENVIRONMENTAL PROGRAMS	361,153	148,588	48,779	163,786	54.6%	
<i>Total</i>	<u>6,571,047</u>	<u>3,594,452</u>	<u>76,953</u>	<u>2,899,642</u>	55.9%	<u>3,505,897</u>
TOTAL PUBLIC WORKS	<u>6,571,047</u>	<u>3,594,452</u>	<u>76,953</u>	<u>2,899,642</u>	55.9%	<u>3,505,897</u>
COMMUNITY SERVICES						
<u>Parks & Recreation</u>						
PRGM MGMT & BUS SVCS	476,287	269,579	-	206,708	56.6%	
FACILITIES	354,519	209,782	14,398	130,339	63.2%	
CULTURAL ARTS	420,422	232,563	5,995	181,864	56.7%	

CITY OF SANTA BARBARA
General Fund
Interim Statement of Appropriations, Expenditures and Encumbrances
For the Seven Months Ended January 31, 2011 (58.3% of Fiscal Year)

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>** Remaining Balance</u>	<u>YTD Expended and Encumbered</u>	<u>Previous YTD</u>
COMMUNITY SERVICES						
<u>Parks & Recreation</u>						
YOUTH ACTIVITIES	733,831	415,277	7,289	311,265	57.6%	
SR CITIZENS	653,938	339,600	312	314,026	52.0%	
AQUATICS	1,042,852	675,168	38,319	329,365	68.4%	
SPORTS	495,345	232,554	10,936	251,855	49.2%	
TENNIS	258,175	119,776	-	138,399	46.4%	
NEIGHBORHOOD & OUTREACH SERV	989,941	567,413	4,078	418,450	57.7%	
ADMINISTRATION	520,544	296,549	-	223,995	57.0%	
PROJECT MANAGEMENT TEAM	223,659	124,375	11,436	87,848	60.7%	
BUSINESS SERVICES	302,136	145,688	5,134	151,315	49.9%	
FACILITY & PROJECT MGT	951,580	587,150	3,613	360,817	62.1%	
GROUNDS MANAGEMENT	4,134,610	2,230,919	54,204	1,849,488	55.3%	
FORESTRY	1,163,333	538,117	90,694	534,522	54.1%	
BEACH MAINTENANCE	164,643	82,166	12,047	70,430	57.2%	
<i>Total</i>	<u>12,885,815</u>	<u>7,067,035</u>	<u>258,455</u>	<u>5,560,325</u>	56.8%	<u>7,594,710</u>
<u>Library</u>						
ADMINISTRATION	399,732	205,080	-	194,652	51.3%	
PUBLIC SERVICES	1,997,383	1,101,818	3,950	891,615	55.4%	
SUPPORT SERVICES	1,773,265	794,044	19,265	959,956	45.9%	
<i>Total</i>	<u>4,170,380</u>	<u>2,100,943</u>	<u>23,215</u>	<u>2,046,222</u>	50.9%	<u>2,298,828</u>
TOTAL COMMUNITY SERVICES	<u>17,056,195</u>	<u>9,167,978</u>	<u>281,670</u>	<u>7,606,548</u>	55.4%	<u>9,893,538</u>
COMMUNITY DEVELOPMENT						
<u>Community Development</u>						
ADMINISTRATION	427,609	245,464	585	181,560	57.5%	
ECON DEV	52,296	25,641	-	26,655	49.0%	
CITY ARTS ADVISORY PROGRAM	427,260	394,248	-	33,012	92.3%	
HUMAN SVCS	819,851	406,189	-	413,662	49.5%	
RDA	685,691	381,172	-	304,519	55.6%	
RDA HSG DEV	642,855	334,360	-	308,495	52.0%	
LR PLANNING/STUDIES	716,236	410,620	524	305,093	57.4%	
DEV & DESIGN REVIEW	952,017	499,496	9,608	442,914	53.5%	
ZONING	809,341	445,939	800	362,603	55.2%	
DESIGN REV & HIST PRESERVATN	886,555	429,522	19,158	437,874	50.6%	
SHO/ENVIRON REVIEW/TRAINING	737,535	415,718	3,290	318,527	56.8%	
BLDG PERMITS	1,027,134	586,321	7,059	433,753	57.8%	
RECORDS & ARCHIVES	523,630	272,909	16,179	234,542	55.2%	
PLAN CK & COUNTER SRV	1,252,403	651,981	8,799	591,623	52.8%	
<i>Total</i>	<u>9,960,413</u>	<u>5,499,580</u>	<u>66,001</u>	<u>4,394,832</u>	55.9%	<u>5,637,045</u>
TOTAL COMMUNITY DEVELOPMENT	<u>9,960,413</u>	<u>5,499,580</u>	<u>66,001</u>	<u>4,394,832</u>	55.9%	<u>5,637,045</u>

**CITY OF SANTA BARBARA
General Fund
Interim Statement of Appropriations, Expenditures and Encumbrances
For the Seven Months Ended January 31, 2011 (58.3% of Fiscal Year)**

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>** Remaining Balance</u>	<u>YTD Expended and Encumbered</u>	<u>Previous YTD</u>
NON-DEPARTMENTAL						
<u>Non-Departmental</u>						
DUES, MEMBERSHIPS, & LICENSES	22,272	23,865	-	(1,593)	107.2%	
COMMUNITY PROMOTIONS	1,537,890	1,236,338	-	301,552	80.4%	
SPECIAL PROJECTS	359,264	140,400	-	218,864	39.1%	
TRANSFERS OUT	43,500	25,375	-	18,125	58.3%	
DEBT SERVICE TRANSFERS	350,445	290,081	-	60,364	82.8%	
CAPITAL OUTLAY TRANSFER	508,170	296,433	-	211,738	58.3%	
APPROP. RESERVE	942,979	-	-	942,979	0.0%	
<i>Total</i>	<u>3,764,520</u>	<u>2,012,492</u>	<u>-</u>	<u>1,752,028</u>	<u>53.5%</u>	<u>1,809,742</u>
TOTAL NON-DEPARTMENTAL	<u>3,764,520</u>	<u>2,012,492</u>	<u>-</u>	<u>1,752,028</u>	<u>53.5%</u>	<u>1,809,742</u>
TOTAL EXPENDITURES	<u>102,269,406</u>	<u>57,305,263</u>	<u>974,087</u>	<u>43,990,055</u>	<u>57.0%</u>	<u>58,016,102</u>

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

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

CITY OF SANTA BARBARA
Special Revenue Funds
Interim Statement of Revenues and Expenditures
For the Seven Months Ended January 31, 2011 (58.3% of Fiscal Year)

	Annual Budget	YTD Actual	Encum- brances	Remaining Balance	Percent of Budget
TRAFFIC SAFETY FUND					
Revenue	470,000	289,047	-	180,954	61.5%
Expenditures	470,000	289,047	-	180,954	61.5%
<i>Revenue Less Expenditures</i>	-	-	-	-	
CREEK RESTORATION/WATER QUALITY IMPRVMT					
Revenue	2,407,300	1,693,228	-	714,072	70.3%
Expenditures	4,163,728	1,983,040	346,737	1,833,951	56.0%
<i>Revenue Less Expenditures</i>	(1,756,428)	(289,812)	(346,737)	(1,119,879)	
SOLID WASTE PROGRAM					
Revenue	17,512,032	9,868,703	-	7,643,329	56.4%
Expenditures	19,316,716	10,434,643	151,031	8,731,042	54.8%
<i>Revenue Less Expenditures</i>	(1,804,684)	(565,940)	(151,031)	(1,087,713)	
COMM.DEVELOPMENT BLOCK GRANT					
Revenue	2,003,480	1,150,881	-	852,598	57.4%
Expenditures	2,003,480	510,466	276,077	1,216,937	39.3%
<i>Revenue Less Expenditures</i>	-	640,415	(276,077)	(364,338)	
COUNTY LIBRARY					
Revenue	1,748,519	1,029,275	-	719,244	58.9%
Expenditures	1,782,819	957,811	47,109	777,898	56.4%
<i>Revenue Less Expenditures</i>	(34,300)	71,463	(47,109)	(58,654)	
STREETS FUND					
Revenue	9,926,670	5,081,382	-	4,845,288	51.2%
Expenditures	13,933,618	5,313,639	1,500,088	7,119,892	48.9%
<i>Revenue Less Expenditures</i>	(4,006,948)	(232,257)	(1,500,088)	(2,274,604)	
MEASURE A					
Revenue	2,882,759	1,552,552	-	1,330,207	53.9%
Expenditures	2,882,759	1,120,333	563,553	1,198,872	58.4%
<i>Revenue Less Expenditures</i>	-	432,218	(563,553)	131,335	

CITY OF SANTA BARBARA
Interim Statement of Revenues and Expenses
For the Seven Months Ended January 31, 2011 (58.3% of Fiscal Year)

WATER OPERATING FUND

	Annual Budget	YTD Actual	Encum- brances	Remaining Balance	Percent of Budget	Previous YTD
REVENUES						
Water Sales - Metered	30,350,000	17,163,529	-	13,186,471	56.6%	17,732,930
Service Charges	395,000	525,875	-	(130,875)	133.1%	341,135
Cater JPA Treatment Charges	2,272,520	1,813,198	-	459,322	79.8%	1,706,794
Licenses & Permits	-	-	-	-	100.0%	-
Investment Income	860,900	599,069	-	261,831	69.6%	699,152
Grants	-	-	-	-	100.0%	24,243
Reimbursements	-	-	-	-	100.0%	-
Miscellaneous	754,266	497,378	-	256,888	65.9%	371,828
TOTAL REVENUES	34,632,686	20,599,049	-	14,033,637	59.5%	20,876,082
EXPENSES						
Salaries & Benefits	7,617,220	4,041,849	-	3,575,371	53.1%	4,042,984
Materials, Supplies & Services	10,173,513	4,231,455	2,266,655	3,675,403	63.9%	4,561,643
Special Projects	737,378	142,228	86,205	508,944	31.0%	69,247
Water Purchases	8,177,644	3,586,036	409,238	4,182,370	48.9%	3,562,942
Debt Service	5,088,853	2,714,285	-	2,374,568	53.3%	2,695,958
Capital Outlay Transfers	3,349,702	1,953,993	-	1,395,709	58.3%	3,093,120
Equipment	177,227	51,005	2,739	123,483	30.3%	48,770
Capitalized Fixed Assets	191,932	6,285	68,634	117,013	39.0%	861
Other	43,000	20,750	-	22,250	48.3%	21,299
Appropriated Reserve	113,242	-	-	113,242	0.0%	-
TOTAL EXPENSES	35,669,711	16,747,888	2,833,471	16,088,352	54.9%	18,096,824

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

CITY OF SANTA BARBARA
Interim Statement of Revenues and Expenses
For the Seven Months Ended January 31, 2011 (58.3% of Fiscal Year)

WASTEWATER OPERATING FUND

	Annual Budget	YTD Actual	Encum- brances	Remaining Balance	Percent of Budget	Previous YTD
REVENUES						
Service Charges	14,200,000	8,211,664	-	5,988,336	57.8%	8,112,162
Fees	452,911	478,556	-	(25,645)	105.7%	318,332
Investment Income	296,100	175,956	-	120,144	59.4%	242,218
Public Works	11,400	23,968	-	(12,568)	210.2%	3,310
Miscellaneous	25,000	70,087	-	(45,087)	280.3%	17,100
TOTAL REVENUES	14,985,411	8,960,231	-	6,025,180	59.8%	8,693,123
EXPENSES						
Salaries & Benefits	5,178,153	2,800,863	-	2,377,290	54.1%	2,718,265
Materials, Supplies & Services	5,812,865	3,140,864	1,217,545	1,454,456	75.0%	2,812,181
Special Projects	180,000	152,102	-	27,898	84.5%	413,462
Transfers-Out	-	-	-	-	100.0%	37,917
Debt Service	1,352,038	334,388	-	1,017,650	24.7%	343,983
Capital Outlay Transfers	6,295,500	3,672,375	-	2,623,125	58.3%	1,649,193
Equipment	54,428	17,448	5,753	31,226	42.6%	16,481
Capitalized Fixed Assets	97,261	54,070	6,730	36,461	62.5%	861
Appropriated Reserve	96,100	-	-	96,100	0.0%	-
TOTAL EXPENSES	19,066,345	10,172,110	1,230,029	7,664,206	59.8%	7,992,342

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

CITY OF SANTA BARBARA
Interim Statement of Revenues and Expenses
For the Seven Months Ended January 31, 2011 (58.3% of Fiscal Year)
DOWNTOWN PARKING

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>	<u>Previous YTD</u>
REVENUES						
Improvement Tax	840,000	618,661	-	221,339	73.7%	511,537
Parking Fees	5,606,000	3,273,559	-	2,332,441	58.4%	3,258,517
Investment Income	154,700	90,656	-	64,044	58.6%	126,938
Rents & Concessions	23,740	23,740	-	-	100.0%	23,740
Reimbursements	20,000	4,598	-	15,402	23.0%	9,068
Miscellaneous	1,500	(37,602)	-	39,102	-2506.8%	1,413
Operating Transfers-In	43,500	25,375	-	18,125	58.3%	43,500
TOTAL REVENUES	<u>6,689,440</u>	<u>3,998,987</u>	<u>-</u>	<u>2,690,453</u>	<u>59.8%</u>	<u>3,974,714</u>
EXPENSES						
Salaries & Benefits	3,847,242	2,067,696	-	1,779,546	53.7%	2,027,876
Materials, Supplies & Services	1,807,229	832,215	150,167	824,847	54.4%	911,217
Special Projects	730,482	96,015	635,467	(1,000)	100.1%	411,831
Transfers-Out	312,621	164,279	-	148,342	52.5%	182,362
Capital Outlay Transfers	660,000	385,000	-	275,000	58.3%	734,277
Equipment	25,000	6,730	3,830	14,440	42.2%	78
Capitalized Fixed Assets	-	-	-	-	100.0%	1,890
Appropriated Reserve	8,709	-	-	8,709	0.0%	-
TOTAL EXPENSES	<u>7,391,283</u>	<u>3,551,936</u>	<u>789,464</u>	<u>3,049,883</u>	<u>58.7%</u>	<u>4,269,531</u>

CITY OF SANTA BARBARA
Interim Statement of Revenues and Expenses
For the Seven Months Ended January 31, 2011 (58.3% of Fiscal Year)
AIRPORT OPERATING FUND

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>	<u>Previous YTD</u>
REVENUES						
Leases - Commercial / Industrial	3,977,000	2,482,912	-	1,494,088	62.4%	2,442,134
Leases - Terminal	4,927,950	3,065,859	-	1,862,091	62.2%	2,773,353
Leases - Non-Commerical Aviation	1,095,875	895,640	-	200,235	81.7%	657,978
Leases - Commerical Aviation	2,637,000	1,339,881	-	1,297,119	50.8%	1,272,080
Investment Income	231,100	142,202	-	88,898	61.5%	191,342
Miscellaneous	196,552	85,238	-	111,314	43.4%	123,114
TOTAL REVENUES	<u>13,065,477</u>	<u>8,011,732</u>	<u>-</u>	<u>5,053,745</u>	<u>61.3%</u>	<u>7,460,001</u>
EXPENSES						
Salaries & Benefits	4,913,183	2,655,878	-	2,257,305	54.1%	2,647,669
Materials, Supplies & Services	6,432,710	3,394,531	575,341	2,462,838	61.7%	3,411,864
Special Projects	912,307	355,935	-	556,372	39.0%	303,346
Transfers-Out	31,049	18,112	-	12,937	58.3%	-
Capital Outlay Transfers	550,000	320,833	-	229,167	58.3%	379,790
Equipment	24,610	14,420	-	10,190	58.6%	19,352
Capitalized Fixed Assets	-	-	-	-	100.0%	(5,055)
Appropriated Reserve	270,273	-	-	270,273	0.0%	-
TOTAL EXPENSES	<u>13,134,132</u>	<u>6,759,710</u>	<u>575,341</u>	<u>5,799,081</u>	<u>55.8%</u>	<u>6,756,967</u>

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

CITY OF SANTA BARBARA
Interim Statement of Revenues and Expenses
For the Seven Months Ended January 31, 2011 (58.3% of Fiscal Year)

GOLF COURSE FUND

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>	<u>Previous YTD</u>
REVENUES						
Fees & Card Sales	1,725,172	892,841	-	832,331	51.8%	787,798
Investment Income	20,200	8,074	-	12,126	40.0%	20,583
Rents & Concessions	300,322	161,252	-	139,070	53.7%	175,219
Miscellaneous	3,500	3,870	-	(370)	110.6%	252,591
TOTAL REVENUES	<u>2,049,194</u>	<u>1,066,038</u>	<u>-</u>	<u>983,156</u>	<u>52.0%</u>	<u>1,236,191</u>
EXPENSES						
Salaries & Benefits	1,095,646	624,089	-	471,557	57.0%	640,864
Materials, Supplies & Services	611,462	312,884	95,741	202,837	66.8%	315,690
Special Projects	14,524	300	9,524	4,700	67.6%	976
Transfers-Out	-	-	-	-	100.0%	507,767
Debt Service	213,407	157,025	-	56,382	73.6%	156,016
Capital Outlay Transfers	70,000	40,833	-	29,167	58.3%	323
Equipment	3,500	2,597	-	903	74.2%	-
Appropriated Reserve	52,272	-	-	52,272	0.0%	-
TOTAL EXPENSES	<u>2,060,811</u>	<u>1,137,728</u>	<u>105,265</u>	<u>817,818</u>	<u>60.3%</u>	<u>1,621,635</u>

CITY OF SANTA BARBARA
Interim Statement of Revenues and Expenses
For the Seven Months Ended January 31, 2011 (58.3% of Fiscal Year)

INTRA-CITY SERVICE FUND

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>	<u>Previous YTD</u>
REVENUES						
Work Orders - Bldg Maint.	3,598,018	1,835,187	-	1,762,831	51.0%	1,899,261
Grants	742,970	-	-	742,970	0.0%	818,200
Service Charges	1,742,565	1,010,663	-	731,902	58.0%	957,530
Miscellaneous	-	147	-	(147)	100.0%	47
Operating Transfers-In	-	-	-	-	100.0%	37,917
TOTAL REVENUES	<u>6,083,553</u>	<u>2,845,997</u>	<u>-</u>	<u>3,237,556</u>	<u>46.8%</u>	<u>3,712,955</u>
EXPENSES						
Salaries & Benefits	2,858,723	1,605,465	-	1,253,258	56.2%	1,696,229
Materials, Supplies & Services	1,109,096	542,694	139,799	426,603	61.5%	515,433
Special Projects	2,010,520	455,139	340,664	1,214,718	39.6%	561,467
Capital Outlay Transfers	-	-	-	-	100.0%	65,484
Equipment	23,000	10,290	-	12,710	44.7%	155
Capitalized Fixed Assets	780,560	95,248	90,078	595,234	23.7%	741
TOTAL EXPENSES	<u>6,781,899</u>	<u>2,708,836</u>	<u>570,540</u>	<u>3,502,523</u>	<u>48.4%</u>	<u>2,839,509</u>

CITY OF SANTA BARBARA
Interim Statement of Revenues and Expenses
For the Seven Months Ended January 31, 2011 (58.3% of Fiscal Year)

FLEET REPLACEMENT FUND

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>	<u>Previous YTD</u>
REVENUES						
Vehicle Rental Charges	1,791,427	1,044,999	-	746,428	58.3%	783,428
Investment Income	153,300	99,758	-	53,542	65.1%	124,854
Rents & Concessions	232,341	135,532	-	96,809	58.3%	141,661
Miscellaneous	50,000	32,734	-	17,266	65.5%	69,048
TOTAL REVENUES	<u>2,227,068</u>	<u>1,313,023</u>	<u>-</u>	<u>914,045</u>	59.0%	<u>1,118,991</u>
EXPENSES						
Salaries & Benefits	150,983	86,474	-	64,509	57.3%	85,618
Materials, Supplies & Services	993	1,254	-	(261)	126.3%	1,403
Capitalized Fixed Assets	4,479,566	1,338,833	723,727	2,417,005	46.0%	726,692
TOTAL EXPENSES	<u>4,631,542</u>	<u>1,426,562</u>	<u>723,727</u>	<u>2,481,252</u>	46.4%	<u>813,714</u>

CITY OF SANTA BARBARA
Interim Statement of Revenues and Expenses
For the Seven Months Ended January 31, 2011 (58.3% of Fiscal Year)

FLEET MAINTENANCE FUND

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>	<u>Previous YTD</u>
REVENUES						
Vehicle Maintenance Charges	2,369,418	1,382,160	-	987,258	58.3%	1,446,805
Miscellaneous	60,000	7,520	-	52,480	12.5%	-
TOTAL REVENUES	<u>2,429,418</u>	<u>1,389,681</u>	<u>-</u>	<u>1,039,737</u>	<u>57.2%</u>	<u>1,446,805</u>
EXPENSES						
Salaries & Benefits	1,141,256	649,242	-	492,014	56.9%	645,762
Materials, Supplies & Services	1,255,238	584,059	157,515	513,664	59.1%	536,775
Special Projects	87,279	15,862	1,451	69,966	19.8%	13,647
Equipment	2,200	1,653	547	-	100.0%	-
TOTAL EXPENSES	<u>2,485,972</u>	<u>1,250,816</u>	<u>159,512</u>	<u>1,075,644</u>	<u>56.7%</u>	<u>1,196,184</u>

CITY OF SANTA BARBARA
Interim Statement of Revenues and Expenses
For the Seven Months Ended January 31, 2011 (58.3% of Fiscal Year)

SELF INSURANCE TRUST FUND

	** Annual Budget	YTD Actual	Encum- brances	Remaining Balance	Percent of Budget	Previous YTD
REVENUES						
Insurance Premiums	2,583,750	1,508,046	-	1,075,704	58.4%	1,721,191
Workers' Compensation Premiums	2,643,581	1,542,089	-	1,101,492	58.3%	1,448,375
OSH Charges	277,322	-	-	277,322	0.0%	176,469
Investment Income	189,900	105,942	-	83,958	55.8%	162,194
Community Development	-	316	-	(316)	100.0%	-
Miscellaneous	-	13,060	-	(13,060)	100.0%	12,418
TOTAL REVENUES	5,694,553	3,169,454	-	2,525,099	55.7%	3,520,646
EXPENSES						
Salaries & Benefits	523,458	221,463	-	301,995	42.3%	293,028
Materials, Supplies & Services	4,928,992	2,814,815	421,968	1,692,209	65.7%	2,526,887
Special Projects	-	100	-	(100)	100.0%	-
Transfers-Out	717,988	717,988	-	-	100.0%	300,000
Capital Outlay Transfers	-	-	-	-	100.0%	645
Appropriated Reserve	23,671	-	-	23,671	0.0%	-
TOTAL EXPENSES	6,194,109	3,754,366	421,968	2,017,775	67.4%	3,120,560

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

CITY OF SANTA BARBARA
Interim Statement of Revenues and Expenses
For the Seven Months Ended January 31, 2011 (58.3% of Fiscal Year)

INFORMATION SYSTEMS ICS FUND

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>	<u>Previous YTD</u>
REVENUES						
Service charges	2,302,393	1,336,757	-	965,636	58.1%	1,426,530
Miscellaneous	-	-	-	-	100.0%	226
TOTAL REVENUES	<u>2,302,393</u>	<u>1,336,757</u>	<u>-</u>	<u>965,636</u>	<u>58.1%</u>	<u>1,426,756</u>
EXPENSES						
Salaries & Benefits	1,487,770	848,683	-	639,087	57.0%	833,820
Materials, Supplies & Services	511,979	364,914	29,829	117,235	77.1%	381,649
Special Projects	1,700	4,043	10,082	(12,425)	830.9%	1,536
Equipment	249,213	176,994	7,580	64,639	74.1%	219,036
Appropriated Reserve	56,839	-	-	56,839	0.0%	-
TOTAL EXPENSES	<u>2,307,501</u>	<u>1,394,634</u>	<u>47,491</u>	<u>865,376</u>	<u>62.5%</u>	<u>1,436,041</u>

CITY OF SANTA BARBARA
Interim Statement of Revenues and Expenses
For the Seven Months Ended January 31, 2011 (58.3% of Fiscal Year)

WATERFRONT FUND

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>	<u>Previous YTD</u>
REVENUES						
Leases - Commercial	1,372,773	831,803	-	540,970	60.6%	852,385
Leases - Food Service	2,173,351	1,475,642	-	697,709	67.9%	1,382,172
Slip Rental Fees	3,864,398	2,245,257	-	1,619,141	58.1%	2,136,663
Visitors Fees	555,894	289,084	-	266,810	52.0%	338,287
Slip Transfer Fees	621,957	269,875	-	352,082	43.4%	321,275
Parking Revenue	1,912,769	1,147,821	-	764,948	60.0%	1,206,511
Wharf Parking	244,477	129,580	-	114,897	53.0%	140,228
Other Fees & Charges	361,252	225,865	-	135,387	62.5%	214,705
Investment Income	215,759	110,249	-	105,510	51.1%	151,370
Rents & Concessions	299,504	207,378	-	92,126	69.2%	171,476
Grants	12,190	4,256	-	7,934	34.9%	-
Miscellaneous	128,650	53,624	-	75,026	41.7%	105,016
TOTAL REVENUES	<u>11,762,974</u>	<u>6,990,434</u>	<u>-</u>	<u>4,772,540</u>	<u>59.4%</u>	<u>7,020,088</u>
EXPENSES						
Salaries & Benefits	5,480,825	3,108,783	-	2,372,042	56.7%	3,093,670
Materials, Supplies & Services	3,405,267	1,785,418	578,989	1,040,861	69.4%	1,794,287
Special Projects	147,074	45,142	45,000	56,932	61.3%	48,392
Debt Service	1,665,997	1,042,388	-	623,609	62.6%	1,109,556
Capital Outlay Transfers	969,361	565,461	-	403,900	58.3%	659,972
Equipment	81,909	14,652	1,133	66,125	19.3%	10,695
Appropriated Reserve	100,000	-	-	100,000	0.0%	-
TOTAL EXPENSES	<u>11,850,433</u>	<u>6,561,843</u>	<u>625,121</u>	<u>4,663,469</u>	<u>60.6%</u>	<u>6,716,572</u>

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



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: March 15, 2011

TO: Mayor and Councilmembers

FROM: Administration Division, Airport Department

SUBJECT: Acceptance Of Federal Aviation Administration Airport Improvement Program Grant Offer For Santa Barbara Airport

RECOMMENDATION:

That Council accept and authorize the Airport Director to execute, on behalf of the City, a Federal Aviation Administration Airport Improvement Program Grant offer in an amount not to exceed \$2,800,000 to be distributed in two or three phases for the Airline Terminal Improvement project and the preparation of an Airport Master Plan.

DISCUSSION:

Background

The Airport and Airway Trust Fund, established by the Airport and Airway Revenue Act of 1970, provides revenues to be used to fund Airport Improvement Program (AIP) projects. The Trust Fund concept guarantees a stable funding source whereby users pay for the services they receive.

The Federal Aviation Administration (FAA), under authorization from the United States Congress, distributes AIP funds each year. Half of each year's authorized level of funding is distributed to all eligible commercial service airports through an entitlement program that guarantees a minimum level of federal assistance each year based on prior year passenger enplanement levels. The remaining AIP funds are distributed on a discretionary basis.

However, Congress has failed to pass new legislation and the FAA has been operating under a Continuing Resolution since 2008 with the current Resolution extending operations through March 31, 2011. Anticipating that the FAA will either have new long-term legislation or another Resolution, the FAA Airport District Office will be issuing annual AIP grants in two or three phases. The total funding amount for the 2011 entitlement grant is estimated at \$2,800,000.

Grant Projects

Two projects are proposed for the Federal Fiscal Year 2011 allocation: the Airline Terminal Project and development of an Airport Master Plan. The original budget for the Airline Terminal Project included approximately \$12,500,000 in Airport Improvement Program grants. Under the 2011 grants, an estimated \$2,100,000 will be used for constructing the public area, roadways, and ramp for the new terminal project.

The second project is a request for planning funds for an Airport Master Plan. The FAA requires that airports maintain a Master Plan, and the Plans are updated every 5 to 10 years. The Airport's Master Plan was last updated in 2001. The Plan will look at several issues including, but not limited to: the relocation of all general aviation facilities and services to the northern portion of the airfield; enhanced circulation and safety of the Airport's taxiway system; and Airline Terminal short and long term parking.

Grant Offer

Airport staff has been verbally notified by the FAA that the Airport Improvement Program Grant application has been approved and funds for the first allocation, Part A of AIP-43, will be available before March 31, 2011. The second allocation would be distributed on or before July 31, 2011.

In order to meet the FAA's deadline for acceptance of the grant award, staff is requesting early authorization, based upon the agency's verbal notification, for the Airport Director to execute the grant agreements for the Federal Fiscal Year 2011, when the actual documents with the specific fund amounts arrive.

BUDGET/FINANCIAL INFORMATION:

Upon receipt of the actual grant agreements, staff will return to Council to appropriate the grant revenue and matching sponsor share, 5% of the total project cost, which will be funded from Airport reserves above policy requirements.

PREPARED BY: Hazel Johns, Assistant Airport Director

SUBMITTED BY: Karen Ramsdell, Airport Director

APPROVED BY: City Administrator's Office



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: March 15, 2011

TO: Mayor and Councilmembers

FROM: Water Resources Division, Public Works Department

SUBJECT: Safe Drinking Water State Revolving Fund Loan Acceptance And Increase Of Appropriations And Revenues In The Water Capital Fund

RECOMMENDATION: That Council:

- A. Accept a loan in the amount of \$29,283,000 from the Safe Drinking Water State Revolving Fund (SDWSRF) for the Cater Water Treatment Plant Advanced Treatment and Ortega Groundwater Treatment Plant Rehabilitation Projects; and
- B. Increase Water Capital Fund appropriations and estimated revenues by \$29,283,000.

DISCUSSION:

The City of Santa Barbara's William B. Cater Water Treatment Plant (Cater) treats drinking water for the City of Santa Barbara and the Montecito and Carpinteria Valley Water Districts. In 2012, the new Stage 2 Disinfection By-Products Rule (Stage 2 Rule) will go into effect, lowering the allowable limits of disinfection by-products in drinking water. The proposed Advanced Treatment Project at Cater (Cater Project) and the Ortega Groundwater Treatment Plant Rehabilitation and Improvements Project (Ortega Project) both address compliance with the upcoming Stage 2 Rule, making them eligible for funding through a low-interest SDWSRF loan.

The Cater Project includes an ozone pretreatment process at Cater which has been determined to be the best solution for complying with the upcoming Stage 2 Rule. Using ozone as a pretreatment makes the precursors for disinfection by-products more amenable to filtration in the treatment process.

The Ortega Project will assist the City in complying with the upcoming Stage 2 Rule by treating groundwater which contains trace amounts of disinfection by-products, and blending it with treated surface water to lower disinfection by-product levels in the water distribution system.

Council Agenda Report
Safe Drinking Water State Revolving Fund Loan Acceptance And Increase Of
Appropriations And Revenues In The Water Capital Fund
March 15, 2011
Page 2

On January 13, 2009, City Council authorized the City Administrator to apply for an SDWSRF loan for the Cater and Ortega Projects on behalf of the City, and the City's loan application was accepted by the State.

On November 17, 2009, Council adopted Resolution No. 09-090, authorizing a Notice of Application Acceptance for a SDWSRF loan and authorizing officers to act on behalf of the City. Council amended this Resolution on November 16, 2010 to clarify the source of City funds for loan repayment, and to add language pledging and dedicating the revenue source for the loan.

On January 24, 2011, the City received a funding agreement for a 20-year loan in the amount of \$29,283,000, at an interest rate of 2.5017%, from the California Department of Public Health. The City anticipates receiving executed loan documents in late March, 2011.

FUNDING:

The SDWSRF loan will fund both the Cater and the Ortega Projects. \$20,000,000 of the loan will be appropriated for the Cater Project, of which 60.3% will be repaid by the City, and 39.7% will be repaid by the Montecito and Carpinteria Valley Water Districts. The remaining \$9,283,000 will be appropriated for the Ortega Project, which will be completely repaid by the City.

PREPARED BY: Catherine Taylor, Water System Manager/LS/mh

SUBMITTED BY: Christine F. Andersen, Public Works Director

APPROVED BY: City Administrator's Office



Agenda Item No. _____

File Code No. 560.01

CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: March 15, 2011

TO: Mayor and Councilmembers

FROM: Airport Administration, Airport Department

SUBJECT: Contract For Orthophoto, Topographic, Utility Mapping And Boundary Survey Project

RECOMMENDATION:

That Council authorize the Airport Director to execute a Professional Services contract, subject to approval as to form by the City Attorney, with Penfield & Smith for services for the Orthophoto, Topographic, Utility Mapping and Boundary Survey Project in the amount of \$146,579, and authorize the Airport Director to approve expenditures of up to \$15,000 for extra services of Penfield & Smith that may result from necessary changes in the scope of work.

DISCUSSION:

PROJECT DESCRIPTION & CONSULTANT SERVICES

The work consists of aerial photography (orthophoto), topographic mapping, airport boundary establishment, and an update of airport utility block books. The Airport's current aerial photograph and corresponding topographic map is eleven years old and needs to be updated. Many changes have occurred to the facility including the relocation of the main runway and Carneros and Tecolotito Creeks, construction of a new taxiway, and other less obvious but important features. Current topographic mapping is needed for planning and design of the Airport Department's capital projects.

The boundary of Airport property is well documented in some areas, but not as well documented in others. In particular, the boundary near the Fairview Avenue corridor needs to be better defined and survey monuments need to be set in the field so that the property line can be field located. Penfield & Smith will establish the entire property boundary and record a Record of Survey with the County Recorder.

The Airport has its own water, sewer, and storm drain utilities. A set of utility block books which show details of conduit, valve, manhole, and other features is used extensively by staff as a resource during maintenance activities. The utility block books, like the topographic map, need to be updated to reflect all the changes that have occurred since the last update.

Staff recommends that Council authorize the Airport Director to execute a contract with Penfield & Smith in the amount of \$146,579 for the mapping and surveying services. Penfield & Smith was identified as the best qualified consultant through a qualification based selection procedure, and is experienced in this type of work.

FUNDING

There are sufficient appropriated funds in the Airport Operating Budget to cover these costs.

PREPARED BY: Hazel Johns, Assistant Airport Director

SUBMITTED BY: Karen Ramsdell, Airport Director

APPROVED BY: City Administrator's Office



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: March 15, 2011

TO: Mayor and Councilmembers

FROM: Airport Administration, Airport Department

SUBJECT: Introduction Of Ordinance For Amendment Of Concession Agreement With First Class Concessions, Inc.

RECOMMENDATION: That Council:

- A. Authorize the Airport Director to execute, subject to approval as to form by the City Attorney, an amendment to Concession Agreement No. 23,445 with First Class Concessions, Inc., a California Corporation, amending Article 3 "Obligation to Construct and Operate Leasehold Improvements" providing for reimbursement to First Class Concessions, Inc. for permanent affixed Leasehold Improvements for a not to exceed amount of \$450,000; and
- B. Introduce and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Approving an Amendment of Concession Agreement No. 23,445, Dated June 22, 2010, Between the City of Santa Barbara and First Class Concessions, Inc., for Operation of the Food and Beverage Concession at the Airport.

DISCUSSION:

Background

When completed, the new airline terminal will have food and beverage and news and gift concessions available to passengers. There will be two food and beverage locations; one post-security and one pre-security. The news and gift concession space is post-security only. Towards that end, staff solicited proposals for these services.

Operating retail concessions in an airport is different from "street retail" because the customer activity is reliant on airline schedules. The concessionaires are required to be open for business every day, including holidays, usually from 5 a.m. to 11 p.m. There are times during the day when there are no airline departures scheduled and thus there are no customers using the concessionaires' services. Security requirements for employees are also very stringent.

On February 9, 2010, a Request for Proposals for the food and beverage concession was distributed to interested parties. Only one proposal was received, which is not unusual for small airports. Meeting all the RFP requirements, First Class Concessions, Inc. (First Class) was selected for the food and beverage concession. The design concept proposed was in compliance with the Airport's Concessions Design Manual. First Class' proposal included a full-service restaurant with a Coffee Bean and Tea Leaf kiosk in the departure lounge and a small kiosk pre-security for beverages, breakfast rolls, sandwiches, etc.

On June 15, 2010 Council authorized execution of a ten-year Concession Agreements with First Class to construct improvements and provide food and beverage services in the new airline terminal, and with ME/Inc for a news and gift concession.

Concession Agreement

Based on First Class' proposal, the Concession Agreement requires the company to invest \$375,000 for construction, furnishing, and equipping (including Leasehold Improvements and Trade Fixtures) in the two food and beverage concession spaces.

The RFP anticipated that the tenant would make all improvements to an unfinished space. Normally, tenant improvements are made within a basic shell which includes lighting, electrical, plumbing, HVAC distribution, interior finishes, and fixtures. For the news and gift concession a basic shell was provided for the concessionaire.

Because of the complex nature of the design of the restaurant spaces to comply with local health department requirements, the Terminal Project did not include the "shell" build out of the restaurant space. Based on its proposal and the Concession Agreement with the City, First Class proceeded to complete design for the food and beverage spaces including design of the basic shell.

First Class initiated a competitive bidding process and received six bids ranging from \$871,463 to \$632,000 for construction of the two concession locations. The bidders included EMMA Construction Corporation, the airline terminal project contractor. First Class selected the low bidder, Young Construction, a local construction company. The total project cost for the two food and beverage locations including design, equipment, fixtures, franchise fees and other soft costs is estimated at \$910,770. As the costs for the improvements exceeded First Class' required investment, the company requested that the Airport consider funding construction of the basic shell.

Staff recommends that the Airport pay for the cost of the basic shell improvements as they are permanent and will remain with the building. Because it is more efficient and cost effective, staff also recommends that First Class Concessions, Inc. construct the shell improvements and that the Airport reimburse the company for approved expenditures up to \$450,000. Any expenditures over the \$450,000 City investment will be the responsibility of First Class Concessions, Inc.

Airport Commission

At its February meeting, the Airport Commission reviewed and considered the proposed amendment and voted unanimously to recommend that Council approve the execution of an amendment to the Concession Agreement with First Class Concessions, Inc. for reimbursement of costs to construct permanent affixed leasehold improvements in an amount not to exceed \$450,000.

BUDGET/FINANCIAL INFORMATION:

Funds for this Amendment are available in the Airline Terminal Project budget, which has already been appropriated.

PREPARED BY: Hazel Johns, Assistant Airport Director

SUBMITTED BY: Karen Ramsdell, Airport Director

APPROVED BY: City Administrator's Office

ORDINANCE NO. _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA BARBARA APPROVING AN AMENDMENT OF CONCESSION AGREEMENT NO. 23,445, DATED JUNE 22, 2010, BETWEEN THE CITY OF SANTA BARBARA AND FIRST CLASS CONCESSIONS, INC. FOR OPERATION OF THE FOOD AND BEVERAGE CONCESSION, AT THE AIRPORT

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

SECTION 1. In accordance with the provisions of Section 521 of the Charter of the City of Santa Barbara, that certain Concession Agreement Amendment between the City of Santa Barbara and First Class Concessions, Inc., a California Corporation, amending the "Obligation to Construct" section of Concession Agreement No. 23,445, to provide for reimbursement for capital expenditures at a not to exceed amount of \$450,000, at the Santa Barbara Airport, effective upon the adoption of this Ordinance and ending on the tenth anniversary of the date the new Terminal is opened to the public, is hereby approved.



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: March 15, 2011

TO: Mayor and Councilmembers

FROM: Business Division, Waterfront Department

SUBJECT: Introduction Of Ordinance For A Lease Agreement With Leather Depot, Incorporated

RECOMMENDATION:

That Council approve a five-year lease with one five-year option with Leather Depot, Inc., doing business as Coastal Treasures, with a base rent of \$2,427 per month, for the 610 square foot retail store located at 217-E Stearns Wharf, and introduce and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Approving a Five-Year Lease with One Five-Year Option with Leather Depot, Inc., Doing Business as Coastal Treasures, with a Base Rent of \$2,427 Per Month, for the 610 Square Foot Retail Store Located at 217-E Stearns Wharf, Effective April 21, 2011.

DISCUSSION:

David and Susan Mauseth have operated Coastal Treasures, with the help of their son Kevin, at 217-E Stearns Wharf since they were awarded the lease via a competitive Request for Proposals process in March 2006. The Mauseths live in Santa Barbara and also own and operate their "Leather Depot" store in Big Bear Lake which they established in 1977.

Coastal Treasures is located on the second floor of the Old Wharf building at 217 Stearns Wharf and features a quality selection of arts & crafts, jewelry, hats, belts, handbags and other clothing accessories. The basic terms of the proposed lease are as follows:

- **Term:** Five years, with one five-year option.
- **Base Rent:** \$2,427 per month (\$3.97 / square foot).
- **Percentage Rent:** Base rent or 10% of gross sales, whichever is greater.
- **Annual Rent Adjustment:** Cost of Living increases based on the Consumer Price Index (CPI).
- **Permitted Uses:** Primary Specialty: Tenant shall use the Premises as a retail store selling jewelry, art, arts & crafts, leather clothing and leather goods. Secondary Specialty: Handcrafted gifts such as synthetic scrimshaw, woodwork, metalwork, hand-blown glass, ceramics and nautical antiques. Tenant may also carry clothing limited to clothing imprinted with the Tenant's logo only.

The Mauseths are in good standing with the Department and have no late payment or default notices on file.

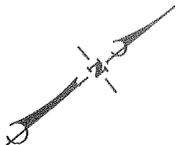
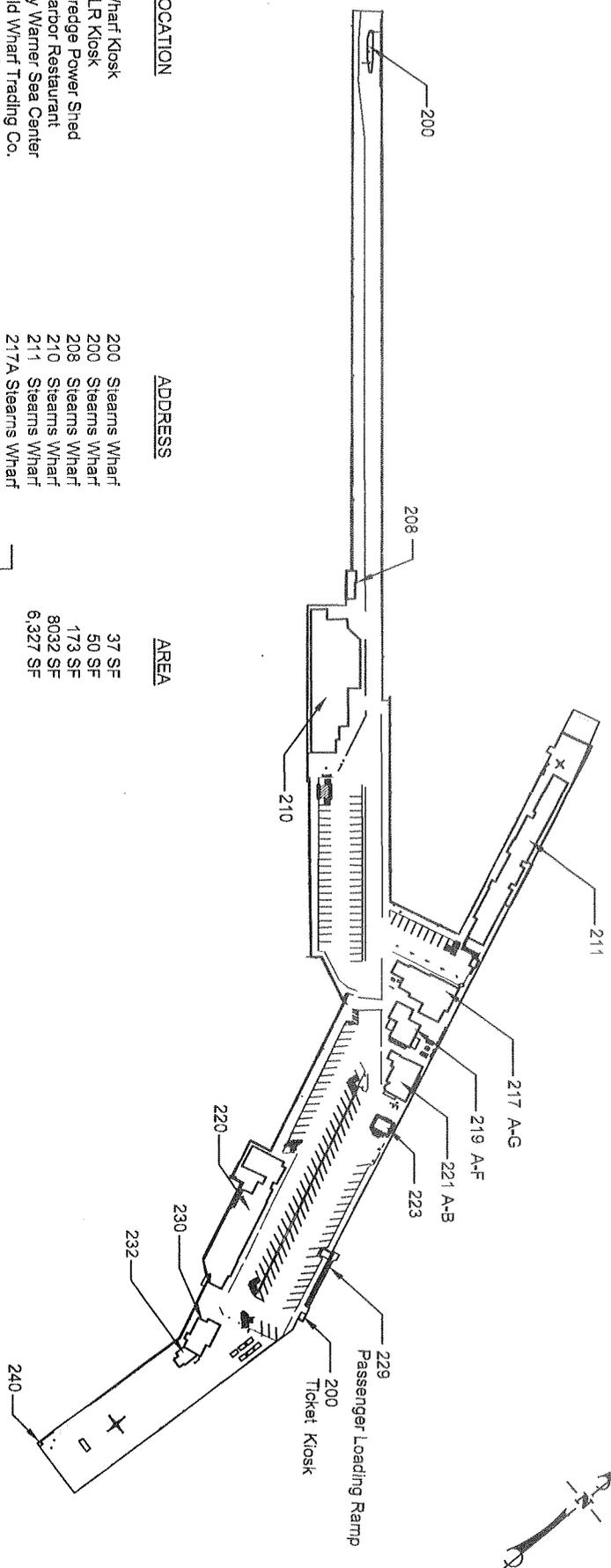
Since the lease is with a corporation, David and Susan Mauseth have signed the City's personal guarantee. The Harbor Commission recommended approval of the lease at its February 17, 2011, meeting.

ATTACHMENT: Site Plan

PREPARED BY: Scott Riedman, Waterfront Business Manager

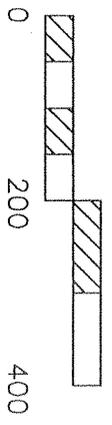
SUBMITTED BY: John N. Bridley, Waterfront Director

APPROVED BY: City Administrator's Office



LOCATION	ADDRESS	AREA
Wharf Kiosk	200 Stearns Wharf	37 SF
PLR Kiosk	200 Stearns Wharf	50 SF
Dredge Power Shed	208 Stearns Wharf	173 SF
Harbor Restaurant	210 Stearns Wharf	8032 SF
Ty Warner Sea Center	211 Stearns Wharf	6,327 SF
Old Wharf Trading Co.	217A Stearns Wharf	
Natures Own	217C Stearns Wharf	
Topside	217D Stearns Wharf	2932 SF
Coastal Treasure	217E Stearns Wharf	
Conway Deep Sea Tasting Room	217G Stearns Wharf	
Great Pacific Ice Cream Co.	219A Stearns Wharf	
Mother Stearns	219B Stearns Wharf	
Devil and the Deep Blue Sea	219C Stearns Wharf	1276 SF
City Maintenance Office	219F Stearns Wharf	
Moby Dick Restaurant	220 Stearns Wharf	4586 SF
Char West Restaurant	221A Stearns Wharf	
Madame Rosinka	221B Stearns Wharf	1546 SF
City Maintenance Shed	223 Stearns Wharf	370 SF
Passenger Loading Ramp	229 Stearns Wharf	257 SF
Santa Barbara Shellfish	230 Stearns Wharf	
Bait and Tackle	232 Stearns Wharf	1538 SF
Coast Guard Light	240 Stearns Wharf	

Wharf Total Area = 180,500 Square Feet



Scale (Feet)

Stearns Wharf

City of Santa Barbara, Waterfront Department

ORDINANCE NO. _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA BARBARA APPROVING A FIVE-YEAR LEASE WITH ONE FIVE-YEAR OPTION WITH LEATHER DEPOT, INC., DOING BUSINESS AS COASTAL TREASURES, WITH A BASE RENT OF \$2,427 PER MONTH, FOR THE 610 SQUARE FOOT RETAIL STORE LOCATED AT 217-E STEARNS WHARF, EFFECTIVE APRIL 21, 2011

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

SECTION 1. In accordance with the provisions of Section 521 of the Charter of the City of Santa Barbara, An Ordinance of the Council of the City of Santa Barbara Approving a Five-Year Lease With One Five-Year Option With Leather Depot, Inc., Doing Business As Coastal Treasures, With A Base Rent Of \$2,427 Per Month, For The 610 Square Foot Retail Store Located At 217-E Stearns Wharf, Effective April 21, 2011, is hereby approved.



Agenda Item No. _____

File Code No. 640.08

CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: March 15, 2011

TO: Mayor and Councilmembers

FROM: Engineering Division, Public Works Department

SUBJECT: Approval Of Parcel Map And Execution Of Agreements For 714 And 716 N. Voluntario Street

RECOMMENDATION:

That Council approve and authorize the City Administrator to execute and record Parcel Map (Map) Number 20,787, and standard agreements relating to the approved subdivision at 714 and 716 N. Voluntario Street.

DISCUSSION:

A Tentative Map for the proposed subdivision located at 714 and 716 N. Voluntario (Attachment 1), was conditionally approved on September 23, 2009, by adoption of the Staff Hearing Officer (SHO) Conditions of Approval, Resolution Number 080-09 (Attachment 2). The project involves the conversion of two existing single family dwellings to two residential condominium units. Staff has reviewed the Map and has found it to be in substantial compliance with the previously approved Tentative Map, the Conditions of Approval, the State Subdivision Map Act, and the City's Subdivision Ordinance.

In accordance with the SHO approval, the Owner(s) (Attachment 3) have signed and submitted the Map and the required Agreements to the City, tracked under Public Works Permit Number PBW2009-01693 and BLD2009-02342. Council approval is required if Council agrees with the staff determination that the Map conforms to all the requirements of the Subdivision Map Act and the Municipal Code applicable at the time of the approval of the Tentative Map (Municipal Code, Chapter 27.09.060, City Council Action).

Staff recommends that Council authorize the City Administrator to execute the required *Agreement Relating to Subdivision Map Conditions Imposed on Real Property*.

The *Agreement Assigning Water Extraction Rights* does not require Council approval, and will be signed by the Public Works Director in accordance with City Council Resolution Number 02-131.

THE PARCEL MAP IS AVAILABLE FOR REVIEW IN THE CITY CLERK'S OFFICE.

- ATTACHMENT(S):**
1. Vicinity Map
 2. Conditions required to be recorded concurrent with Parcel Map Number 20,787 by the Staff Hearing Officer Conditions of Approval Resolution Number 080-09
 3. List of Owners/Trustees

PREPARED BY: Mark Wilde, Supervising Civil Engineer/VJ/kts

SUBMITTED BY: Christine F. Andersen, Public Works Director

APPROVED BY: City Administrator's Office

ATTACHMENT 1

Vicinity Map 714 and 716 North Voluntario



Not to Scale

CONDITIONS REQUIRED TO BE RECORDED CONCURRENT WITH PARCEL MAP NUMBER 20,787 BY THE STAFF HEARING OFFICER CONDITIONS OF APPROVAL, RESOLUTION NO. 080-09

714 AND 716 N. VOLUNTARIO STREET

1. **Approved Development.** The development of the Real Property approved by the Staff Hearing Officer on **September 23, 2009** is limited to the conversion of two existing single-family residences to two residential condominium units and the improvements shown on the Tentative Subdivision Map signed by the Staff Hearing Officer on said date and on file at the City of Santa Barbara.
2. **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water onto the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.
3. **Recreational Vehicle Storage Prohibition.** No recreational vehicles, boats, or trailers shall be stored on the Real Property.
4. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan approved by the Architectural Board of Review (ABR). Such plan shall not be modified unless prior written approval is obtained from the ABR. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan. If said landscaping is removed for any reason without approval by the ABR, the owner is responsible for its immediate replacement. The following tree protection measures shall be included:
5. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system and storm water pollution control devices intended to intercept siltation and other potential pollutants (including, but not limited to, hydrocarbons, fecal bacteria, herbicides, fertilizers, etc.) in a functioning state (and in accordance with the Operations and Maintenance Procedure Plan approved in accordance with the Storm Water Management Plan BMP Guidance Manual). Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat water, or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the applicant shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building Permit is required to authorize such work. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health, or damage to the Real Property or any adjoining property.
6. **Required Private Covenants.** The Owners shall record in the official records of Santa Barbara County either private covenants, a reciprocal easement agreement, or a similar agreement which, among other things, shall provide for all of the following:
 - a. **Common Area Maintenance.** An express method for the appropriate and regular maintenance of the common areas, common access ways, common utilities and other similar shared or common facilities or improvements of the development, which methodology shall also provide for an appropriate cost-sharing of such regular maintenance among the various owners of the condominium units.
 - b. **Garages Available for Parking.** A covenant that includes a requirement that all garages be kept open and available for the parking of vehicles owned by the

residents of the property in the manner for which the garages were designed and permitted.

- c. **Landscape Maintenance.** A covenant that provides that the landscaping shown on the approved Landscaping Plan shall be maintained and preserved at all times in accordance with the Plan.
 - d. **Trash and Recycling.** Trash holding areas shall include recycling containers with at least equal capacity as the trash containers, and trash/recycling areas shall be easily accessed by the consumer and the trash hauler. Green waste shall either have containers adequate for the landscaping or be hauled off site by the landscaping maintenance company. If no green waste containers are provided for common interest developments, include an item in the CC&Rs stating that the green waste will be hauled off site.
 - e. **Covenant Enforcement.** A covenant that permits each owner to contractually enforce the terms of the private covenants, reciprocal easement agreement, or similar agreement required by this condition.
7. **Residential Permit Parking Program.** Residents shall not participate in the Residential Permit Parking Program.

ATTACHMENT 3

LIST OF OWNERS

714 and 716 N. Voluntario Street

Alfred Frank Kelly

Marilyn J. Kelly



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: March 15, 2011

TO: Mayor and Councilmembers

FROM: Engineering Division, Public Works Department

SUBJECT: Increase In Design Services For Influent Pump Replacement Project

RECOMMENDATION:

That Council authorize an increase in the extra services amount with Brown & Caldwell for extra design work for the Influent Pump Replacement Project (Project) at El Estero Wastewater Treatment Plant (EEWWTP), Contract No. 23,247, in the amount of \$60,253, for a total project expenditure authority of \$339,872.

BACKGROUND:

The EEWWTP Influent Pumps move an average of eight million gallons per day of wastewater. The pumps are capable of handling wet weather flows in excess of thirty million gallons per day. Three of the existing pumps were installed in the 1970s, and a fourth pump was installed in 2006.

On December 8, 2009, Council authorized a Professional Services Contract with Brown and Caldwell in the amount of \$254,119 for design services and up to \$25,500 for extra services. The authorized design services are for pump replacement plans and specifications, ventilation improvements to the wet well and headworks area, and bid support.

DISCUSSION:

The proposed \$60,253 added work is necessary for gathering additional information on the flow into the plant and making design modifications as necessary, fan and duct replacement design, and an electrical assessment of an existing 900 kilowatt emergency backup generator. Staff recommends maintaining the original extra services amount of \$25,500 to address any issues that may arise in the original design work.

Staff recommends the current contract be increased to cover the out-of-scope work, and any remaining funds in the extra services at the end of the Project design be returned to the fund to cover construction.

BUDGET/FINANCIAL INFORMATION:

FUNDING

There are sufficient funds in the Wastewater Bond Fund for replacement and upgrades of the influent pumps and supporting equipment.

The following summarizes the expenditures recommended in this report:

PROJECT DESIGN SERVICES CONTRACT FUNDING SUMMARY

	Base Contract	Extra Services	Total
Initial Contract Amount	\$254,119	\$25,500	\$279,619
Proposed Increase	\$0	\$60,253	\$60,253
Total	\$254,119	\$85,753	\$339,872

The following summarizes all Project design costs, construction contract funding, and other Project costs.

ESTIMATED TOTAL PROJECT COST

**Cents have been rounded to the nearest dollar in this table.*

Design		
Design (by Contract) (including this increase)		\$339,872
Design Management (by City Staff)		\$90,000
	Subtotal	\$429,872
Construction	Subtotal	\$2,504,000
	Project Total	\$2,933,872

If the recommendation is approved, the total design services contract expenditure authority will be increased to \$339,870.

There are sufficient appropriated funds in the Wastewater Capital Program to cover design.

ATTACHMENT): Brown and Caldwell Fee Estimate

PREPARED BY: Joshua Haggmark, Principal Civil Engineer/JW/sk

SUBMITTED BY: Christine F. Andersen, Public Works Director

APPROVED BY: City Administrator's Office

18200, Von Karman Ave, Suite 400
Irvine, California 92612
Tel: 714-730-7600
Fax: 714-734-0940
www.brownandcaldwell.com

February 15, 2011

Brown AND
Caldwell

Mr. James Winslow, P.E.
Supervising Civil Engineer
City of Santa Barbara
Public Works Department, Water Resources Division
Post Office Box 1990
Santa Barbara, California 93102

1012/071391.015

Subject: Fee Proposal for Miscellaneous Engineering Services at El Estero Wastewater Treatment Plant Influent Pump Station

Dear Mr. Winslow:

Per the City's request, we are pleased to submit our fee proposal for additional engineering services at the El Estero Wastewater Treatment Plant (EEWWTP) Influent Pump Station (IPS). The scope of services to be performed is presented below.

Scope of Work

Task 230 – Fan and Duct Replacement

The scope of this task is two-folds: to produce a separate bid package for HVAC fan replacement, and to replace all existing duct work in the IPS.

The HVAC fan replacement work package will include specs and rough cost estimate for the replacement of four HVAC fans in the IPS. The intention is for the City to replace the fans in an expedited fashion and separately from the IPS replacement project in order to bring the IPS to compliance.

The replacement of all duct work in the IPS will be included in the design package for the IPS rehabilitation design. Drawings will be a combination of photos and simplified plans and section views. Since the as-built drawings of the existing ductwork are not in CAD format, they will be of limited usefulness in creating new drawings. It is assumed that a site visit is not needed for this task. Pictures can be taken during other site visits either during the flow testing (see below) or under the Aeration Basin project.

Task 240– 900 kW Generator Review

The City is considering replacing the existing 900 kW generator which serves to provide back-up power to the EEWWTP IPS. The objective of this task is to determine all electric loads (including future loads related to the IPS project) the new generator would need to supply. The fee estimate assumes that a site visit is needed in order to accurately determine all loads supplied by the Emergency Generator. During the site visit, a City representative shall be available to accompany BC personnel. The deliverable will be a generator sizing and load summary calculation along with a brief report summarizing BC's recommendations. The scope/fee does not include any condition assessment related to the existing Emergency Generator and transfer System, nor does it include any design effort related to the Emergency Generator and transfer System.

Task 250 – Flow Testing (Co-locate Flow Meters)

The goal of this study is to collect reliable direct flow measurements by using clamp-on transit-time flow meters for comparison with the confluent meter. The clamp-on meters will be installed near the top of the influent pump discharge risers before entering the discharge manifold. These locations are presumably more hydraulically suitable for accurate flow measurements than on the manifold itself. Three flow meters will be used to allow recording of total flow from the first three pumps simultaneously so that the same total flow passing through the confluent meter can be measured at the same time. The tests will be performed over a wide range of flows with one to three pumps operating. Data-logging devices will be used with the clamp-on flow meters and the output signal from the confluent meter to better average high frequency measurements and synchronize readings. Testing will also include direct comparison of readings of the same flow with all three clamp-on meters, plus tests for transducer positioning configuration on the flow readings. The testing will be performed over a two-day period with two people, plus preparation, equipment rental, data processing and report preparation.

- **Subtask 001** – Coordination/Study Plan
- **Subtask 002** – Pre-field Preparation/Mobilization
- **Subtask 003** – Confluent Flow Meter Testing
- **Subtask 004** – Data Process
- **Subtask 005** – Report

Task 250 – (NOT USED)

Task 270 – Redesign after Flow Testing

The results of the flow testing will affect work previously done as part of the IPS pre-design and design work. This task includes the following work:

- **Subtask 001** – Amendment to PDR. The objective of this task is to update the pre-design report (PDR) based on the results of the flow testing. Design values will be updated to reflect newly calibrated flow values. New pump and system curves will be developed. We will work with pump vendors to determine new pump selections to fit the new operating conditions. This work will be summarized in a letter to the City to be added as an attachment to the PDR.
- **Subtask 002** – The expected outcome of the flow testing will result in the minimum flow being lower which will likely require specifying four new pumps with different operating conditions. The original design intent was to reuse two of the existing motors for the two low flow pumps. This will have to be verified with smaller low flow pumps. Project specification sections 11040 and 11305 will likely be updated. Depending on the size of the new pumps, P&ID and mechanical drawings may need to be updated to reflect the newly selected pumps and possible pipe size changes.

While an estimate of labor hours has been included in this fee proposal for the redesign work resulting from the flow testing, our estimate could be somewhat inaccurate depending on the results of the flow testing. We propose that the scope and fee for this change-order work be evaluated after the flow testing. This change in scope can be performed as an Extra Service, which has an allowance of \$25,500.

Flow Testing Discussion

Clamp-on flow meters can be very tricky to get to operate properly. They are heavily dependent upon proper installation from a hydraulic and physical placement consideration. The two considerations can mask issues with the other. We feel that we have identified an appropriate location to address the hydraulic placement consideration. Other main factors in the physical installation concern the condition of the pipe materials themselves. Clamp-on meters require specific geometric placement of the sensors on the exterior of the pipe. They also require that the sensors fully contact the exterior pipe wall which may require some prep work such as limited grinding in order to provide smoothed contact surfaces. For most clamp-on meters to work properly one must know the exact specs on the pipe the meter is installed on. Additionally, the internal structural condition of the pipe must be known or otherwise estimated. The pipe materials are usually assumed to be in like-new condition, clean, and free of material buildup or accumulation. These conditions can potentially impact the clamp-on meters ability to obtain accurate data rather than random number generation that is not representative of the flow. However, when performed with care, the results from clamp-on testing would be potentially accurate within a few percent.

Fee Estimate

Brown and Caldwell's proposed fee for conducting the work described above is summarized in the following table. The detailed fee estimated is included in Exhibit A.

Phase	Description	Total Labor Hours	Total Effort
230	Fan and Duct Replacement	90	\$14,305
240	900 kW Generator Review	30	\$3,991
250	Flow Testing (Co-locate Flow Meters)	124	\$26,049
260	(NOT USED)	0	\$0
270	Redesign after Flow Testing	95	\$15,908
TOTAL (with Flow Testing Option 1)			\$60,253

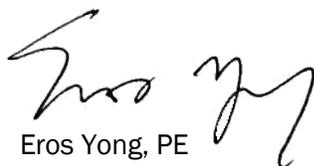
Schedule

The project schedule will be updated after this fee proposal has been accepted.

If you have any questions about our proposal, please contact me at (714) 689-4864.

Very truly yours,

Brown and Caldwell



Eros Yong, PE
Project Manager

Enclosure (1)

Exhibit A: Brown and Caldwell Fee Estimate

Santa Barbara, City of (CA) – El Estero Pump Station Design

Phase	Phase Description	Yong, Eros Y	Fisher, Leslie D	Jones, Garr M	Anderson, M. Michael	Shadan, Farshid F	Lozano, Erick	Cilic, FN	George, Alfred H	Parr, Scott M	Ennis, Renee C	McDonald, RNys	Wahlberg, Eric J	White, Kevin A	Hansen, Aren C	Wolstenholme, Philip	Total Labor Hours	Total Labor Effort	APC	Airfare	Lodging and Food	Other Travel	Supplies	Total ODCs	Company Vehicles	Equipment	Total Unit Pricing Effort	Total Expense Effort	Total Effort	
230	Fan and Duct Replacement	4	2	0	0	0	0	0	40	36	4	0	0	0	0	4	90	\$ 13,765	\$ 540	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 540	\$ 14,305
****	Default Task	4	2	0	0	0	0	0	40	36	4	0	0	0	0	4	90	\$ 13,765	\$ 540	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 540	\$ 14,305
240	900 kW Generator Review	0	0	0	0	2	28	0	0	0	0	0	0	0	0	0	30	\$ 3,811	\$ 180	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 180	\$ 3,991	
****	Default Task	0	0	0	0	2	28	0	0	0	0	0	0	0	0	0	30	3,811	180	0	0	0	0	0	0	0	0	\$ 180	\$ 3,991	
250	Flow Testing (Colocate Flow Meters)	14	0	0	0	0	0	0	0	0	13	89	4	4	0	0	124	\$ 20,200	\$ 744	\$ 350	\$ 525	\$ 270	\$ 1,200	\$ 2,345	\$ -	\$ 2,760	\$ 2,760	\$ 5,849	\$ 26,049	
001	Coordination/Study Plan	7	0	0	0	0	0	0	0	0	5	11	1	0	0	0	24	\$ 3,783	\$ 144	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 144	\$ 3,927
002	Pre-Field Prep/Mobilization	2	0	0	0	0	0	0	0	0	0	26	0	0	0	0	28	\$ 4,772	\$ 168	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 168	\$ 4,940	
003	Confluent Flow Meter Testing	0	0	0	0	0	0	0	0	0	0	18	0	0	0	0	18	\$ 3,077	\$ 108	\$ 350	\$ 525	\$ 270	\$ 1,200	\$ 2,345	\$ -	\$ 2,760	\$ 2,760	\$ 5,213	\$ 8,290	
004	Data Process	0	0	0	0	0	0	0	0	0	0	16	0	4	0	0	20	\$ 3,094	\$ 120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120	\$ 3,214	
005	Report	5	0	0	0	0	0	0	0	0	8	18	3	0	0	0	34	\$ 5,475	\$ 204	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 204	\$ 5,679	
260	NOT USED	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
270	Redesign after Flow Testing	8	0	16	16	0	0	44	8	0	3	0	0	0	0	0	95	\$ 15,338	\$ 570	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 570	\$ 15,908	
001	Amendment to PDR	4	0	8	8	0	0	24	0	0	3	0	0	0	0	0	47	\$ 7,473	\$ 282	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 282	\$ 7,755	
002	Redesign	4	0	8	8	0	0	20	8	0	0	0	0	0	0	0	48	\$ 7,865	\$ 288	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 288	\$ 8,153	
GRAND TOTAL		26	2	16	16	2	28	44	48	36	20	89	4	4	0	4	339	\$ 53,114	\$ 2,034	\$ 350	\$ 525	\$ 270	\$ 1,200	\$ 2,345	\$ -	\$ 2,760	\$ 2,760	\$ 7,139	\$ 60,253	



Agenda Item No. _____

File Code No. 560.01

CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: March 15, 2011

TO: Mayor and Councilmembers

FROM: Airport Administration, Airport Department

SUBJECT: Transfer Of Reserves From The Airport Operating Fund To The Airport Capital Fund

RECOMMENDATION:

That Council authorize the transfer of \$1,497,368 from Airport Operating Fund reserves to the Airport Capital Fund to replenish funds used in advance of receiving Passenger Facility Charges for terminal design costs.

DISCUSSION:

The Airline Terminal Improvement Project includes the construction of a new 72,000 square foot airline terminal building, rehabilitation of the 1942 portions of the existing terminal, reconfiguration of the short term parking lot and loop road, and installation of associated landscaping. Sources of funds for these improvements include FAA Airport Improvement Program grants, Certificates of Participation (Revenue Bonds) issued in 2009, Airport Department reserves, and Passenger Facility Charge (PFC) revenues.

The PFC revenue was derived from Passenger Facility Charge Application 07-06-C-00-SBA which was approved by the Federal Aviation Administration to fund a portion of the schematic design and design development for the Airline Terminal Improvement. The PFC funds were collected on a monthly basis from airline passengers for a total amount of \$4,944,000.

Two contracts were awarded to Howard, Needles, Tammen & Bergendoff (HNTB) for schematic design and design development. The design contracts were completed prior to the total collection of PFC revenues, requiring the use of \$1,497,368 in Airport Capital Fund reserves to pay for this cost. In Fiscal Year 2010, additional PFC revenues were collected in the PFC Fund and were used to repay the \$1,497,368. These funds, however, were repaid to the Airport Operating Fund rather than the Capital Fund. Therefore, staff is now requesting authorization to transfer the \$1,497,368 received by the Airport Operating Fund to the Airport Capital Fund.

Council Agenda Report
Transfer Of Reserves From The Airport Operating Fund To The Airport Capital Fund
March 15, 2011
Page 2

PREPARED BY: Hazel Johns, Assistant Airport Director
Rudolf J. Livingston, Accounting Manager

SUBMITTED BY: Karen Ramsdell, Airport Director

APPROVED BY: City Administrator's Office

CITY OF SANTA BARBARA
REDEVELOPMENT AGENCY MINUTES

Regular Meeting
January 11, 2011
Council Chamber, 735 Anacapa Street

CALL TO ORDER

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

ROLL CALL

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

Agency members absent: None.

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

PUBLIC COMMENT

No one wished to speak.

CONSENT CALENDAR

Motion:

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

Vote:

Unanimous roll call vote.

1. Subject: Redevelopment Agency Fiscal Year 2011 Interim Financial Statements For The Five Months Ended November 30, 2010 (12)

Recommendation: That the Redevelopment Agency Board accept the Redevelopment Agency Fiscal Year 2011 Interim Financial Statements for the Five Months Ended November 30, 2010.

Action: Approved the recommendation (January 11, 2011, report from the Fiscal Officer).

ADJOURNMENT

Chair Schneider adjourned the meeting at 5:09 p.m.

SANTA BARBARA
REDEVELOPMENT AGENCY

SANTA BARBARA
CITY CLERK'S OFFICE

HELENE SCHNEIDER
CHAIR

SUSAN TSCHECH, CMC
DEPUTY CITY CLERK

CITY OF SANTA BARBARA
REDEVELOPMENT AGENCY MINUTES

Regular Meeting
January 11, 2011
Council Chamber, 735 Anacapa Street

CALL TO ORDER

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

ROLL CALL

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

Agency members absent: None.

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

PUBLIC COMMENT

No one wished to speak.

CONSENT CALENDAR

Motion:

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

Vote:

Unanimous roll call vote.

1. Subject: Redevelopment Agency Fiscal Year 2011 Interim Financial Statements For The Five Months Ended November 30, 2010 (12)

Recommendation: That the Redevelopment Agency Board accept the Redevelopment Agency Fiscal Year 2011 Interim Financial Statements for the Five Months Ended November 30, 2010.

Action: Approved the recommendation (January 11, 2011, report from the Fiscal Officer).

ADJOURNMENT

Chair Schneider adjourned the meeting at 5:09 p.m.

SANTA BARBARA
REDEVELOPMENT AGENCY

SANTA BARBARA
CITY CLERK'S OFFICE

HELENE SCHNEIDER
CHAIR

SUSAN TSCHECH, CMC
DEPUTY CITY CLERK

CITY OF SANTA BARBARA
REDEVELOPMENT AGENCY MINUTES

Regular Meeting
February 15, 2011
Council Chamber, 735 Anacapa Street

CALL TO ORDER

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

ROLL CALL

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

Agency members absent: None.

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

PUBLIC COMMENT

No one wished to speak.

CONSENT CALENDAR (Item Nos. 1 and 2)

Motion:

Agency Members Francisco/White to approve the Consent Calendar as recommended.

Vote:

Unanimous roll call vote.

1. Subject: Minutes (8)

Recommendation: That the Redevelopment Agency waive the reading and approve the minutes of the regular meetings of October 12, and October 19, 2010, the special meeting of October 26, 2010, the regular meetings of November 2, November 16, December 7, and December 14, 2010, and February 1, 2011.

Action: Approved the recommendation.

2. Subject: Redevelopment Agency Fiscal Year 2011 Interim Financial Statements For The Six Months Ended December 31, 2010 (9)

Recommendation: That Redevelopment Agency Board accept the Redevelopment Agency Fiscal Year 2011 Interim Financial Statements for the Six Months Ended December 31, 2010.

Action: Approved the recommendation (February 15, 2011, report from the Fiscal Officer).

REDEVELOPMENT AGENCY REPORTS

3. Subject: Library Plaza Renovation Concept And Preliminary Design Services Contract (570.04/14)

Recommendation:

- A. That the Agency Board allocate \$68,478 from the Agency's Project Contingency Account for the Library Plaza Renovation Project;
- B. That the Agency Board authorize the Deputy Director to execute a Professional Design Services Agreement, subject to approval by Agency Counsel, with Campbell and Campbell in an amount not to exceed \$159,280, for concept and preliminary design services for Library Plaza Renovation, and authorize the Deputy Director to approve expenditures of up to \$15,928 to cover any cost increases that may result from necessary changes in the scope of work;
- C. That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Approving and Adopting the Findings Required by Health and Safety Code Section 33445 for the Funding of Capital Improvements to Library Plaza; and
- D. That the City Council authorize the City Administrator and the Agency Board authorize the Executive Director to enter into a loan agreement, approved as to form by the City Attorney and Agency Counsel, by and between the City of Santa Barbara and the City of Santa Barbara Redevelopment Agency in an amount not to exceed \$2,000,000 to provide for the Agency's repayment of expenses incurred by the City for the design and construction of the Library Plaza Renovation Project.

Documents:

- February 15, 2011, report from the Deputy Director/Assistant City Administrator/Community Development Director.
- February 15, 2011, proposed resolution.
- February 15, 2011, PowerPoint presentation prepared and made by staff.

The title of the resolution was read.

(Cont'd)

3. (Cont'd)

Speakers:

- Staff: Redevelopment Manager Brian Bosse, Redevelopment Supervisor I Marck Aguilar.
- Library Board: Member Eric Friedman.
- Members of the Public: Andrea Roselinsky; Greg Sharp, Sullivan Goss; Jeremy Tessmer; Ginny Brush, Executive Director, Santa Barbara County Arts Commission; Steve Cushman, Santa Barbara Region Chamber of Commerce; Kellam de Forest.

Motion:

Agency/Council Members House/Hotchkiss to approve the recommendations; Redevelopment Agency Agreement Nos. 536 and 537; City Council Resolution No. 11-007 and Agreement No. 23,641.

Vote:

Majority roll call vote (Noes: Agency/Council Member Self).

ADJOURNMENT

Chair Schneider adjourned the meeting at 4:21 p.m.

SANTA BARBARA
REDEVELOPMENT AGENCY

SANTA BARBARA
CITY CLERK'S OFFICE

HELENE SCHNEIDER
CHAIR

CYNTHIA M. RODRIGUEZ, CMC
CITY CLERK SERVICES MANAGER

CITY OF SANTA BARBARA
REDEVELOPMENT AGENCY MINUTES

Regular Meeting
March 1, 2011
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 (2:04 p.m.), Randy Rowse, Michael Self, Bendy White, 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 Brenda Alcazar.

PUBLIC COMMENT

No one wished to speak.

CONSENT CALENDAR

Motion:

Agency Members Francisco/White to approve the Consent Calendar as recommended.

Vote:

Unanimous roll call vote.

1. Subject: Minutes (8)

Recommendation: That the Redevelopment Agency Board waive the reading and approve the minutes of the special meeting of January 10, 2011.

Action: Approved the recommendation.

REDEVELOPMENT AGENCY REPORTS

2. Subject: Contract For Construction For The Fire Station No. 1 Administrative Office Building Project (700.08/11)

Recommendation: That Council:

- A. Waive minor bid irregularities, reject the bid protest of Melchiori Construction, and award and authorize the Public Works Director and the Redevelopment Agency Deputy Director to execute a contract with Western Group, Inc. (Western), in the low bid amount of \$1,899,874 for construction of the Fire Station No. 1 Administrative Office Building Project (Project), Bid No. 3608;
- B. Authorize the Public Works Director and the Redevelopment Agency Deputy Director to execute a contract and approve expenditures up to \$284,981 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;
- C. Authorize the Public Works Director and the Redevelopment Agency Deputy Director to execute a contract with Kruger Bensen Ziemer Architects, Inc. (KBZ), in the amount of \$136,200 for design support services during construction, and Leadership in Energy and Environmental Design (LEED) administrative services, and to approve expenditures of up to \$13,620 for extra services of KBZ that may result from necessary changes in the scope of work;
- D. Authorize the General Services Manager to issue a Purchase Order to Fugro Consultants, Inc. (Fugro), in the amount of \$3,500 for materials testing and special inspection services, and to approve expenditures of up to \$500 for extra services of Fugro that may result from necessary changes in the scope of work;
- E. That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Approving and Adopting the Findings Required by Health and Safety Code Section 33445 for Redevelopment Agency Funding of Capital Improvements to the Fire Station No. 1 Administrative Office Building Project; and
- F. Authorize the General Services Manager to issue a Purchase Order to Keystone Engineering Solutions, Inc. (Keystone), in the amount of \$11,054 for LEED Commissioning services during construction.

Documents:

- March 1, 2011, joint report from the Public Works Director and the Deputy Director/Assistant City Administrator/Community Development Director.
- Proposed Resolution.

The title of the resolution was read.

(Cont'd)

2. (Cont'd)

- March 1, 2011, PowerPoint presentation prepared and made by Staff.
- March 1, 2011, letter submitted from Mark J. Melchiori, President, Melchiori Construction Company.

Speakers:

- Staff: Principal Civil Engineer Joshua Haggmark, Assistant Public Works Director/City Engineer Pat Kelly, Agency Counsel/City Attorney Stephen Wiley.
- Melchiori Construction: Jean Mollenkopf, Vice President.
- Western Group Incorporated: David Polinsky.

Motion:

Agency/Council Members White/Rowse to approve the recommendations; City Council Resolution No. 11-010; City Council Contract Nos. 23,644 and 23,645.

Vote:

Unanimous roll call vote.

ADJOURNMENT

Chair Schneider adjourned the meeting at 6:48 p.m.

SANTA BARBARA
REDEVELOPMENT AGENCY

SANTA BARBARA
CITY CLERK'S OFFICE

HELENE SCHNEIDER
CHAIR

BRENDA ALCAZAR, CMC
DEPUTY CITY CLERK



CITY OF SANTA BARBARA

REDEVELOPMENT AGENCY BOARD AGENDA REPORT

AGENDA DATE: March 15, 2011

TO: Redevelopment Agency Board

FROM: Accounting Division, Finance Department

SUBJECT: Redevelopment Agency Fiscal Year 2011 Interim Financial Statements For The Seven Months Ended January 31, 2011

RECOMMENDATION:

That Redevelopment Agency Board accept the Redevelopment Agency Fiscal Year 2011 Interim Financial Statements for the Seven Months Ended January 31, 2011.

DISCUSSION:

The interim financial statements for the seven months ended January 31, 2011 (58.3% of the fiscal year) are attached. The interim financial statements include budgetary activity in comparison to actual activity for the Redevelopment Agency's General, Housing, and Capital Projects Funds.

ATTACHMENT: Redevelopment Agency Interim Financial Statements for the Seven Months Ended January 31, 2011

PREPARED BY: Rudolf J. Livingston, Accounting Manager

SUBMITTED BY: Robert Samario, Fiscal Officer

APPROVED BY: City Administrator's Office

REDEVELOPMENT AGENCY
OF THE
CITY OF SANTA BARBARA

INTERIM FINANCIAL STATEMENTS
FISCAL YEAR 2011
FOR THE SEVEN MONTHS
ENDED JANUARY 31, 2011

REDEVELOPMENT AGENCY OF THE CITY OF SANTA BARBARA
General Fund
Interim Statement of Revenues, Expenditures and Encumbrances
For the Seven Months Ended January 31, 2011 (58.3% of Fiscal Year)

	<u>Annual Budget</u>	<u>Year-to-date Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>
Revenues:					
Incremental Property Taxes	\$ 16,071,200	\$ 9,412,429	\$ -	\$ 6,658,771	58.57%
Investment Income	160,000	136,603	-	23,397	85.38%
Interest Loans	5,000	29,219	-	(24,219)	584.38%
Overnight Accommodation Mitigation Fee	-	804	-	(804)	0.00%
Rents	22,800	12,066	-	10,734	52.92%
Total Revenues	<u>16,259,000</u>	<u>9,591,121</u>	<u>-</u>	<u>6,667,879</u>	<u>58.99%</u>
Use of Fund Balance	1,352,847	789,161	-	-	58.33%
Total Sources	<u>\$ 17,611,847</u>	<u>\$ 10,380,282</u>	<u>\$ -</u>	<u>\$ 6,667,879</u>	<u>58.94%</u>
Expenditures:					
Material, Supplies & Services:					
Office Supplies & Expense	\$ 3,000	\$ 805	\$ -	\$ 2,195	26.83%
Mapping, Drafting & Presentation	250	-	-	250	0.00%
Janitorial & Hshld Supplies	100	-	-	100	0.00%
Minor Tools	100	-	-	100	0.00%
Special Supplies & Expenses	5,000	1,851	-	3,149	37.02%
Building Materials	100	-	-	100	0.00%
Equipment Repair	1,000	509	-	491	50.90%
Professional Services - Contract	747,938	392,662	8,483	346,793	53.63%
Legal Services	154,508	91,401	-	63,107	59.16%
Engineering Services	20,000	28,497	-	(8,497)	142.49%
Non-Contractual Services	12,000	2,739	-	9,261	22.83%
Meeting & Travel	7,500	413	-	7,087	5.51%
Mileage Reimbursement	300	-	-	300	0.00%
Dues, Memberships, & Licenses	15,000	13,392	-	1,608	89.28%
Publications	1,500	141	-	1,359	9.40%
Training	7,500	-	-	7,500	0.00%
Advertising	2,000	-	-	2,000	0.00%
Printing and Binding	3,000	47	-	2,953	1.57%
Postage/Delivery	1,000	194	-	806	19.40%
Non-Allocated Telephone	500	-	-	500	0.00%
Vehicle Fuel	1,300	308	-	992	23.69%
Equipment Rental	500	-	-	500	0.00%
Total Supplies & Services	<u>984,096</u>	<u>532,959</u>	<u>8,483</u>	<u>442,654</u>	<u>55.02%</u>
Allocated Costs:					
Desktop Maint Replacement	23,616	13,776	-	9,840	58.33%
GIS Allocations	4,754	2,773	-	1,981	58.33%
Building Maintenance	1,899	1,108	-	791	58.35%
Planned Maintenance Program	3,984	2,324	-	1,660	58.33%
Vehicle Replacement	3,934	2,295	-	1,639	58.34%
Vehicle Maintenance	3,874	2,260	-	1,614	58.34%
Telephone	2,212	1,290	-	922	58.32%
Custodial	4,310	2,514	-	1,796	58.33%
Communications	3,706	2,162	-	1,544	58.34%
Property Insurance	6,897	4,023	-	2,874	58.33%
Allocated Facilities Rent	6,770	3,949	-	2,821	58.33%
Overhead Allocation	623,829	363,900	-	259,929	58.33%
Total Allocated Costs	<u>689,785</u>	<u>402,374</u>	<u>-</u>	<u>287,411</u>	<u>58.33%</u>
Special Projects	2,347,444	346,269	20,977	1,980,198	15.64%
Transfers	12,390,249	4,106,528	-	8,283,721	33.14%
Grants	1,106,003	41,407	55,620	1,008,976	8.77%
Equipment	8,070	-	-	8,070	0.00%
Fiscal Agent Charges	11,500	6,436	-	5,064	55.97%
Appropriated Reserve	74,700	-	-	74,700	0.00%
Total Expenditures	<u>\$ 17,611,847</u>	<u>\$ 5,435,973</u>	<u>\$ 85,080</u>	<u>\$ 12,090,794</u>	<u>31.35%</u>

REDEVELOPMENT AGENCY OF THE CITY OF SANTA BARBARA
Housing Fund
Interim Statement of Revenues, Expenditures and Encumbrances
For the Seven Months Ended January 31, 2011 (58.3% of Fiscal Year)

	<u>Annual Budget</u>	<u>Year-to-date Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>
Revenues:					
Incremental Property Taxes	\$ 4,017,800	\$ 2,353,107	\$ -	\$ 1,664,693	58.57%
Investment Income	60,000	36,982	-	23,018	61.64%
Interest Loans	200,000	178,110	-	21,890	89.06%
Miscellaneous	-	1,569	-	(1,569)	100.00%
Total Revenues	<u>4,277,800</u>	<u>2,569,768</u>	<u>-</u>	<u>1,708,032</u>	<u>60.07%</u>
Use of Fund Balance	<u>4,520,938</u>	<u>2,637,267</u>	<u>-</u>	<u>-</u>	<u>58.33%</u>
Total Sources	<u>\$ 8,798,738</u>	<u>\$ 5,207,035</u>	<u>\$ -</u>	<u>\$ 1,708,032</u>	<u>59.18%</u>
Expenditures:					
Material, Supplies & Services:					
Office Supplies & Expense	\$ 1,800	\$ 824	\$ -	\$ 976	45.78%
Special Supplies & Expenses	1,800	158	-	1,642	8.78%
Equipment Repair	500	504	-	(4)	100.80%
Professional Services - Contract	737,975	368,624	-	369,351	49.95%
Non-Contractual Services	2,000	1,510	-	490	75.50%
Meeting & Travel	1,000	149	-	851	14.90%
Dues, Memberships, & Licenses	2,025	803	-	1,222	39.65%
Publications	200	130	-	70	65.00%
Training	1,000	802	-	198	80.20%
Advertising	-	337	-	(337)	100.00%
Printing and Binding	-	66	-	(66)	100.00%
Postage/Delivery	200	493	-	(293)	246.50%
Total Supplies & Services	<u>748,500</u>	<u>374,400</u>	<u>-</u>	<u>374,100</u>	<u>50.02%</u>
Allocated Costs:					
Desktop Maintenance Replacement	7,085	4,133	-	2,952	58.33%
GIS Allocations	2,377	1,387	-	990	58.35%
Building Maintenance	950	554	-	396	58.32%
Planned Maintenance Program	2,361	1,377	-	984	58.32%
Telephone	691	403	-	288	58.32%
Custodial	2,189	1,277	-	912	58.34%
Communications	1,235	720	-	515	58.30%
Insurance	141	82	-	59	58.16%
Allocated Facilities Rent	4,013	2,341	-	1,672	58.34%
Overhead Allocation	163,175	95,185	-	67,990	58.33%
Total Allocated Costs	<u>184,217</u>	<u>107,459</u>	<u>-</u>	<u>76,758</u>	<u>58.33%</u>
Equipment	2,500	455	-	2,045	18.20%
Housing Activity	7,145,626	1,291,259	-	5,854,367	18.07%
Principal	480,000	480,000	-	-	100.00%
Interest	156,595	156,595	-	-	100.00%
Fiscal Agent Charges	1,300	1,265	-	35	97.31%
Appropriated Reserve	80,000	-	-	80,000	0.00%
Total Expenditures	<u>\$ 8,798,738</u>	<u>\$ 2,411,433</u>	<u>\$ -</u>	<u>\$ 6,387,305</u>	<u>27.41%</u>

REDEVELOPMENT AGENCY OF THE CITY OF SANTA BARBARA
Capital Projects Fund
Interim Statement of Revenues, Expenditures and Encumbrances
For the Seven Months Ended January 31, 2011 (58.3% of Fiscal Year)

	<u>Annual Budget</u>	<u>Year-to-date Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>
Revenues:					
Transfers-In	\$ 4,876,865	\$ 2,844,838	\$ -	\$ 2,032,027	58.33%
Total Revenues	<u>4,876,865</u>	<u>2,844,838</u>	<u>-</u>	<u>2,032,027</u>	<u>58.33%</u>
Use of Fund Balance	11,818,085	6,893,824	-	4,924,261	58.33%
Total Sources	<u>\$ 16,694,950</u>	<u>\$ 9,738,662</u>	<u>\$ -</u>	<u>\$ 6,956,288</u>	<u>58.33%</u>
Expenditures:					
Arbitrage Rebate	\$ 440,000	\$ -	\$ -	\$ 440,000	0.00%
Total Non-Capital Expenditures	<u>440,000</u>	<u>-</u>	<u>-</u>	<u>440,000</u>	<u>0.00%</u>
Capital Outlay:					
Finished					
IPM - Sustainable Park Improvements	9,511	-	-	9,511	0.00%
Underground Tank Abatement	69,181	-	-	69,181	0.00%
Fire Station #1 EOC	3,213	1,492	-	1,721	46.44%
Fire Station #1 Remodel	27,864	20,191	-	7,673	72.46%
Soil Remediation - 125 State St	370,063	107,131	2,380	260,552	29.59%
Construction Phase					
Phase II - E Cabrillo Sidewalks	590,226	60,795	305,836	223,595	62.12%
DP Structure (9,10) Const. Imprvmt	2,250,000	6,555	1,844,855	398,590	82.28%
Carrillo Rec Center Restoration	122,089	65,680	56,409	-	100.00%
Design Phase					
925 De La Vina Rental Costs	302,906	141,392	-	161,514	46.68%
Parking Lot Capital Improvements	188,715	13,883	150,300	24,532	87.00%
Lower West Downtown Street Lighting	750,000	7,607	-	742,393	1.01%
State St Pedestrian Amenities Pilot	50,000	2,931	4,119	42,950	14.10%
Planning Phase					
Chase Palm Park Light/Electric	568,577	1,974	12,000	554,603	2.46%
Plaza Del Mar Restroom Renovation	212,000	860	-	211,140	0.41%
Pershing Park Restroom Renovation	120,000	804	-	119,196	0.67%
Panhandling Edu. & Alt. Giving	75,000	46,060	28,940	-	100.00%
PD Locker Room Upgrade	7,149,682	125,154	43,691	6,980,837	2.36%
PD Annex Lease Cost	277,200	29,861	-	247,339	10.77%
Opportunity Acquisition Fund	366,500	-	-	366,500	0.00%
RDA Project Contingency Account	2,153,768	-	-	2,153,768	0.00%
Housing Fund Contingency Account	348,455	-	-	348,455	0.00%
Cabrillo Pav Arts Ctr Assessment St	250,000	964	-	249,036	0.39%
Total Expenditures	<u>\$ 16,694,950</u>	<u>\$ 633,334</u>	<u>\$ 2,448,530</u>	<u>\$ 13,613,086</u>	<u>18.46%</u>

REDEVELOPMENT AGENCY OF THE CITY OF SANTA BARBARA
RDA Bonds - Series 2001A
Interim Statement of Revenues, Expenditures and Encumbrances
For the Seven Months Ended January 31, 2011 (58.3% of Fiscal Year)

	<u>Annual Budget</u>	<u>Year-to-date Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>
Revenues:					
Investment Income	\$ -	\$ 166	\$ -	\$ (166)	100.00%
Transfers-In	-	765,277	-	(765,277)	100.00%
Total Revenues	-	765,443	-	(765,443)	100.00%
Use of Fund Balance	3,145,943	1,835,118	-	1,310,825	58.33%
Total Sources	<u>\$ 3,145,943</u>	<u>\$ 2,600,561</u>	<u>\$ -</u>	<u>\$ 545,382</u>	82.66%
Expenditures:					
Interest	\$ -	\$ 765,277	\$ -	(765,277)	100.00%
Total Non-Capital Expenditures	-	765,277	-	(765,277)	100.00%
Capital Outlay:					
Finished					
Brinkerhoff Lighting	\$ 181,242	\$ 75,782	\$ 9,809	\$ 95,651	47.22%
Construction Phase					
Carrillo Rec Center Restoration	1,000,000	1,000,000	-	-	100.00%
Design Phase					
Mission Creek Flood Control @ Depot	1,964,701	-	-	1,964,701	0.00%
Total Expenditures	<u>\$ 3,145,943</u>	<u>\$ 1,841,059</u>	<u>\$ 9,809</u>	<u>\$ 1,295,075</u>	58.83%

REDEVELOPMENT AGENCY OF THE CITY OF SANTA BARBARA
RDA Bonds - Series 2003A
Interim Statement of Revenues, Expenditures and Encumbrances
For the Seven Months Ended January 31, 2011 (58.3% of Fiscal Year)

	<u>Annual Budget</u>	<u>Year-to-date Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>
Revenues:					
Investment Income	\$ -	\$ 718	\$ -	\$ (718)	100.00%
Transfers-In	-	496,413	-	(496,413)	100.00%
Total Revenues	-	497,131	-	(497,131)	100.00%
Use of Fund Balance	14,120,129	8,236,672	-	5,883,457	58.33%
Total Sources	<u>\$ 14,120,129</u>	<u>\$ 8,733,803</u>	<u>\$ -</u>	<u>\$ 5,386,326</u>	61.85%
Expenditures:					
Interest	\$ -	\$ 496,415	\$ -	\$ (496,415)	100.00%
Total Non-Capital Expenditures	-	-	-	-	
Capital Outlay:					
Finished					
IPM - Sustainable Park Improvements	\$ 816	\$ -	\$ 816	\$ -	100.00%
West Beach Pedestrian Improvements	422,673	190,098	130,991	101,584	75.97%
Anapamu Open Space Enhancements	2,464	-	-	2,464	0.00%
Construction Phase					
DP Structure #2, 9, 10 Improvements	87,661	57,226	21,975	8,460	90.35%
West Downtown Improvement	788,535	460,781	73,441	254,313	67.75%
Carrillo Rec Ctr Restoration	2,349,569	512,134	537,077	1,300,358	44.66%
Design Phase					
Helena Parking Lot Development	489,462	35,220	74,124	380,118	22.34%
Plaza De La Guerra Infrastructure	2,226,069	47,418	69,043	2,109,608	5.23%
Fire Department Administration	3,582,781	178,994	12,534	3,391,253	5.35%
Artist Workspace	525,419	727	-	524,692	0.14%
Westside Center Park Improvement	176,414	155,754	17,513	3,147	98.22%
Planning Phase					
Mission Creek Flood Control - Park Development	751,367	1,500	-	749,867	0.20%
Mission Creek Flood Control @ Depot	535,299	-	-	535,299	0.00%
Chase Palm Park Restroom Renovation	186,600	733	-	185,867	0.39%
Downtown Sidewalks	175,000	56,998	-	118,002	32.57%
Library Plaza Renovation	150,000	27,627	-	122,373	18.42%
Chase Palm Park Wisteria Arbor	835,000	-	-	835,000	0.00%
On-Hold Status					
Visitor Center Condo Purchase	500,000	-	-	500,000	0.00%
Lower State Street Sidewalks	335,000	-	-	335,000	0.00%
Total Expenditures	<u>\$ 14,120,129</u>	<u>\$ 1,725,210</u>	<u>\$ 937,514</u>	<u>\$ 11,457,405</u>	18.86%



CITY OF SANTA BARBARA REDEVELOPMENT AGENCY AGENDA REPORT

AGENDA DATE: March 15, 2011

TO: Chairperson and Boardmembers
FROM: Housing and Redevelopment Division, Community Development Department
SUBJECT: Subordination Of Agency Grant Agreements For The Granada Theater

RECOMMENDATION:

That the Redevelopment Agency Board approve the subordination of two Agency Grant Agreements and two deeds of trust for the Granada Theater to an Access Easement in favor of the two residential condominiums in the Granada Building at 1216 State Street and authorize the Executive Director and Deputy Director to execute a Subordination Agreement in a form approved by Agency Counsel.

DISCUSSION:

In 2006 and 2007 the Agency approved two grants to the non-profit owner of the Granada Theater, the Santa Barbara Center for the Performing Arts (SBCPA). The first grant was for \$4,500,000 and the second was for an additional \$500,000. Both were subject to Agency Grant Agreements secured by deeds of trust recorded against the property to ensure the SBCPA complies with the express terms of the grants.

The Granada Theater is part of the multi-story building at 1216 State Street. The office tower portion of the building is owned by a separate entity, "1216 State Street, LLC" which has subdivided its property and created two residential condominiums on two floors of the tower. The residents of the condominiums required a permanent right of access to the condominiums through the SBCPA property. SBCPA has recently granted such access by signing an "Access Easement Agreement."

Such Easement Agreement is to be recorded against the SBCPA property. Because the Agency Grant Agreements were recorded prior to the pending recording of the Easement Agreement, the Grant Agreements could potentially affect the access rights of the condominium owners. In the unlikely event that the Granada Theater defaulted on the terms of the Agency Grant Agreements, the Agency could pursue remedies against the SBCPA property without regard to the Easement Agreement. The owners of

the condominiums need assurance that this will not happen. They would obtain this assurance if the Agency agrees to subordinate its Agency Grant Agreements and deeds of trust to the Easement Agreement. Because such subordination poses no risk to the Agency, or its right to enforce the grants, and is essential for the condominiums, Agency Staff and Agency Counsel recommend that the Agency agree to the subordination.

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



CITY OF SANTA BARBARA

JOINT COUNCIL AND REDEVELOPMENT AGENCY AGENDA REPORT

AGENDA DATE: March 15, 2011

TO: Mayor and Councilmembers
Chair and Boardmembers

FROM: Engineering Division, Public Works Department
Housing and Redevelopment Division, Community Development
Department

SUBJECT: Contract For Construction For The Ortega Street Bridge
Replacement Project

RECOMMENDATION: That Council:

- A. Accept Federal Highway Administration (FHWA) Grant funding in the total amount of \$3,324,921;
- B. Increase appropriations and estimated revenues by \$3,324,921 in the Fiscal Year 2011 Streets Capital Fund for the Ortega Street Bridge Replacement Project (Project) funded by the FHWA Grant;
- C. Approve the allocation of \$147,000 from available appropriations in the Streets Capital Fund from existing projects to partially pay for the City's matching funds required for the Project;
- D. Award a contract with Granite Construction Company (Granite) in their low bid amount of \$2,909,893 for construction of the Project, Bid No. 3426;
- E. Authorize the Public Works Director to execute the contract and approve expenditures up to \$290,989 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;
- F. Authorize the Public Works Director to execute a contract with MNS Engineers, Inc. (MNS) in the amount of \$504,380 for construction management support services, and approve expenditures of up to \$50,438 for extra services of MNS that may result from necessary changes in the scope of work;
- G. Authorize the Public Works Director to execute a contract with Bengal Engineering (Bengal) in the amount of \$56,495 for design support services during construction, and approve expenditures of up to \$5,649 for extra services of Bengal that may result from necessary changes in the scope of work;

- H. Authorize the Public Works Director to execute a contract with Ayars and Associates (Ayars) in the amount of \$33,920 for community outreach services during construction, and approve expenditures of up to \$3,392 for extra services of Ayars that may result from necessary changes in the scope of work;
- I. That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Approving and Adopting the Findings Required by Health and Safety Code Section 33445 for the Funding of Capital Improvements for the Mission Creek Flood Control Enhancements; and
- J. That the Redevelopment Agency Board authorize the expenditure of \$20,000 from the Agency's Mission Creek Flood Control Enhancements project account for demolition costs associated with the Agency's properties at 633 and 635 Bath Street.

EXECUTIVE SUMMARY:

Four bids were received for the Project, with the lowest bidder being Granite. To complete the construction phase of the Project, staff recommends that Council authorize the Public Works Director to accept the low bid and enter into a contract with Granite. Staff also recommends that Council authorize the Public Works Director to enter into contracts with MNS, Bengal, and Ayars for services during construction.

DISCUSSION:

PROJECT DESCRIPTION

The work consists of replacing the existing and structurally deficient bridge over Lower Mission Creek on Ortega Street between Bath Street and Castillo Street. The existing bridge structure, constructed in 1915, was deemed structurally deficient by Caltrans' structural inspection standards. Replacement of the Ortega Street Bridge was identified in the 2000 Lower Mission Creek Environmental Impact Report as a component to improve hydraulic conveyance of Lower Mission Creek. The bridge span will be lengthened from 33 feet to 52 feet to accommodate an increased hydraulic capacity.

The work also includes construction of new channel retaining walls, sidewalks, curbs and gutters, storm drainage system replacement, water main replacement, new fencing, street tree and ground cover planting, and restoration of creek beds and banks with native plantings and rock pools to enhance the wildlife habitat.

The City has applied for, and been authorized to use, Federal Highway Bridge Program (HBP) funds to pay for 88.53% of eligible project construction costs, with the City contributing the remaining 11.47%, plus any ineligible costs (e.g. removal of two residential buildings and a portion of water main replacement). The HBP is a federally funded program of the Federal Highway Administration, administered through Caltrans.

RDA PROJECT DESCRIPTION

To accommodate the new bridge, five permanent property acquisitions have been made at 303, 306, and 309 West Haley Street, and 633 and 635 Bath Street. The structures at 633 and 635 Bath Street have been acquired by the City's Redevelopment Agency (RDA), and will be removed for a proposed future pocket park after the Project is completed.

TEMPORARY TRAFFIC CONTROL AND PARKING PLANS

Construction is scheduled to begin in April 2011, and will be completed by spring 2012. Since the bridge runs across the full width of Ortega Street, construction work will require that the street be closed to thru-traffic between Castillo Street and Bath Street for approximately 10 months. Detours for pedestrians, bicycles, and vehicles will be in place on Cota, Bath, De La Guerra, and Castillo Streets during construction.

CONTRACT BIDS

A total of four bids were received for the subject work, ranging as follows:

	BIDDER	BID AMOUNT
1.	Granite Construction Company Watsonville, CA	\$2,909,893
2.	C.A. Rasmussen, Inc. Valencia, CA	\$2,972,782
3.	Lash Construction, Inc. Santa Barbara, CA	\$3,478,511*
4.	Union Engineering Company, Inc. Santa Barbara, CA	\$3,596,599

*corrected bid total

The low bid of \$2,909,893, submitted by Granite, is an acceptable bid that is responsive to and meets the requirements of the bid specifications.

The change order funding recommendation of \$290,989, or 10%, is typical for this type of work and size of project.

CONSTRUCTION PHASE CONTRACT SERVICES

Staff solicited Requests for Qualifications (RFQ) in October 2010 from consulting firms to provide construction management support services, including constructability review, contract administration, inspection, environmental monitoring, and testing services. Four firms submitted qualifications, and a panel concluded that MNS was the most qualified to perform the work.

Staff recommends that Council authorize the Public Works Director to execute a contract with MNS in the amount of \$504,380, including \$50,438 for extra services for construction management support services. MNS is on the City's Prequalified Engineering Services list and is experienced in this type of work.

Staff also recommends that Council authorize the Public Works Director to execute a contract with Bengal, the Project's bridge design sub-consultant firm, in the amount of \$56,495, including \$5,649 for extra services, for design support services during construction.

Staff solicited Requests for Proposals (RFP) in October 2010 for consulting firms to provide community outreach services for the Project. Ayars submitted an acceptable proposal for the outreach services. Staff recommends that Council authorize the Public Works Director to execute a contract with Ayars in the amount of \$33,920, including \$3,392 for extra services, for community outreach services during construction. Ayars provided community outreach services for the Haley at De La Vina Street Bridge Replacement Project and has proven to be a responsive and capable firm.

COMMUNITY OUTREACH

Notifications by mail, including fact sheets in both English and Spanish, have been sent out to residents providing basic Project related information, including the dedicated Project phone number and website address (www.SantaBarbaraCA.gov/ortegabridge). Pre-construction public meetings were held on January 20, 2011, and February 23, 2011, to inform residents of the construction timeline and review project details. Planned outreach methods during construction include Project road signs, City Television updates, local media press releases, and a ribbon cutting ceremony for the completed bridge.

FUNDING

This Project is funded with a combination of grant funds, Streets Capital, Measure D, RDA Bonds – 2003, and Water Capital funds. The construction phase of this project totals \$3,855,156. Of this total, the portion eligible for the HBP Grant funding is \$3,755,700, of which the Grant pays 88.53%, or \$3,324,921. The balance of \$530,235 payable by the City includes the City's share (11.47%) and ineligible costs.

Staff recommends a portion of City's share of the construction phase be funded from available appropriations totaling \$147,000 in the Streets Capital Program Fund from two projects that will not be expended this fiscal year or next fiscal year. Staff recommends allocating \$100,000 from the Streetlight Maintenance Project, leaving that project with a balance of approximately \$120,000; and allocating \$47,000 from the Safe Routes to School Project, leaving that project with a balance of approximately \$350,000.

The following summarizes the expenditures recommended in this report:

CONSTRUCTION CONTRACT FUNDING SUMMARY

	Basic Contract	Change Funds	Total
Granite	\$2,909,893	\$290,989	\$3,200,882
MNS	\$504,380	\$50,438	\$554,818
Bengal	\$56,495	\$5,649	\$62,144
Ayars	\$33,920	\$3,392	\$37,312
TOTAL RECOMMENDED AUTHORIZATION			\$3,855,156

The following summarizes all Project design costs, construction contract funding, and other Project costs:

ESTIMATED TOTAL PROJECT COST

Design (by Contract)	\$647,880
Other Design Costs – Environmental Studies, Right of Way Consultant Services, Public Outreach	\$109,216
City Staff Costs	\$194,044
Subtotal	\$951,140
Construction Contract (Grant Eligible)	\$2,909,893
Construction Change Order Allowance (Grant Eligible)	\$290,989
Construction Mgmt/Inspection by Contract (Grant Eligible)	\$554,818
Design Support Services during Construction	\$62,144
Public Outreach Services	\$37,312
Subtotal	\$3,855,156
Property Acquisitions & Easements	\$2,150,000
Construction Management/Inspection (by City Staff)	\$167,935
Subtotal	\$2,317,935
TOTAL PROJECT COST	\$7,124,231

SUSTAINABILITY IMPACT:

Concrete, asphalt and steel removed during demolition will be recycled. The creek restoration work will remove all non-native plant species and enhance riparian habitat for the Steelhead Trout in the Project area.

HEALTH AND SAFETY CODE SECTION 33445:

Health and Safety Code Section 33445 provides that a redevelopment agency may pay for the installation and construction of public improvements on public property if the legislative body consents to the use of funds and makes certain findings. The Mission Creek Flood Control Enhancements Project meets all of the required findings in Section 33445, because the proposed enhancements, through creation of a neighborhood park set back from the creek bank, will provide a creek buffer and outdoor recreational area in a densely populated neighborhood. These attributes are a benefit to the Central City Redevelopment Project Area as the use of a portion of the properties for creek channel improvements will reduce the potential for flood damage, and creation of a neighborhood park will enhance the recreational opportunities in the Central City Project Area. No other reasonable means of financing the improvements are available. In addition, the park improvements to the neighborhood will eliminate blighting conditions by encouraging recreational activity in and around the area. An increase in these activities improves the vitality of the project area by encouraging economic activity by locals and visitors, which leads to additional public and private improvements, and thereby eliminates blight and the conditions that lead to blight.

PREPARED BY: Joshua N. Haggmark, Principal Civil Engineer/AH/mj
Brian J. Bosse, Housing and Redevelopment Manager/MA

SUBMITTED BY: Christine F. Andersen, Public Works Director
Paul Casey, Assistant City Administrator/Community Development Director

APPROVED BY: City Administrator's Office

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA BARBARA APPROVING AND ADOPTING THE FINDINGS REQUIRED BY HEALTH AND SAFETY CODE SECTION 33445 FOR THE FUNDING OF CAPITAL IMPROVEMENTS FOR THE MISSION CREEK FLOOD CONTROL ENAHANCEMENTS

WHEREAS, the Redevelopment Agency of the City of Santa Barbara is undertaking certain activities for the planning and execution of redevelopment projects in the Central City Redevelopment Project Area;

WHEREAS, the redevelopment, through creek channel improvements and construction of a neighborhood park located in the west downtown, supports critical flood control infrastructure and recreation opportunities to residents and businesses in the Central City Redevelopment Project Area; and

WHEREAS, the Redevelopment Agency's funding of the Mission Creek Flood Control Enhancements will eliminate blight that begins with the degradation of infrastructure and will prevent blight by providing improved flood control and minimizing potential flood damage that could lead to blight in the Central City Redevelopment Project Area.

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

SECTION 1. The proposed Mission Creek Flood Control Enhancements Project improvements, to be funded by the Redevelopment Agency, are consistent with the Implementation Plan adopted pursuant to Health and Safety Code section 33490 and are of benefit to the Central City Redevelopment Project Area, as the improvements will improve public safety, encourage greater community-wide use, and increase pedestrian activity by locals and tourists.

SECTION 2. No other reasonable means of financing the construction of the Mission Creek Flood Control Enhancements are available.

SECTION 3. The proposed improvements are consistent with the Central City Redevelopment Project Area 2010 – 2014 Implementation Plan.



CITY OF SANTA BARBARA

JOINT COUNCIL AND REDEVELOPMENT AGENCY AGENDA REPORT

AGENDA DATE: March 15, 2011

TO: Mayor and Councilmembers
Chair and Agency Boardmembers

FROM: Housing and Redevelopment, Community Development Department

SUBJECT: Proposed Grant To Housing Authority Of The City Of Santa Barbara
For Purchase Of Property At 1020 Placido Avenue

RECOMMENDATIONS:

- A. That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Approving and Adopting the Findings Required by Health and Safety Code Section 33445 for the Grant Funding for the Acquisition of 1020 Placido Avenue, Located in the Central City Redevelopment Project Area, by the Housing Authority of the City of Santa Barbara and Authorizing Certain Other Actions; and
- B. That the Redevelopment Agency Board approve a \$865,000 grant in Redevelopment Agency capital funds for the acquisition of the property by the Housing Authority of the City of Santa Barbara at 1020 Placido Avenue as a possible location for the Project Recovery Detox Facility, and authorize the Agency's Executive Director to enter into a grant agreement in a form acceptable to Agency Counsel.

EXECUTIVE SUMMARY:

The Project Recovery Detox Center is currently located at Casa Esperanza (816 Cacique Street). The location of the Detox Center has proven to be operationally challenging for both CADA and Casa Esperanza. Casa Esperanza requested, some time ago, that CADA begin the search for a new facility. In line in with the *Strategies to Address Community Issues Related to Homelessness in the City of Santa Barbara*, a working subcommittee of the South Coast Homeless Advisory Committee has been meeting over the past year in an effort to find a suitable location for the Detox Center. The property at 1020 Placido Avenue has been identified as a possible opportunity to house the Detox Center. The Housing Authority has negotiated a purchase price for the property of \$865,000 and has requested a Redevelopment Agency grant in that amount. The property would be owned by the Housing Authority of the City of Santa Barbara and, if approved, leased to the Council on Alcoholism and Drug Abuse who would manage the 24-hour, 7-day a week program. Funding for the \$865,000 grant is proposed to come from the Redevelopment Agency's Project Contingency Account.

BACKGROUND:

As part of the Redevelopment Agency Fiscal Year 2011 budget presentation held on May 5, 2010, the Agency Board considered setting aside up to \$1,000,000 to assist in the acquisition of real property to house Project Recovery Detox Center (Detox Center) and facilitate its relocation from Casa Esperanza. At that time, the Agency Board decided to keep the funds in the Redevelopment Agency's Project Contingency Account and directed Staff to continue to work with the appropriate parties in an attempt to locate a suitable property acquisition. If an opportunity arose for the purchase of a property to house the new Detox Center, the Agency Board would consider it at that time. On March 1, 2011, the Finance Committee considered the proposed \$865,000 grant to the Housing Authority and recommended that the proposal be moved to the Agency Board for consideration with conditions discussed further below.

DISCUSSION:

The Project Recovery Detox Center is currently located at Casa Esperanza (816 Cacique Street) and provides a safe, alcohol-and drug-free environment for the treatment of substance abuse issues. The Council on Alcoholism and Drug Abuse (CADA) currently leases space from Casa Esperanza. The program is a 14-day, social model residential detoxification program. Clients attend daily 12-Step meetings, participate in two early recovery groups and receive individual counseling and discharge planning. The Detox Center can currently hold a maximum of 12 men. Women are transported to Santa Maria for similar detox services and programs.

The location of the Detox Center in the Casa Esperanza facility has proven to be operationally challenging for both CADA and Casa Esperanza. Both agree that Casa Esperanza is not an ideal location for the detox facility and a different location would be beneficial to both parties. Participants in the Detox Center are at the beginning phase of taking positive strides towards overcoming their addiction(s). Participants at the Casa Esperanza Homeless Shelter may or may not have a drug or alcohol problem and may or may not be involved in recovery programs such as CADA's Project Recovery Detox Center.

Casa Esperanza management has long expressed a desire to provide a more controlled environment for their participants, staff, and the general public. Casa Esperanza requested some time ago that CADA begin the search for a new facility. CADA's lease at Casa Esperanza was not renewed at the end of 2010. CADA is currently operating under a month-to-month arrangement as it proactively looks for a new location. By relocating the Detox Center to another site, Casa Esperanza will have the ability to more tightly control the participants in their various programs by creating one point of entry and one point of exit. Providing Casa Esperanza with more control over entry and exit points as well as program participants will allow Casa Esperanza to continue to strengthen their support services. These proposed changes may also alleviate activities in the surrounding area that have been a source of concern from neighbors and the public.

Relationship to *Strategies to Address Community Issues Related to Homelessness in the City of Santa Barbara*: On February 24, 2009, City Council approved the *Strategies to Address Community Issues Related to Homelessness in the City of Santa Barbara* and directed staff to implement each of the 12 recommended strategies. Recommendation #8 states: "The significant need for additional detox beds is recognized and staff is directed to work with relevant agencies to help them with securing locations and funding for more detox beds and recovery beds for homeless individuals with substance abuse problems." On March 30, 2010, staff provided an update on all the strategies including efforts by a working subcommittee of the South Coast Homeless Advisory Committee to find a suitable location for the Detox Center.

Property Search: The search for a new location has been ongoing for over one year and has been a regional collaborative effort through a working group consisting of Mayor Helene Schneider, Councilmember Dale Francisco, Redevelopment Agency staff, the Office of Third District County Supervisor Doreen Farr, the Housing Authority, Casa Esperanza, Santa Barbara County Alcohol, Drug and Mental Health Services Department, and CADA. Through these discussions, the working group developed a concept where the Housing Authority could own a property and lease the property to CADA (at a below-market rate) for the Project Recovery Detox Facility. CADA would operate the facility as they do now and the Santa Barbara County Alcohol, Drug and Mental Health Services Department would continue to provide operational funding for the facility. The Housing Authority and CADA have also received a commitment from a local non-profit to provide up to \$25,000 for renovations necessary to accommodate ADA requirements at the property.

Numerous properties have been reviewed, but the legal requirements for a detoxification facility are many, so finding a property has been challenging. However, the Housing Authority has found a property that would suit the operational needs of the Detox Center and meet the various ADA and State standards required of such a facility. The Housing Authority has evaluated the City's various zoning requirements, parking requirements, ADA requirements, flood plain issues, traffic volumes, intensification of use issues (if any), and is confident that all of these can be met with the proposed property and use. If, however, it is determined that the Detox Center is not an appropriate use for the property, the Housing Authority will alternatively use the property for a group home type facility.

The Housing Authority has submitted an offer for 1020 Placido Avenue (see attachment). The property was listed at \$975,000 and includes a total of 1,952 square feet, three bedrooms, and four bathrooms on a 6,534 square foot lot. The property is in good condition and is located in the downtown core, providing easy access to transportation and other amenities. The Housing Authority has negotiated a purchase price for the property of \$865,000. The purchase price is equal to the value recently appraised by David Jasso & Associates. The Housing Authority seeks Agency financing in the full amount of the purchase price. Closing costs for the transaction would be paid for by the Housing Authority.

Agency 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 \$865,000 for the property, the Agency grant would be completely secured.

Agency Housing Setaside funds cannot be used for this project because this type of facility does not meet the definition of permanent or transitional housing required for the use of Housing Setaside funds.

The Housing Authority would be responsible for maintenance and repairs to the property. CADA, under its lease, would be responsible for the day-to-day operations of the Project Recovery Detox Center. Agency staff would reserve the right to review and approve the terms of the lease.

Public Outreach: The Housing Authority and CADA held two neighborhood meetings on February 22 and another on March 10, 2011. Notices were mailed out to property owners within 300 feet of the property, and the Housing Authority and CADA canvassed the immediate neighborhood, leaving notices on door steps and mailboxes. The meetings were well attended and included a 30-minute presentation followed by a 30-minute question and answer period. In addition, as required by the Health and Safety Code for the use of tax increment financing to fund the property acquisition, this item has been duly noticed as a public hearing.

Planning Process: Based on the proposed use of the property as a Detox Facility, Planning staff have determined that the project, which includes both the funding by the Agency for the property acquisition by the Housing Authority and the conversion of the property to a detox facility by CADA, is categorically exempt under CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures. The proposed use of the property as a detox facility would require that the project be subject to the City's Performance Standards Permit process. Analyses of possible zoning issues, parking requirements, flood plain issues, intensification of use issues (if any), traffic volumes, etc. are part of the Performance Standards Permit process. The end result of this process is a public hearing before the Staff Hearing Officer.

BUDGET/FINANCIAL INFORMATION:

The Finance Committee considered the proposed grant to the Housing Authority on March 1, 2011. The Finance Committee unanimously recommended that the proposal be moved to the Agency Board for consideration with two conditions: One – that one additional public outreach meeting be held; and, two – that the Agency Board conduct a site visit of 1020 Placido Avenue. As mentioned above, a second public outreach meeting was held on March 10 from 6 p.m. to 8 p.m. at the Westside Community Center. The site visit is scheduled for Tuesday, March 15 from 8:30 to 9:15 a.m.

Funding for the \$865,000 grant is proposed to come from the Redevelopment Agency's Project Contingency Account. The account currently has a balance of \$2,153,768 which is adequate to cover the current grant request.

HEALTH AND SAFETY CODE SECTION 33445

Health and Safety Code Section 33445 provides that a redevelopment agency, with the consent of the legislative body, may pay for the installation and construction of public improvements on property located within the project area if the legislative body (City Council), after taking comments from the public, makes certain findings of fact. The proposed findings of fact are set forth in detail in the City Council Resolution.

The proposed grant to the Housing Authority of the City of Santa Barbara for the purchase of 1020 Placido Avenue meets all of the required findings in Section 33445 because the proposed improvements are consistent with the Implementation Plan adopted pursuant to Health and Safety Code 33490 and are of benefit to the Central City Redevelopment Project Area (CCRP), as the project will enhance the project area. No other reasonable means of financing the acquisition are available. The purchase of 1020 Placido Avenue by the Housing Authority of the City of Santa Barbara for use as a Detox Facility will help eliminate blight and the conditions that lead to blight by ensuring that adequate and efficient public services are available to individuals who may be in the verge of homelessness and a life on the streets. Left with no where to turn, these individuals may be forced into panhandling or crime which negatively impacts the CCRP. Panhandling is very often associated with blighting activities and can have negative impacts on the economic vitality of the downtown core. Increasing the safety and security of residents, visitors and businesses within the CCPR will generate increased pedestrian, commercial and visitor activity within the CCRP which will lead to increased investment and the elimination of blight and the conditions that lead to blight in the CCRP.

As required by Health and Safety Code Section 33679, this item has been noticed as a public hearing and a summary report containing the required information and findings has been prepared and is available for review on the Agency's web page at http://www.santabarbaraca.gov/Resident/Home/Redevelopment/rda_reports.htm, at the Community Development Department, and in the City Clerk's Office.

- ATTACHMENTS:**
1. Aerial Map of 1020 Placido Avenue
 2. Funding Request Letter from the Housing Authority, dated January 31, 2011
 3. Letter of Support from the County of Santa Barbara, dated February 1, 2011
 4. Letter of Support from CADA, dated February 2, 2011

PREPARED BY: Brian J. Bosse, Housing and Redevelopment Manager

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

APPROVED BY: City Administrator's Office

1020 Placido Avenue





HOUSING

AUTHORITY OF THE
CITY OF SANTA BARBARA808 Laguna Street / Santa Barbara
California / 93101Tel (805) 965-1071
Fax (805) 564-7041

January 31, 2011

HAND DELIVERED

Mr. Brian Bosse, Housing and Redevelopment Manager
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 1020 PLACIDO PLACE

Dear Brian,

As you know, the Housing Authority has been assisting the County's Alcohol, drug and Mental Health Services Department (ADMHS), the Casa Esperanza Homeless Center and the Council on Alcoholism and Drug Abuse (CADA) to locate a suitable replacement site for CADA's social model detox/transitional housing program for low income persons and the homeless. The program is currently housed at Casa Esperanza and has proven to be a poor location for this service. Also, the space is inadequate in terms of size, layout and proximity to surrounding uses. Moving it will also realize better property control for Casa Esperanza that the Milpas neighborhood seeks. CADA has requested the Housing Authority's participation as the landowner of the new facility due to our knowledge and abilities relative to residential real estate development and property management.

After viewing several possible locations, the Housing Authority and CADA have identified an available property deemed well located and appropriate for all involved parties. The property is located on Placido Place, a small street off of the 300 block of West Figueroa Street, between Castillo and Bath Streets. This is an owner occupied single family home of approximately 1,952 square feet with 3 large bedrooms, a ground floor den that can be converted to a bedroom, 4 full bathrooms, an attached two-car garage and additional onsite parking. Since it is owner occupied and listed for sale, there are no relocation issues or costs to the Housing Authority. Additionally, the site is located within the Central City Redevelopment Project Area, and the purchase would be a good use of Redevelopment Agency funds. To this end, we are seeking a capital grant from the Redevelopment Agency (RDA) to cover the full cost of this acquisition in the amount of \$865,000.

Given the fact that the property is well suited for the identified need, on January 19, 2011, the Housing Authority Commission adopted Resolution No. 2436 (copy enclosed). The Resolution authorizes Housing Authority staff to negotiate a purchase price less than the listing price of \$975,000 subject to securing an independent appraisal that substantiated the offer amount. The Housing Authority has since negotiated a purchase price of \$865,000 subject to an appraisal and to securing Redevelopment Agency funding. David Jasso & Associates was hired by the Housing Authority to provide an independent, fair market value appraisal of the subject property and we anticipate receipt of the appraisal within twelve days.

Mr. Brian Bosse
Funding Request – 1020 Placido Place
January 31, 2011
Page 2

The Housing Authority intends to lease the property at a nominal rate (\$1200/mo. has been proposed) to CADA for their operations. The enclosed proforma shows that, at best, the property will be operating at just above a break-even point assuming the master lease of \$1200 per month. Should the use change in the future, staff believes it would be a good addition to the Authority's Non-HUD rental inventory, most likely as a group home for special needs populations.

If the City/RDA staff finds this request to be reasonable and appropriate, we 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 Council/RDA level, we would plan on close of escrow or before March 31, 2011.

As always, the Housing Authority Commission and staff are hopeful that you will agree with 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



COUNTY OF SANTA BARBARA
Making a Difference Since 1962
Alcohol, Drug & Mental Health Services
Alcohol and Drug Program
 300 North San Antonio Road, Bldg.3, Santa Barbara, CA 93110-1332
 Telephone: (805) 681-5440 Facsimile: (805) 681-5413

Ann Detrick, PhD
Director

February 1, 2011

Robert G. Pearson
 Executive Director/CEO
 Housing Authority of the City of Santa Barbara
 808 Laguna Street
 Santa Barbara, CA 93101

Helene Schneider
 Mayor, City of Santa Barbara
 735 Anacapa St.
 Santa Barbara, CA 93101

Dear Mr. Pearson and Mayor Schneider:

On behalf of the County of Santa Barbara Alcohol, Drug and Mental Health Services (ADMHS), our Department is hereby requesting assistance from the Housing Authority of the City of Santa Barbara and the City of Santa Barbara Redevelopment Agency to secure a new social detoxification facility in Santa Barbara.

Detoxification services are a priority for ADMHS. For the past six years, ADMHS has contracted with the Council on Alcoholism and Drug Abuse (CADA) to provide a 12-bed social detoxification service in South County at its current location, Casa Esperanza Homeless Shelter. Our Department provides \$233,790 annually to CADA for this detoxification service. As our ADMHS contractor, CADA has had a lease agreement with Casa Esperanza Homeless Shelter for use of space at the shelter.

Though the detoxification services at Casa Esperanza have been satisfactory, the location has been problematic. The current space is too small to facilitate adequate treatment activities, and the layout of the space has made it difficult to accommodate both men and women. Accordingly, for over a year, women from South County requiring detoxification services have been referred to services in North County.

Further, Casa Esperanza has indicated to CADA that it needs access to the space currently occupied by the detoxification services, and Casa Esperanza has asked CADA to relocate to another site.

ADMHS and CADA have therefore been resolved to move these detoxification services to a more appropriate location. Both ADMHS and CADA are very appreciative that the City Housing Authority has been diligently working in partnership with our organizations to find a more appropriate location for South County detoxification services. Several properties have been considered.

The property presently under consideration on 1020 Placido Place is very suitable. With relatively minor modifications to address the requirements for physically disabled persons, this property will satisfy the State of California Alcohol and Drug Programs (ADP) Detoxification Guidelines and will be able to serve both men and women. ADMHS and CADA regard this as a very desirable location for social detoxification in South County.

Marianne Garrity, R.N.
 Deputy Director
 Administration

Tom Alvarez, CPA
 Assistant Director
 Finance

Edwin Feliciano, MD
 Medical Director
 Assistant Director

John Doyel, MA, CADC-II
 Program Manager
 Alcohol & Drug Programs

Page Two

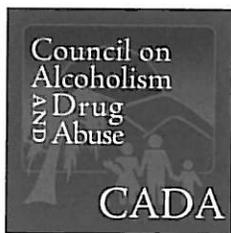
The Housing Authority would lease the space to CADA, and AMDHS would continue to contract with CADA for the delivery of services. ADMHS therefore respectfully requests the assistance of the City Housing Authority and the City of Santa Barbara Redevelopment Agency in securing a property for these important detoxification services.

Thank you very much.

Sincerely,

Ann Detrick

Ann Detrick, PhD
Director, Alcohol, Drug and Mental Health Services



The Council on Alcoholism and Drug Abuse

*Building a safer, healthier community by preventing
and treating alcoholism and drug abuse*

February 2, 2011

Helene Schneider
Mayor, City of Santa Barbara
735 Anacapa Street
Santa Barbara, CA 93101

Robert G. Pearson
Executive Director/CEO
Housing Authority of the City of Santa Barbara
808 Laguna Street
Santa Barbara, CA 93101

RECEIVED

FEB 07 2011

MAYOR & CITY CLERK
SANTA BARBARA, CA

Dear Mayor Schneider and Mr. Pearson:

The purpose of this communication is request your support and approval of the request to assist The Council on Alcoholism and Drug Abuse ("CADA") to move into a new residential detox treatment facility in the City of Santa Barbara.

As a contractor for the County of Santa Barbara Alcohol, Drug and Mental Health Services ("ADMHS") CADA has operated a 12-bed, 1200 sq. ft. residential detox treatment facility at the Casa Esperanza ("CASA") homeless shelter since 2004. Each year, approximately 250 clients receive detoxification services in an effort to achieve safe and supportive withdrawal from alcohol and/or other drugs, and to effectively facilitate the client's transition into treatment services, ongoing recovery and permanent sobriety. Monitored residential detoxification services are appropriate for participants assessed as not requiring medication for the management of withdrawal, but require this level of service to complete detoxification and enter into continued treatment or self-help recovery because of inadequate home supervision or support structure. This level is characterized by its emphasis on peer and social support.

Most of the clients are considered poor, and unable to contribute financially in a substantial way to their recovery. Approximately 89 % of the clients report to be from Santa Barbara and approximately 25 % are homeless. In December 2009, the facility was limited to males only, as the need for detox beds was greatest for men and the logistics of the space did not allow for an effective simultaneous use by both men and women. Local females are presently being treated at facilities in either Lompoc or Santa Maria.

CASA has communicated to CADA that in the face of financial and community pressures, and in order to improve security and operational efficiency at the Cacique facility, CADA's detox facility needs to vacate the space as soon as possible. In October 2010, CASA gave CADA written notice to move out of the leased space no later than January 1, 2011.

For the past year, CADA has diligently looked for an appropriate facility with the support of ADMHS and various agencies of the City of Santa Barbara, but no properties met the qualifications needed for a possible detox treatment program. A suitable facility should be approximately 2000 sq.ft, with preferable 3 or 4 bedrooms, 2 or 3 bathrooms, a group/day room, small kitchen, and some outdoor space such as a back yard. A minimum of one bedroom and one bathroom must comply with ADA regulations as defined in State guidelines, under which the treatment program is licensed and certified. The facility should also meet on site parking requirements (including ADA parking), and be compatible with the neighborhood. Clients are monitored 24 hours per day, 7 days per week and are not allowed to leave the premises without supervision.

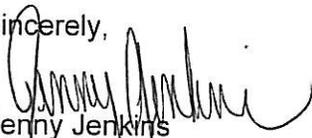
We believe we have finally located a facility that can meet all criteria at the 1020 Placido address.

Financially, CADA is not in position to acquire a detox facility outright. CADA operates the program as a contractor under an annual contract from the County of Santa Barbara. While the County provides the majority of funding, additional support is provided by the City of Santa Barbara, the Human Services Fund, private donations and client fees based on a sliding income scale. No clients are turned away for lack of funds. As clients must be permanently monitored, a minimum of one staff member is on site around the clock. Over 90% of the annual budget provides for staff and supervision expenses. Still, this is lowest cost facility on the South Coast. CADA has supported this program through the years despite substantial financial deficits in the last 5 years, but the program is currently at break even.

CADA has paid \$ 1,200 per month to Casa Esperanza for the use of the space and proposes a similar arrangement with the Housing Authority.

Without a location, this vital program will not exist. The Council on Alcoholism and Drug Abuse respectfully asks your support in making this residential detox treatment facility a reality in Santa Barbara.

Sincerely,



Perry Jenkins
President/CEO

The Council on Alcoholism and Drug Abuse

RESOLUTION NO. ____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA BARBARA APPROVING AND ADOPTING THE FINDINGS REQUIRED BY HEALTH AND SAFETY CODE SECTION 33445 FOR THE GRANT FUNDING FOR THE ACQUISITION OF 1020 PLACIDO AVENUE, LOCATED IN THE CENTRAL CITY REDEVELOPMENT PROJECT AREA, BY THE HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA AND AUTHORIZING CERTAIN OTHER ACTIONS

WHEREAS, the Redevelopment Agency of the City of Santa Barbara is undertaking certain activities for the planning and execution of redevelopment projects in the Central City Redevelopment Project Area (“CCRP”);

WHEREAS, in order to meet the needs of the residents, visitors and commercial activities occurring within the CCRP, funding for acquisition of the property by the Housing Authority to provide a Detoxification (“Detox”) Facility will provide needed support services for individuals attempting to move beyond various alcohol and drug addictions;

WHEREAS, the Detox Facility is located inside the CCRP;

WHEREAS, notice of the time and place for the public hearing held by the City Council to consider public comment regarding the use of tax increment for a grant to the Housing Authority of the City of Santa Barbara to purchase 1020 Placido Avenue for a Detox Facility was duly made and published in accordance with Health and Safety Code Section 33679;

WHEREAS, a summary report concerning the use of tax increment to fund a grant to the Housing Authority of the City of Santa Barbara to purchase 1020 Placido Avenue for a Detox Facility was prepared and distributed according to the requirements of Health and Safety Code Section 33679; and

WHEREAS, the Redevelopment Agency may, with the consent of the City Council, pay all or part of the cost of the acquisition of a property by the Housing Authority for the possible use as a Detox Facility as it will be publicly owned by the Housing Authority of the City of Santa Barbara and is located within the boundaries of the CCRP, if the City Council holds a duly noticed public hearing and makes the findings set forth below.

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

SECTION 1. The purchase of property at 1020 Placido Avenue by the Housing Authority of the City of Santa Barbara for possible use as a Detox Facility is of primary benefit to the CCRP because the Detox Facility will assist in alleviating possible blighting conditions brought about by homelessness and panhandling in the downtown core.

SECTION 2. The purchase of 1020 Placido Avenue by the Housing Authority of the City of Santa Barbara for use as a possible Detox Facility will help eliminate blight and the conditions that lead to blight by ensuring that adequate and efficient public services are available to individuals who may be on the verge of homelessness and a life on the streets. Left with no where to turn, these individuals may be forced into panhandling or crime which negatively impacts the CCRP. Increasing the safety and security of residents, visitors and businesses within the CCRP will generate increased pedestrian, commercial and visitor activity within the CCRP which will lead to increased investment and the elimination of blight and the conditions that lead to blight in the CCRP.

SECTION 3. No other reasonable means of financing the Housing Authority of the City of Santa Barbara's purchase of 1020 Placido Avenue is available to the community. Funds from general obligation bonds, revenue bonds, special assessment bonds or Mello-Roos Community Facilities Act bonds, are not available and the issuance of new debt by the City to finance the Police Station Renovation is not a feasible. The City, along with the state of California and federal government, is facing an economic crisis of historic proportions and is, therefore, unable to devote declining General Fund revenues to fund public improvements. Taxpayers, also suffering from record unemployment levels and increases to living costs, are unable and unwilling to increase taxes, even to finance necessary public safety improvements.

SECTION 4. The payment of funds for the Housing Authority of the City of Santa Barbara's purchase of 1020 Placido Avenue is consistent with the Agency's 2010-2014 Implementation Plan adopted pursuant to Section 33490 which provides as follows:

"Opportunity Acquisitions and Dispositions: The Agency will appropriate funds, as necessary, to acquire and dispose of real property related to revitalization efforts that will contribute to developing and maintaining a vital Project Area. Funds would be for opportunity purchases or sales of property in the Project Area to be used for public-benefit development consistent with the Redevelopment Plan."

SECTION 5. The City Council has held a duly noticed public hearing and considered all public testimony regarding the use of tax increment to fund the Housing Authority of the City of Santa Barbara's purchase of 1020 Placido Avenue.

SECTION 6. The City Council authorizes the Agency Executive Director to execute a Grant Agreement, subject to approval by Agency Counsel, with the Housing Authority of the City of Santa Barbara in the amount of \$865,000 for the acquisition of 1020 Placido Avenue.



Agenda Item No. _____

File Code No. 640.02

CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: March 15, 2011

TO: Mayor and Councilmembers

FROM: Planning Division, Community Development Department

SUBJECT: Sign Ordinance Revisions

RECOMMENDATION: That Council

- A. Introduce and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Amending Sections 22.70.020, 22.70.030, and 22.70.040 of the Santa Barbara Municipal Code Relating to Sign Regulations; and
- B. Introduce and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Amending Sections 22.70.020, 22.70.030, and 22.70.040 of the Santa Barbara Municipal Code Relating to Sign Regulations for Digital Displays.

EXECUTIVE SUMMARY:

Certain provisions of the City's Sign Ordinance need to be updated to improve the public's understanding of the regulations and to address new sign technologies, such as digital display and projected light signs, which are not clearly defined or regulated. The majority of the proposed amendments would not modify staff's current interpretation or administrative practice for enforcement of the Sign Ordinance, but would simply clarify the regulations for the public and staff, and streamline enforcement efforts. The more substantive changes include expressly prohibiting inflatable signs and digital displays that present a message to the public or attract the public's attention. Recognizing a long-standing practice of realtors, staff recommends that temporary real estate "open house" signs be allowed in the public right-of-way under certain conditions. Given staff's concerns with the placement of objects in the public right-of-way without proper oversight and for periods often exceeding several months, staff recommends that temporary real estate "For Sale" signs continue to be prohibited in the public right-of-way.

The changes have been divided into two ordinances and two separate recommendations to allow separate discussion and Council action on the regulation of digital displays.

DISCUSSION:

On October 12 and November 9, 2010, the Ordinance Committee reviewed proposed amendments to Santa Barbara Municipal Code (SBMC) Chapter 22.70 (Sign Regulations). The Ordinance Committee forwarded the proposed amendments to Council for introduction and adoption with a request that staff include a prohibition on hand held signs or persons in costume who are attracting business for a commercial enterprise (e.g., a person dressed as a slice of pizza). They also directed staff to: 1) explore options for locating real estate "For Sale" signs in the public right-of-way; and, 2) explore options for including video devices into gas pumps. Correspondence received by the Ordinance Committee during their review is provided as an attachment to this report.

Background

The City recognizes that signs are an integral part of the cityscape and, as such, can detract from or enhance the City's image and character. The intent and purpose of the Sign Regulations are as follows:

"It is the intent of the City of Santa Barbara, through this ordinance, to protect and enhance the City's historic and residential character and its economic base through the provision of appropriate and aesthetic signing.... In view of these facts, the City of Santa Barbara adopts the policy that the sign should serve primarily to identify an establishment, organization or enterprise. As identification devices, signs must not subject the citizens of the City to excessive competition for their visual attention. As appropriate identification devices, signs must harmonize with the building, the neighborhood and other signs in the area."

With this purpose in mind, the City has a history of enforcing sign regulations and requiring Sign Committee approval, where necessary, to maintain the aesthetic quality of the City.

Sign Ordinance Revisions

The Sign Committee and staff have periodically identified issues with the enforceability of certain provisions of the Sign Ordinance. As a result, staff is proposing amendments to improve the public's understanding of the regulations in order to achieve voluntary compliance to a greater degree, update the ordinance to address new sign technology, and revise certain provisions to assist enforcement efforts.

The Sign Ordinance (SBMC Chapter 22.70) essentially has three categories of signs – Exempt, Prohibited, and those allowed subject to specific standards and review.

Exempt Signs (SBMC Section 22.70.030.B)

The Sign Ordinance currently allows 24 types of signs to be exempt from Sign Committee review, ranging from temporary construction signs to residential address signs, provided they meet certain requirements. Staff is proposing minor changes to these exempt signs, and adding one sub-category of exempt sign, as follows:

- Clarify that temporary holiday signage includes any related lighting, and that any signs or lights that require a building or electrical permit are not exempt and must be reviewed by the Sign Committee.
- Increase the maximum size of “for sale” or “for lease” signs from three square feet to four square feet.
- Expressly allow neon or LED “open” signs that meet certain standards outside of El Pueblo Viejo (EPV) Landmark District and, in EPV, such signs would be exempt only if located at least ten feet back from any window.
- Increase the number of allowed off-site “open house” signs from three to five.
- Allow temporary “open house” signs on public property, if placed in compliance with standards in the ordinance.
- Clarify that signage not required by law to be placed on gasoline pumps counts toward overall sign square footage allowed on the site, and is subject to review.
- Restrict the number of exempt flags allowed on each parcel to two.
- Clarify that temporary window signs shall not be illuminated.

The Sign Ordinance currently does not allow installation of signs on public property, including sidewalks and parkways, unless installed by a public agency. It is a long-standing practice of realtors to place temporary “open house” signs on street corners and sidewalks to direct people to a property. In recognition of this long-standing practice and limited staff resources to enforce this provision, staff proposes to allow up to five temporary “open house” signs on public property, in compliance with adopted standards for the safe placement of such signs.

Staff proposes to remove the reference to “gasoline pump” signage as an exempt sign in Section 22.70.030.B.15 to avoid confusion, as Section 22.70.030.B.20 already provides an exemption for signs specifically required by federal, state, or City law. California Business and Professions Code Section 13532 requires motor vehicle fuel establishments to advertise the price of fuel in numerals not less than six inches in height, the trademark or brand of the fuel, the word “gasoline,” and the grade designation of the fuel. These requirements would continue to be exempt from Sign Committee review and would not count toward the overall allowed signage on the property. The proposed change would make it clear that all other gas station signage is subject to review by the Sign Committee.

Prohibited Signs (SBMC Section 22.70.030.C)

The Sign Ordinance currently recognizes 24 types of signs that are prohibited in the City, ranging from banners to portable signs. Proposed changes to this category include:

- Expressly prohibiting inflatable signs.
- Clarifying that banners strung within ten feet of an open bay for the purpose of addressing the public are prohibited along with all other banners on the outside of buildings.
- Adding a prohibition of digital displays that allow video, moving pictures, or changing lighted copy.
- Continuing to prohibit “For Sale” signs in the public right-of-way

The Sign Ordinance currently prohibits signs that “rotate, move, glare, flash, change, reflect, blink or appear to do any of the foregoing...” For many years, staff has cited this prohibition when enforcing on balloons, as they are intentionally meant to attract attention by moving and rotating. However, for clarity in enforcement, staff proposes prohibiting inflatable signs including balloons. Staff considered the Ordinance Committee request to prohibit hand-held signs, including a person dressed in costume or wearing a sandwich board. After reviewing the current state of the law regarding sign regulation, and given the lack of a current problem with such signs in the City, staff recommends a wait-and-see approach. The primary difficulty with regulating such signs is crafting a regulation that does not make distinctions based on the content of the message.

Increasingly, staff has observed large banners being hung inside buildings so that the banners are visible through open bays (typically auto service repair bays or warehouses). In general, the City’s Sign Ordinance does not regulate signs inside buildings. However, the Sign Ordinance does regulate window signs that are hung inside buildings within four feet of a window or within the window display area. Businesses with open bays have taken advantage of the limited scope of the Sign Ordinance and have placed their banners just outside the reach of the regulations. However, these large banners are clearly designed to communicate to the general public and are very visible. Staff proposes revising the prohibition on banners, so that a banner hung within ten feet of an open bay or window in a manner so as to communicate to the public would be prohibited along with all other exterior banners.

The Ordinance Committee asked staff to explore options for locating temporary real estate “For Sale” signs in the public right-of-way. After further discussions with representatives from Public Works and Risk Management, staff continues to have safety and liability concerns with placing objects in the public parkway without any oversight, and recommends that “For Sale” signs remain prohibited in the public right-of-way, along with all other signs. Any object not thoughtfully placed in the right-of-way could present traffic safety issues. In addition, staff must be able to verify that a contractor working on public property has adequate insurance coverage, including an indemnification clause to protect the City against liability claims. Staff also needs assurances that public utilities would not

be impacted by the placement of an 8" to 10" stake in the ground to mount the sign and that the parkway strip would be returned to its original state once the temporary sign is removed.

General Requirements and Sign Standards

Due to new technology, signs may now include digital display and audio, electronic message boards, signs that are projected from a light source onto another surface, and mobile billboard signs, to name a few. The introduction of these types of signs, if unregulated, may have an overall negative impact on the character of the City. In order to stay current with new technology, staff proposes adding language to the definition of a sign to include "projection of light, digital display, or open flame." Staff also proposes new definitions of "digital display," "illuminated sign" and "projected light sign."

The Ordinance Committee asked staff to explore options for integrating video devices (i.e., digital signs) into gasoline pumps. This type of sign is currently prohibited, as it moves, flashes, changes, reflects, etc. Staff recommends that this type of sign remain prohibited, and be listed explicitly as such, as they would detract from the aesthetic quality of Santa Barbara and be in direct conflict with the intent of the Sign Regulations in that signs "should serve primarily to identify an establishment, organization or enterprise. As identification devices, signs must not subject the citizens of the City to excessive competition for their visual attention." In addition, the specific video device discussed at the November 9, 2010 Ordinance Committee meeting includes audio, which contributes to overall noise levels at these sites and beyond, as many of these devices can be heard from the public sidewalk and within a vehicle stopped at an adjacent intersection. Ultimately, the Ordinance Committee was not able to reach a consensus either in favor of allowing video display signs on gas pumps under certain criteria, or to prohibit them entirely.

The Ordinance Committee suggested this type of sign could be permissible if the standards for review required the signs to be neither visible nor audible from adjacent public sidewalks and streets. Staff has observed that the existing video display installations do not meet those standards and are particularly visible at night. The City Attorney's office has also advised that, as a practical matter, making a distinction for digital signs based on their volume levels at a property line would not be an enforceable or appropriate distinction to attempt to draft into the Sign Ordinance.

Businesses are also introducing lighting (e.g., neon tubing, rope lights) within their window display areas to draw attention to their property and products. This method of illumination can have the same detrimental aesthetic effect as exterior lighting or a sign out of character with the historic nature of the EPV Landmark District. While any exterior change in EPV requires review by the Historic Landmarks Commission (HLC), these interior displays have gone unregulated to date. Staff proposes expressly stating that such lights located within ten feet of a window are not allowed in EPV.

BUDGET IMPACT:

No significant expenditures are required to implement these revisions. Sign Ordinance clarifications will increase efficiencies in sign enforcement, which is helpful given recent reductions in Planning Division staffing levels dedicated to the enforcement program.

ATTACHMENT: Correspondence received by the Ordinance Committee

PREPARED BY: Renee Brooke, Zoning & Enforcement Supervisor

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

APPROVED BY: City Administrator's Office



City of Santa Barbara
Community Development Department

ATTACHMENT

www.SantaBarbaraCA.gov

Director's Office

Tel: 805.564.5502
Fax: 805.564.5506

Building & Safety

Tel: 805.564.5485
Fax: 805.564.5476

Housing &

Redevelopment
Tel: 805.564.5461
Fax: 805.564.5477

Planning

Tel: 805.564.5470
Fax: 805.897.1904

Rental Housing

Mediation Task Force
Tel: 805.564.5420
Fax: 805.564.5477

630 Garden Street
PO Box 1990
Santa Barbara, CA
93102-1990

October 27, 2010

TO: City Council, Ordinance Committee Chair
City Council Ordinance Committee

SUBJECT: Proposal for Amendments to Sign Regulations

Dear Ordinance Committee Members:

On behalf of the Historic Landmarks Commission (HLC), I am forwarding the unanimous support of the Commission for the proposed Sign Ordinance amendments. These amendments, intended to strengthen sign enforcement related to nuisance lighting and the installation of LCD display monitors, have been described by Mr. Limon and discussed in committee at our last meeting

As a Commission, we felt it was important to convey to the Ordinance Committee our sentiments regarding the installation of these types of signs or devices. As described and as evidenced in current installations, they are intended primarily as a form of advertising and would detract from the ambiance of the City. Commissioners specifically expressed serious concerns regarding the potential visual and sound impacts particularly during evening hours as related to the LCD monitors that may be placed at exterior locations throughout the City.

The Commission also understands that these monitors are being touted as beneficial for displaying public service announcements and emergency information. The Commission believes there are other methods and ways to provide emergency broadcast information when necessary instead of utilizing these ubiquitous methods.

Although all exterior alterations are regulated by ordinance in El Pueblo Viejo, these types of lighting and sound-producing devices are often placed without any approvals from the various agencies. It is important the City enforcement staff have the necessary tools in place to identify these installations as signs, and for the City to maintain its philosophy of the importance of oversight.

In summary, the HLC does not believe the public benefit argument is sufficient to allow these types of sign, lighting, and sound installations in El Pueblo Viejo, which go beyond the intended purpose of signage and suggest advertising. We respectfully ask that you support all the proposed sign ordinance amendments.

Sincerely,

Susette Naylor, Chair
Historic Landmarks Commission

October 29, 2010

To: City Council Bendy White, Ordinance Committee Chair
City Council ordinance Committee

RE: Proposal for Amendments to the Sign Ordinance

Dear Ordinance Committee members,

On behalf of the Architectural Board of Review I am forwarding the unanimous support of the Board for the proposed Sign Ordinance amendments. We were given a presentation by Jaime Limon and reviewed the draft document with the proposed amendments. The amendments are intended to strengthen sign enforcement related to new and emerging technologies in signage. These signage technologies include lighting and sound technologies that can be used in static and projected installations.

As the Sign Committee directly falls under our Board's oversight, we feel it important for your committee to know that these proposed amendments have the full support of our board.

Members of our board have individually experienced existing sign installations outside the City that have greatly diminished the community ambiance surrounding these installations. Some of these advertising technologies show potential to have a very negative impact on any community as they are able to reach and affect people at ever increasing distances.

The Board understands that these technologies are being touted as beneficial for displaying public service announcements and emergency information, however it is the Board's belief that there many methods and ways to provide those necessary services and that the important element is to have regulatory oversight for the City to determine what is appropriate and acceptable in our community.

The Board feels that the regulation of these new and emerging types of signage technology does not result in loss of public benefit as they will still be available to be proposed and utilized, but with overall public and surrounding community benefit in mind, and as such we respectfully ask that you support all the proposed sign ordinance amendments.

Sincerely,

A handwritten signature in black ink that reads "Christopher Manson-Hing". The signature is written in a cursive, flowing style with a period at the end.

Christopher Manson-Hing AIA, Chair
Architectural Board of review

STELLA LARSON

626 Litchfield Lane Santa Barbara CA 93109

stellalarson@cox.net

November 7, 2010

Mayor Schneider and City Council

RE: Mesa Fuel Depot Application, 1929 Cliff Drive, Santa Barbara 93109

Dear Mayor and Council:

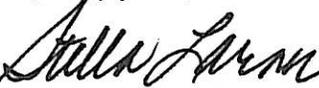
I am writing this letter to object to the addition of any additional sound, amplified in particular, to the gas station. When this application came before the Planning Commission for the addition of a car wash, the Planning Commission was most specific and particular with concerns to noise. The Planning Commission directed the applicant to provide improvements to the property adjacent and behind to mitigate the effects of the car wash addition. Cliff Drive has a narrow area of commercial on either side with residential in very close proximity. In addition to this, it shares the particular situation of the conduction of noise to the Alta Mesa, not far away from Cliff "as the crow flies."

Recently Jan Hubbell and I took a road trip through the southwestern US. During this trip we had occasion to fuel at a chain of stations with the Grant's brand. These stations had audio, and it was not acceptable. The audio included some advertising for non profit purposes, but as I pumped our gas, I really felt more like complaining to the non profits rather than contributing to them.

Gas stations are for pumping gas. The non amplified advertising of the price of gas, of the mini mart and the car wash is appropriate. Adding amplified sound to further advertise is unnecessary and unwarranted.

Yes, the encouraging words to the runners in the recent marathon, were audible on the West Alta Mesa, as are the backup beeps of the trash collection, the parking lot cleaning, and occasionally the patrons of Cliff's and Co., a small restaurant with outdoor dining near the Mesa Fuel Depot.

Very truly yours,



Stella Larson



Santa Barbara Association of REALTORS®

November 9, 2010

Councilmember Bendy White
Councilmember Frank Hotchkiss
Councilmember Grant House
City Hall
De la Guerra Plaza
PO Box 1990
Santa Barbara, CA 93102

RE: Sign Ordinance Revisions

Dear Councilmembers,

The Santa Barbara Association of REALTORS® (SBAOR) commends City staff, in particularly Bettie Weiss and Renee Brooke, for working with us so diligently on the Sign Ordinance Revisions. The changes proposed reflect an ordinance that works for the City, REALTORS®, and property owners.

The remaining issue that SBAOR would like to bring to your attention is the placement of the "For Sale" signs. Currently the proposed ordinance change states:

67. A temporary **real estate** sign which indicates that the property is for sale, rent or lease. Only one such sign is allowed on each street frontage of the property. Such a sign may be single- or double-faced and is limited to ~~three (3)~~four (4) square feet or less on property in residential zones and twelve (12) square feet or less on property in nonresidential zones and shall not exceed the height limitations of a ground sign (**six feet (6')**).

In many instances within the City of Santa Barbara, the placement of the "For Sale" sign is an issue. Many properties have fences, trees, bushes, or hedges up to the sidewalk which makes it infeasible to place a "For Sale" sign on the property. SBAOR requests that these "For Sale" signs be placed within the exemption section of the ordinance following the standards specified in Section 22.70.030.B.15. Attached are examples of properties around the City that are unable to place a "For Sale" sign on their property.

Staff has voiced concern over having the "For Sale" signs placed in the right-of-way (ROW) because they are concerned about what other types of signs they may have to allow within the ROW. As is noted through the sign ordinance revisions, real estate signs are temporary and they have a very specific purpose. By having a "For Sale" sign, the property owner is able to inform the community of the availability of a "For Sale" property. Without this sign, it is extremely difficult to sell the home therefore leaving it on the market for a longer period of time and creating a financial burden to the seller.

Thank you for all of the hard work by staff and thank you for taking our recommendation under consideration.

Sincerely,

Elaine Abercrombie
President

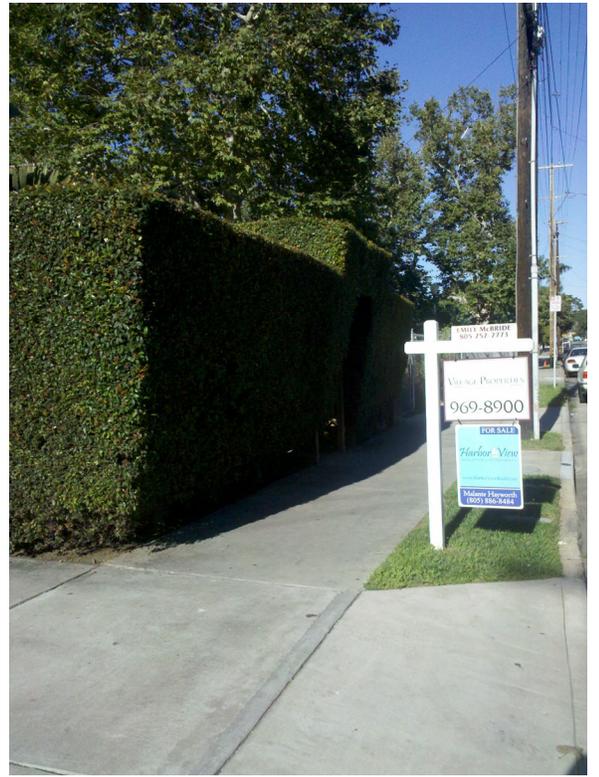
Santa Barbara Association of REALTORS® | 1415 Chapala Street | Santa Barbara, CA 93101
(805) 963-3787 | (805) 966-9664 FAX | www.sbaor.com



REALTOR® is a registered trademark that identifies a professional in real estate who subscribes to a strict code of ethics as a member of the National Association of REALTORS®



Pedregosa at Laguna



Cota and Bath

Westside Properties



Westside Properties (cont.)



COUNCIL INTRODUCTION DRAFT 3/15/11
SHOWING CHANGES FROM EXISTING CODE

ORDINANCE NO. _____

AN ORDINANCE OF THE COUNCIL OF
THE CITY OF SANTA BARBARA
AMENDING SECTIONS 22.70.020,
22.70.030, AND 22.70.040 OF THE
SANTA BARBARA MUNICIPAL CODE
RELATING TO SIGN REGULATIONS.

WHEREAS, the Community Development Department seeks to clarify the rules related to sign permit review in order to improve its ability to enforce the regulations in an efficient and consistent manner.

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

SECTION 1. Sections 22.70.020, 22.70.030, and 22.70.040 of Chapter 22.70 “Sign Regulations” of Title 22 are amended to read as follows:

22.70.020 Definitions.

As used in this Chapter, the following terms and phrases shall have the indicated meanings:

A. **ACCESSORY SIGN.** A separate unit displaying information related to the principal business conducted on the premises, which is not attached to or supported by any other sign, and not made a part thereof.

B. **ARCHITECTURAL FEATURE.** Any window frame, recessed area, door, detail or other feature that is part of any building, or is a specific element of a recognized style of architecture.

C. **AWNING SIGN.** Any sign or graphic attached to, painted on or applied to an

awning or awning canopy.

D. **BACK-LIT SIGN.** Any internally illuminated sign with opaque, reverse pan channel, halo-lit letters and elements with concealed light sources in which the light projects away from the viewer.

E. **BANNER.** A bunting or other flexible sign characteristically supported at two or more points and hung on a building or otherwise suspended down or along its face, or across any public street of the City. The banner may or may not include copy or other graphic symbols.

F. **BENCH SIGN.** Any sign painted on or otherwise attached to a bench or other seat placed in an exterior area.

G. **BILLBOARD.** A freestanding sign which exceeds the size limitations of a ground or wall sign. A billboard may be on-premises or off-premises.

H. **CIVIC EVENT SIGN.** A sign, other than a commercial sign, posted to advertise or provide direction to a civic event sponsored by a public agency, the City, a school, church, civic-fraternal organization or similar non-commercial organization.

I. **COMMERCIAL, OFFICE OR INDUSTRIAL COMPLEX.** A group of contiguous businesses which employs a homogeneous design theme as a common perimeter treatment.

J. **COMMERCIAL SIGN.** Any sign which is intended to attract attention to a commercial activity, business, commodity, service, entertainment or attraction sold or offered, and which is to be viewed from public streets or public parking areas.

K. **EAVE.** That portion of the roofline extending beyond the building wall, a canopy attachment on the wall having the simulated appearance of an eave, or the lowest

horizontal line on any roof.

L. ELECTION SIGN. A non-commercial sign pertaining to an election for public office or to a ballot measure to be placed before the voters in a federal, state or local election.

M. ERECT. To build, construct, attach, hang, place, suspend, affix, ~~or fabricate~~, (which shall also include painting of wall signs and window signs or other graphics), or project light in a manner that creates a projected light sign.

N. FACADE. The front of a building or structure facing a street.

O. FLAG. A piece of fabric of distinctive design (customarily rectangular) that is used as a symbol of a nation, state, city, agency, corporation or person or as a signaling device and is usually displayed hanging free from a staff or halyard to which it is attached by one edge.

P. FRONTAGE. The width of any face of a building.

1. Dominant building frontage. The principal frontage of the building where its main entrance is located or which faces the street upon which its address is located.

2. Subordinate building frontage. Any frontage other than the dominant frontage.

Q. GROUND SIGN. Any sign advertising goods manufactured, produced or sold or services rendered on the premises upon which the sign is placed, or identifying in any fashion the premises or any owner or occupant, and which is supported by one (1) or more uprights or braces on the ground, the overall total height of which does not exceed (i) six (6) feet above grade measured at the edge of the public right-of-way, or (ii) six feet above the base of the sign structure when the grade at the public right-of-way is at least

three and one-half feet lower than the ~~natural~~ grade at the base of the sign, whichever is higher. In no case shall an artificial grade be established for the sole purpose of placing a sign at more than six (6) feet above the grade at the edge of the public right-of-way.

R. HANGING SIGN. A sign attached to and located below any eave, roof, canopy, awning, or wall bracket.

S. ILLUMINATED SIGN. A physical sign that is illuminated internally or from an exterior light source. An illuminated sign is distinguished from a projected light sign by the fact that a projected light sign uses light to create the sign rather than using light to illuminate a sign of physical material.

T. INFLATABLE SIGNS. A lighter than air or inflated object tethered or otherwise attached to the ground, structure or other object. This definition includes, but is not limited to, inflated representations of blimps, products, cartoon characters, animals and the like.

SU. KIOSK. A small, freestanding structure permanently affixed to the ground, requiring a building permit, which may have one or more surfaces used to display temporary advertising signs.

FV. LETTER HEIGHT. The height of a letter from its bottom to its top, including any shadow line.

UW. LIGHTING STANDARD. A device for providing artificial light on the sign surface.

VX. LOGO SIGN WITH COURTESY PANELS. Prefabricated signs bearing a brand name, registered trademark or logo with space for the name of a local business or occupant or other items of information to be applied thereto or erected thereon.

WY. MARQUEE. A permanent roof structure attached to and entirely supported by a wall of a building, having no connection or relationship with the roof of the building to which it is attached.

XZ. MARQUEE SIGN. Any sign attached to a marquee.

YA. MOBILE SIGN. A sign on a boat or on a vehicle, other than on a public transit vehicle designed to carry at least 19 passengers, advertising a good, service, or entity other than that for which the boat or vehicle is principally used.

ZBB. MURAL. A painting or picture applied to and made part of a wall or window which may be pictorial or abstract, and is characteristically visually set off or separated from the background color or architectural environment.

AACC. NON-COMMERCIAL SIGN. Any sign which is intended to convey a non-commercial message of social, political, educational, religious or charitable commentary.

BBDD. OFF-PREMISES SIGN. A commercial sign not located on the premises of the business or entity indicated or advertised by said sign, or a commercial sign advertising a commodity, service or entertainment offered at a location other than the location of the sign.

CCEE. PARAPET. A low wall used to protect the edge of a roof from view, also called a parapet wall.

DDFF. PARAPET OR PERGOLA SIGN. Any sign or other graphic attached to a parapet, ramada, pergola, or other similar structure.

EEGG. PENNANT. A small triangular or rectangular flag or multiples thereof, individually supported or attached to each other by means of a string, rope, or other material and meant to be stretched across or fastened to buildings, or between poles

and/or structures.

FFHH. PERGOLA. A structure usually consisting of parallel colonnades supporting an open roof of girders and cross-rafters, also known as an arbor, trellis or ramada.

GGII. POLE SIGN. Any sign, other than a ground sign, supported by one (1) or more uprights or braces on the ground, the height of which is greater than a ground sign, and which is not part of any building or structure other than a structure erected solely for the purpose of supporting a sign.

HHJJ. PORTABLE SIGN. Any sign, other than a mobile sign, designated or constructed in such a manner that it can be moved or relocated without involving any structural or support changes.

KK. PROJECTED LIGHT SIGN. A projection of light onto a physical surface in a manner designed to communicate a message by creating a variable intensity of light on the physical surface in the form of letters, shapes, or symbols.

HLL. PROJECTING SIGN. Any sign which projects from and is supported by a wall of a building with the display surface of the sign perpendicular to the building wall.

HMM. ROOF. The cover of any building, including the eaves and similar projections. False roofs on store fronts, coverings on or over oriels, bay windows, canopies and horizontally projecting surfaces other than marquees shall be considered roofs.

KKNN. ROOF SIGN. Any sign any part of which is on or over any portion of any roof or eave of a building or structure and any sign which extends above a parapet of a building or structure.

LLOO. SIGN. Any ~~physical~~ form of visual communication including any physical

object, projection of light, digital display, or open flame (with or without lettering, a symbol, logo) ~~or banner, other than a mural~~ used to announce, declare, demonstrate, display, or otherwise present a message to or attract the attention of the public. A sign may include a commercial or noncommercial sign. A sign includes all parts, portions, units and materials used in constructing the sign, together with the illumination, frame, background, structure, support and anchorage thereof. A mural is not a sign.

MMPP. TEMPORARY. A period of time not exceeding thirty (30) consecutive days, unless otherwise specified.

NNQQ. VENDING MACHINE. A machine or other mechanical device or container that dispenses a product or service through a self-service method of payment, but not including an automatic bank teller machine incorporated within a wall or a façade of a building; a news rack; a machine ~~vending~~ dispensing fuel, compressed air, or water at an automobile service station; or a public telephone.

OOOR. WALL SIGN. Any sign affixed directly to or painted on or otherwise inscribed on an exterior wall or solid fence, the principal face of which is parallel to said wall or fence and which projects from that surface no more than twelve (12) inches at all points.

PPSS. WINDOW SIGN. ~~Any sign printed, attached, glued or otherwise affixed to or behind a window, within the window display area or within four (4) feet of the window, whichever is greater, and designed to be viewed from~~ A sign that is attached to, affixed to, leaning against, or otherwise placed within six (6) feet of a window in a manner so as to present a message to or attract the attention of the public on adjoining streets, walkways, malls or parking lots available for public use.

22.70.030 Sign Regulations.

A. PERMIT REQUIRED. It is unlawful for any person to erect, repair, alter, relocate or maintain any sign within the City, or to direct or authorize another person to do so, except pursuant to a sign permit obtained as provided in this Chapter unless the sign is specifically exempted from permit requirements by the provisions of this Chapter. No permit shall be required for repainting, cleaning, or other normal maintenance and repair of a sign unless the structure, design, color, or character is altered.

B. EXEMPT SIGNS. The following signs shall be allowed without a sign permit and shall not be included in the determination of type, number, or area of signs allowed on a building or parcel:

1. Any official federal, state, or local government sign and notice issued by any court, person, or officer in performance of a public duty, or any sign erected or placed on park or beach property owned or controlled by the City and which (i) pertains to an event not exceeding five (5) days in duration and (ii) has been approved by the agency with authority over such property.

2. Any temporary sign warning of construction, excavation, or similar hazards so long as the hazard exists.

3. One temporary construction sign, provided the sign (i) does not exceed six (6) square feet in one- and two-family residence zones and does not exceed twenty-four (24) square feet in all other zones, (ii) is used only to indicate the name of the construction project and the names and locations (city or community and state name only) of the

contractors, architects, engineers, landscape designers, project or leasing agent, and financing company, (iii) is displayed during construction only, (iv) does not exceed the height limitations of a ground sign, and (v) meets all other applicable restrictions of this Chapter.

4. Any temporary sign relating to Christmas, Fiesta, Solstice, or any other official City holiday sign except banners, blinking lights, and those requiring a building, electrical or other permit or signs and any related lighting that require a building, electrical, or other permit. Any such decorations or displays and any related lighting must be removed within ten (10) days following the event for which they were erected.

5. A non-commercial sign not exceeding six (6) square feet total for each lot in residential zones and twenty-four (24) square feet total for each lot in non-residential zones. Such a sign shall be erected only with the permission of property owner or tenant. An election sign shall not be displayed for more than ninety (90) days prior to the election or for more than ten (10) days following the election for which it is erected.

6. A temporary real estate sign which indicates that the property is for sale, rent, or lease. Only one such sign is allowed on each street frontage of the property. A temporary real estate sign may be displayed only for such time as the lot or any portion of the lot is actively offered for sale, rent, or lease. Such a sign may be single-faced or double-faced and is limited to three (3) a maximum area on each face of four (4) square feet or less on property in residential zones and twelve (12) square feet or less on property in non-residential zones. and Signs allowed pursuant to this exemption shall not exceed the height limitations of a ground sign (six feet (6')).

7. Any temporary sign located on a kiosk.

8. Any "No Trespassing" sign, prohibiting or restricting access to property, provided it is (i) not more than one (1) square foot in size, (ii) placed at each corner and each entrance to the property and (iii) at intervals of not less than fifty (50) feet or in compliance with the requirements of law.

9. One identification sign of no more than one (1) square foot for a residence.

10. Any parking lot ~~and~~or other private traffic directional sign not to exceed two (2) square feet in area having black letters on a white or building color background, and limited to guidance of pedestrian or vehicular traffic within the premises. There shall be erected no more than three (3) such signs in each parking lot or more than one (1) sign per entrance.

11. Any informational commercial signs provided the sign (i) is in a non-residential zone, (ii) has an aggregate area (when combined with all other similar signs on the parcel) of not more than one-and-one-half (1½) square feet at each public entrance nor more than five (5) square feet total, (iii) indicates address, hours and days of operation, whether a business is open or closed, credit information, and emergency address and telephone numbers. Lettering shall not exceed two (2) inches in height except for street numbers. Neon or light-emitting diode (LED) signs with the text "open" may be erected under this exemption subject to the following conditions: (i) no more than one (1) such sign may be erected per business, ii) the letter height of any such sign shall not exceed six (6) inches and the overall height of the sign shall not exceed twelve (12) inches, and (iii) such signs are not allowed in El Pueblo Viejo, unless the sign is located inside the building and at least ten (10) feet back from any window or other opening in the façade of the building.

12. Any street name and address stamped or painted on a sidewalk or curb.

13. Any civic event sign, except a banner. Such a sign shall be removed within twenty-four (24) hours after the time of the event, shall not exceed twenty-four (24) square feet in size and may be erected for a period not to exceed five (5) days out of any thirty (30) day period. Only one (1) such sign shall be erected per lot.

14. ~~Any temporary "open house" sign. Only one (1) sign is allowed on each street frontage of the property. Such a sign may be single or double faced and is limited to three (3) square feet or less. The sign's supporting structure shall not exceed four (4) feet in height. A maximum of three (3) off site signs shall be allowed and shall contain only the address of the property where the open house is being held and the name of the real estate agent or party holding the open house. Such a sign shall be erected and removed on the day the open house is held and shall not be fastened or attached in any way to a building facade or architectural element~~Temporary open house signs. Open house signs erected pursuant to this exemption shall contain only the address of the property where the open house is being held and the name of the real estate agent and/or real estate agency or party holding the open house. Open house signs may be single-faced or double-faced. Open house signs shall be erected and removed on the day the open house is held. Open house signs shall not be fastened or attached in any way to a building façade or architectural element.

a. On-Site Open House Signs. Pursuant to this exemption, one (1) on-site open house sign may be erected on each street frontage of the property that is for sale. Each face of an on-site open house sign shall have an area of three (3) square feet or less and the height of the on-site open house sign, including the supporting structure, shall not

exceed four (4) feet.

b. Off-Site Open House Signs. In addition to the on-site open house sign(s) allowed pursuant to this exemption, a maximum of five (5) off-site open house signs may be erected. Each face of an off-site open house sign shall have an area of three (3) square feet or less and the height of the off-site open house sign, including the supporting structure, shall not exceed three (3) feet. Off-site open house signs shall not be erected on private property without the permission of the property owner. In addition to complying with the requirements listed above applicable to off-site open house signs, off-site open house signs may be erected within the public right of way if such signs comply with all of the following standards:

i. Signs shall not be erected in a manner which obstructs the pedestrian path of travel or which constitutes a hazard to pedestrians or vehicular traffic;

ii. Signs shall not be placed on vehicles;

iii. Signs shall not be placed in street medians; and

iv. Decorative attachments (i.e., balloons, streamers, etc.) shall not be attached to any sign.

15. Any sign on a ~~gasoline pump~~, telephone booth, ~~and or~~ news rack, provided the sign (i) identifies only the product contained therein, or displays operating instructions, and (ii) the lettering does not exceed two inches in height.

16. Flags flown on a temporary basis for purposes of honoring national or civic holidays which do not exceed eight (8) feet long in largest dimension. No more than two (2) flags may be flown pursuant to this exemption on a single parcel.

17. The official flag of a government, governmental agency, public institution,

religion, corporation, business, or other similar entity. Only one (1) flag pole with a maximum height of twenty-five (25) feet and with a maximum dimension on the flag of eight (8) feet and which is not attached to the building shall be exempt. No more than two (2) flags may be flown pursuant to this exemption on a single parcel. Corporate or business flags displaying the emblem, name, logo, or other information of a business shall be included in the calculation of the maximum allowable sign area for the business.

18. Signs, except banners, announcing the opening of a new business which, in the aggregate, do not exceed ten (10) square feet in sizearea or twenty-five percent (25%) of the window area, whichever is greater. Such signs shall be erected no more than thirty (30) days prior to the scheduled opening of the business and shall be removed no later than thirty (30) days after the opening of the business, but in no case shall such a sign be erected for more than forty-five (45) days within this period. The business owner or manager shall provide proof of opening date upon request.

19. Temporary window signs, except banners, not exceeding four (4) square feet or fifteen percent (15%) of the window area of each facade, whichever is greater. For windows which are more than twenty-five (25) feet from the public right-of-way, such signs shall not exceed twenty-five percent (25%) of such window area. No temporary window signs on a building or parcel shall be displayed for more than thirty (30) consecutive days nor more than a total of sixty (60) days per calendar year. Signs erected pursuant to this exemption shall not be illuminated. Unless specifically exempt pursuant to this subsection B, any illuminated sign within ten (10) feet of a window shall require a permit.

20. Signs specifically required by federal, state, or City law, of the minimum size

required.

21. Signs on the air operation side of the Santa Barbara Municipal Airport which are designed and oriented to provide information to aircraft.

22. A sign, such as a menu, which (i) shows prices of goods or services not on window display to the public, (ii) does not exceed twenty-four (24) inches by eighteen (18) inches, (iii) has letters and numbers not exceeding three-quarters (3/4) of an inch in height, and (iv) is located on a wall or in a window.

23. Signs on public transit vehicles designed to transport at least 19 passengers. No more than one sign may be displayed on each side of these vehicles, except as approved by the Sign Committee.

24. Temporary "Garage Sale" or other similar signs located only on the premises upon which the sale is occurring.

C. PROHIBITED SIGNS. In addition to any sign not conforming to the provisions of this Chapter, the following signs are prohibited:

1. Any sign which, by color, shape, working, or location, resembles or conflicts with any traffic control sign or device.

2. Signs attached or placed adjacent to any utility pole, traffic sign post, traffic signal, historical marker, or any other official traffic control device.

3. Any sign, except as may be required by other code or ordinance, placed or maintained so as to interfere with free ingress or egress from any door, window, or fire escape.

4. Signs erected on public or private property without the permission of the property owner.

5. Signs visible from the public street or parking lot attached to or placed on merchandise or materials stored or displayed outdoors except for parking lot sales of less than four (4) days in duration.

6. Signs that rotate, move, glare, flash, change, reflect, blink, or appear to do any of the foregoing, except time and temperature devices.

7. Off-premises signs, including billboards, except off-site open house signs erected in compliance with the standards specified in Section 22.70.030.B.15.

8. Any sign displaying obscene, indecent, or immoral matter as defined under California Penal Code.

9. Signs on awnings or canopies except on the valance.

10. Signs that create a hazard by obstructing clear views of pedestrian and vehicular traffic.

11. Portable signs.

12. Mobile signs.

13. Any sign (generally known as a "snipe sign,") tacked, nailed, posted, pasted, glued, or otherwise attached to trees, poles, stakes, fences, or the exterior of a building or other structures, where the information appearing thereon is not applicable to the present use of the premises upon which such sign is located. Whenever a sign is found so placed, the same shall constitute prima facie evidence that the person benefited by the sign placed or authorized the placement of the sign.

14. Bench signs.

15. Banners, including any banner inside a building that is attached to, leaning against, or otherwise placed within ten (10) feet of a window, door, or other opening in

the façade of the building in a manner so as to present a message to or attract the attention of the public on adjoining streets, walkways, malls or parking lots available for public use.

16. Roof signs and any other graphics which extend, wholly or in part, above the eave line of the structure to which it is attached.

17. Any parapet or pergola sign placed above or partially above the parapet or pergola.

18. Logo signs with courtesy panels.

19. Pennants.

20. Signs which cover or interrupt architectural features.

21. Signs containing changeable copy, except theater marquee signs, business directories, church and museum signs, gas price signs and restaurant interior menu boards.

22. Historical markers placed on the structure, tree or other historical monument itself, except as approved by the Historic Landmarks Commission.

23. Pole signs.

24. Exposed cabinet/raceways behind channel letters.

25. Inflatable signs.

D. GENERAL REQUIREMENTS.

1. No sign, other than a sign installed by a public agency, shall be allowed to be erected, installed, placed or maintained in or on any public property, including sidewalks and parkways, except off-site open house signs erected in compliance with the standards specified in Section 22.70.030.B.15.

2. Churches, schools, and other public or semi-public facilities may have one (1) on-site sign not exceeding eighteen (18) square feet in any area, provided that, except for the name of the premises, the lettering shall not exceed three (3) inches in height, and such signs in residential zones shall not be internally illuminated.

3. Any sign which is supported by more than one means and therefore cannot be clearly defined as a ground, marquee, wall, roof, projecting or other sign shall be administratively assigned to the sign category most logically applicable and be subject to the corresponding standards.

4. Accessory signs will be considered only if they are designed in conjunction with or made an integral part of the signing existing on the subject building or project. Said signs shall not exceed twenty-five (25%) percent of the building's total signage.

5. A temporary window sign in excess of four (4) square feet, or fifteen percent (15%) of the window area of each facade, whichever is greater, requires a permit, unless the sign is otherwise exempt from the permit requirements of this chapter. For a window which is more than twenty-five (25) feet from the public right-of-way, such a sign shall not exceed twenty-five percent (25%) of the window area. Such signs shall not be displayed for more than thirty (30) consecutive days nor for more than a total of sixty (60) days per calendar year. Unless specifically exempted in subsection B above, all illuminated signs within ten (10) feet of a window require a permit.

6. Only one (1) face of a double-faced sign with parallel opposing faces, and bearing identical copy or language translation, shall be used in computing the area of a sign. Signing and illumination shall be on two opposing faces only.

7. In order to calculate the size of a sign, the following provisions apply:

a. If the sign is enclosed by a box or outline, the area of the sign includes that portion of the sign comprised of said box or outline.

b. If the sign consists of individual letters attached directly to the building or wall, the size is calculated by drawing a rectangle around each line of copy.

c. If the sign is a ground sign, the base or support structure shall be included in calculating the height of the sign.

8. If a building consists of two (2) or more above-ground stories, no sign shall be allowed more than five feet six inches (5'6") above the second floor line or in conformance with Subsection D.11 below, where applicable.

9. Prior to issuance of a sign permit, a ground sign shall be approved by the traffic engineer to ensure that placement of the sign would not adversely affect traffic or pedestrian safety.

10. A non-temporary window sign shall be not larger than twenty-five percent (25%) of the window area of the facade on which it is displayed.

11. A wall sign may be attached flat against or pinned away from the wall. A wall sign placed in the space between windows on the same story shall not exceed more than two-thirds ($2/3$) of the height of the window, or major architectural details related thereto. A wall sign placed between windows on adjacent stories shall not exceed two-thirds ($2/3$) the height of the space between said windows.

12. A projecting or hanging sign must clear the nearest sidewalk by a minimum of seven (7) feet and may project no more than four (4) feet into the public right-of-way. Such a sign for a business in the second story of a building is allowed only if the business has a separate street or public parking lot entrance and may be placed at the entrance

only.

13. A device displaying time or temperature is permitted in all zones except residential zones and designated historic districts, subject to the provisions herein regulating various types of signs. Such devices are limited to one (1) per block. Only a logo is allowed to appear on the same structure as such a device.

14. A kiosk is permitted in all non-residential zones, subject to approval by the Sign Committee and (i) the Historic Landmarks Commission if within El Pueblo Viejo Landmark District or another landmark district, or (ii) the Architectural Board of Review in other parts of the City.

15. A relocated sign shall be considered to be a new sign, unless the relocation is required by a public agency as a result of a public improvement, in which case approval shall be obtained only for the new location and base of the sign.

16. Except as otherwise stated in this Chapter, letter height shall be limited to a maximum of twelve (12) inches, except where it can be found that said letter size is inconsistent with building size, architecture and setback from the public right-of-way.

17. A ground sign which exceeds six (6) square feet in area shall not be located within seventy-five (75) feet of any other ground sign.

18. All signs on parcels immediately adjacent to El Pueblo Viejo Landmark District are subject to El Pueblo Viejo regulations.

22.70.040 Sign Standards.

A. GENERAL REQUIREMENT. All signs shall conform to the following

standards.

1. Residential Uses. The following sign standards shall apply to any residential use in any zone in the City:

a. An apartment or condominium project identification sign identifying an apartment or condominium complex by name or address. One (1) such sign shall be allowed for each complex, shall not exceed ten (10) square feet in size if less than twenty-five (25) units, nor twenty-five (25) square feet if larger than twenty-five (25) units, and shall not be internally illuminated.

b. The Sign Committee may authorize one (1) ground sign or wall sign, not to exceed an area of twenty-four (24) square feet, to identify a neighborhood or subdivision, other than an apartment or condominium project, at the entrance to such subdivision or neighborhood. Such sign shall not be internally illuminated.

c. Any existing legal non-conforming use in a residential zone may have one-half (1/2) the number and size of signs as are allowed in commercial zones.

2. Office Uses. The following sign standards shall apply to office uses in any zone:

a. The aggregate area for all signs identifying a building or complex shall not exceed one-half (1/2) square foot of sign area per linear foot of building frontage or twenty (20) square feet, whichever is less.

b. Establishments within an office building or complex may collectively place a directory sign at each public entrance to said building listing establishments within.

c. An office complex which maintains a group identity shall submit to the

Sign Committee a sign program for all signs proposed within the complex. Upon approval, the sign program shall apply to all tenants. This sign program shall be included as a provision in the lease for each individual tenant. Proof of said inclusion in the standard lease for the office complex shall be submitted to the Planning Division by the lessor.

3. Commercial and Industrial Uses. The following sign standards shall apply to commercial and industrial uses including hotels and motels in any zone:

a. The total area for all signs identifying a business shall not exceed the following:

(1) For a dominant building frontage up to one hundred (100) linear feet, one (1) square foot of sign area per linear foot of building frontage, or sixty-five (65) square feet, whichever is less.

(2) For a dominant building frontage with more than one hundred (100) linear feet, three-quarters (3/4) square foot of sign area per linear foot of dominant building frontage or ninety (90) square feet, whichever is less.

(3) For a building occupied by more than one tenant, the dominant building frontage for each business is that portion of the building elevation adjacent to the business. For a business which is not on the ground floor, one-half (1/2) square foot of sign area per linear foot of dominant building frontage is permitted.

b. For a commercial or industrial complex containing four (4) or more occupants, the following sign standards apply:

(1) One (1) sign per frontage to identify the commercial or industrial complex, allowing one (1) square foot of sign area per linear foot of complex frontage or

seventy-five (75) square feet, whichever is less, on the dominant facade.

(2) For each individual business with frontage on a public street or parking lot, one-half (1/2) square foot of sign area per linear foot or twenty-five (25) square feet, whichever is less.

(3) One (1) directory sign not exceeding ten (10) square feet in size may be allowed at each public entrance.

(4) A commercial or industrial complex which maintains a group identity shall submit to the Sign Committee a sign program for all signs proposed within the complex. Upon approval, the sign program shall apply to all tenants. This sign program shall be included in the lease for each individual tenant. Proof of said inclusion shall be submitted to the Planning Division by the lessor.

B. EL PUEBLO VIEJO LANDMARK DISTRICT. Signs in El Pueblo Viejo Landmark District (EPV) shall contribute to the retention or restoration of the historical character of the area. In addition to the other standards and restrictions in this Chapter, signs in EPV shall comply with the following:

1. Colors shall be consistent with the Hispanic styles specified in Chapter 22.22.
2. The typeface used on all signs in EPV shall be consistent with the Hispanic styles specified in Chapter 22.22, except that where the business logo or trademark uses a particular typeface, it may be used.
3. Letter height shall be limited to a maximum height of ten (10) inches, except where it can be found that said letter size is inconsistent with building size, architecture, and setback from the public right-of-way.
4. No internally illuminated signs, except back-lit signs, are allowed. Traditional

materials and methods are to be used as defined in Section 22.22.104 and described in Subsection 5 below. Internally illuminated projecting cabinet signs are prohibited.

5. The choice of materials is left to the discretion of the applicant, subject to the approval of the Sign Committee; however, the following materials and/or methods are acceptable and desirable:

a. Sign face, supports, and standards made of resawn or rough sawn wood and/or wrought iron with painted or stained backgrounds and lettering.

b. Sign face, supports, and standards made of smooth wood trimmed with moldings of historically based design and lettering.

c. Signs painted directly on the face of the building.

d. Projecting signs.

e. Use of wood cutouts, wrought iron, or other metal silhouettes further identifying the business.

f. Glass.

g. Lighting standards and style typical of the building's architecture and period.

h. Flush or inset mounted signs of tile or stone.

6. The following materials and details are not acceptable:

a. Contemporary finish materials such as plastics, aluminum, and stainless steel.

b. Imitation wood or imitation marble.

c. Fluorescent paint.

d. ~~Exposed~~ Spot lights, ~~exposed~~ neon tubings, and exposed ~~lights or~~

electrical conduits on the exterior of any building or structure.

e. Neon tubing, light rope, or similar illuminated displays located within ten (10) feet of any window (except “open” signs as provided in Section 22.70.030.B.12 and “no vacancy” signs as provided in subparagraph 7 below).

7. For hotels and motels in the El Pueblo Viejo Landmark District (EPV) a single neon "No Vacancy" sign shall be allowed if the following conditions are met:

a. Only one (1) double-faced neon "No Vacancy" sign per property or business.

b. Letter size to be three (3) inches maximum height.

c. Tube size to be twelve (12) mm. maximum diameter.

d. Neon color to be clear red.

8. Landscaping:

a. Landscaping in EPV shall conform to the El Pueblo Viejo Guidelines list of preferred plants.

b. Low shrubs or dense ground cover is required to conceal non-decorative lighting fixtures.

c. Irrigation plans shall be included where applicable.

COUNCIL INTRODUCTION DRAFT 3/15/11
SHOWING CHANGES FROM EXISTING CODE
(INCLUDING REVISIONS PROPOSED IN COMPANION
ORDINANCE CONSIDERED AS PART OF THIS AGENDA ITEM)

ORDINANCE NO. _____

AN ORDINANCE OF THE COUNCIL OF
THE CITY OF SANTA BARBARA
AMENDING SECTIONS 22.70.020,
22.70.030, AND 22.70.040 OF THE
SANTA BARBARA MUNICIPAL CODE
RELATING TO SIGN REGULATIONS
FOR DIGITAL DISPLAYS.

WHEREAS, the Community Development Department seeks to clarify the rules related to sign permit review in order to improve its ability to enforce the regulations in an efficient and consistent manner.

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

SECTION 1. Sections 22.70.020, 22.70.030, and 22.70.040 of Chapter 22.70 “Sign Regulations” of Title 22 are amended to read as follows:

22.70.020 Definitions.

As used in this Chapter, the following terms and phrases shall have the indicated meanings:

A. ACCESSORY SIGN. A separate unit displaying information related to the principal business conducted on the premises, which is not attached to or supported by any other sign, and not made a part thereof.

B. ARCHITECTURAL FEATURE. Any window frame, recessed area, door, detail or other feature that is part of any building, or is a specific element of a recognized style of architecture.

C. AWNING SIGN. Any sign or graphic attached to, painted on or applied to an awning or awning canopy.

D. BACK-LIT SIGN. Any internally illuminated sign with opaque, reverse pan channel, halo-lit letters and elements with concealed light sources in which the light projects away from the viewer.

E. BANNER. A bunting or other flexible sign characteristically supported at two or more points and hung on a building or otherwise suspended down or along its face, or across any public street of the City. The banner may or may not include copy or other graphic symbols.

F. BENCH SIGN. Any sign painted on or otherwise attached to a bench or other seat placed in an exterior area.

G. BILLBOARD. A freestanding sign which exceeds the size limitations of a ground or wall sign. A billboard may be on-premises or off-premises.

H. CIVIC EVENT SIGN. A sign, other than a commercial sign, posted to advertise or provide direction to a civic event sponsored by a public agency, the City, a school, church, civic-fraternal organization or similar non-commercial organization.

I. COMMERCIAL, OFFICE OR INDUSTRIAL COMPLEX. A group of contiguous businesses which employs a homogeneous design theme as a common perimeter treatment.

J. COMMERCIAL SIGN. Any sign which is intended to attract attention to a commercial activity, business, commodity, service, entertainment or attraction sold or offered, and which is to be viewed from public streets or public parking areas.

K. DIGITAL DISPLAY. A sign that displays still images, scrolling images, or

moving images, including video or animation, through a series of grid lights, including cathode ray, light emitting diode display, liquid crystal display, plasma screen, fiber optic, or other electronic media or technology, where the display can be changed through electronic means. The definition of digital display does not include time and temperature signs or electronic signs placed in the right-of-way that function as traffic control devices.

KL. EAVE. That portion of the roofline extending beyond the building wall, a canopy attachment on the wall having the simulated appearance of an eave, or the lowest horizontal line on any roof.

LM. ELECTION SIGN. A non-commercial sign pertaining to an election for public office or to a ballot measure to be placed before the voters in a federal, state or local election.

MN. ERECT. To build, construct, attach, hang, place, suspend, affix, ~~or fabricate,~~ (which shall also include painting of wall signs and window signs or other graphics), or project light in a manner that creates a projected light sign.

NO. FACADE. The front of a building or structure facing a street.

OP. FLAG. A piece of fabric of distinctive design (customarily rectangular) that is used as a symbol of a nation, state, city, agency, corporation or person or as a signaling device and is usually displayed hanging free from a staff or halyard to which it is attached by one edge.

PQ. FRONTAGE. The width of any face of a building.

1. Dominant building frontage. The principal frontage of the building where its main entrance is located or which faces the street upon which its address is located.
2. Subordinate building frontage. Any frontage other than the dominant

frontage.

QR. GROUND SIGN. Any sign advertising goods manufactured, produced or sold or services rendered on the premises upon which the sign is placed, or identifying in any fashion the premises or any owner or occupant, and which is supported by one (1) or more uprights or braces on the ground, the overall total height of which does not exceed (i) six (6) feet above grade measured at the edge of the public right-of-way, or (ii) six feet above the base of the sign structure when the grade at the public right-of-way is at least three and one-half feet lower than the ~~natural~~ grade at the base of the sign, whichever is higher. In no case shall an artificial grade be established for the sole purpose of placing a sign at more than six (6) feet above the grade at the edge of the public right-of-way.

RS. HANGING SIGN. A sign attached to and located below any eave, roof, canopy, awning, or wall bracket.

T. ILLUMINATED SIGN. A physical sign that is illuminated internally or from an exterior light source. An illuminated sign is distinguished from a projected light sign by the fact that a projected light sign uses light to create the sign rather than using light to illuminate a sign of physical material.

U. INFLATABLE SIGNS. A lighter than air or inflated object tethered or otherwise attached to the ground, structure or other object. This definition includes, but is not limited to, inflated representations of blimps, products, cartoon characters, animals and the like.

SV. KIOSK. A small, freestanding structure permanently affixed to the ground, requiring a building permit, which may have one or more surfaces used to display temporary advertising signs.

FW. LETTER HEIGHT. The height of a letter from its bottom to its top, including any shadow line.

UX. LIGHTING STANDARD. A device for providing artificial light on the sign surface.

VY. LOGO SIGN WITH COURTESY PANELS. Prefabricated signs bearing a brand name, registered trademark or logo with space for the name of a local business or occupant or other items of information to be applied thereto or erected thereon.

WZZ. MARQUEE. A permanent roof structure attached to and entirely supported by a wall of a building, having no connection or relationship with the roof of the building to which it is attached.

XAA. MARQUEE SIGN. Any sign attached to a marquee.

YBB. MOBILE SIGN. A sign on a boat or on a vehicle, other than on a public transit vehicle designed to carry at least 19 passengers, advertising a good, service, or entity other than that for which the boat or vehicle is principally used.

ZCC. MURAL. A painting or picture applied to and made part of a wall or window which may be pictorial or abstract, and is characteristically visually set off or separated from the background color or architectural environment.

AADD. NON-COMMERCIAL SIGN. Any sign which is intended to convey a non-commercial message of social, political, educational, religious or charitable commentary.

BBEE. OFF-PREMISES SIGN. A commercial sign not located on the premises of the business or entity indicated or advertised by said sign, or a commercial sign advertising a commodity, service or entertainment offered at a location other than the location of the sign.

CCFF. PARAPET. A low wall used to protect the edge of a roof from view, also called a parapet wall.

DDGG. PARAPET OR PERGOLA SIGN. Any sign or other graphic attached to a parapet, ramada, pergola, or other similar structure.

EEHH. PENNANT. A small triangular or rectangular flag or multiples thereof, individually supported or attached to each other by means of a string, rope, or other material and meant to be stretched across or fastened to buildings, or between poles and/or structures.

FFII. PERGOLA. A structure usually consisting of parallel colonnades supporting an open roof of girders and cross-rafters, also known as an arbor, trellis or ramada.

GGJJ. POLE SIGN. Any sign, other than a ground sign, supported by one (1) or more uprights or braces on the ground, the height of which is greater than a ground sign, and which is not part of any building or structure other than a structure erected solely for the purpose of supporting a sign.

HHKK. PORTABLE SIGN. Any sign, other than a mobile sign, designated or constructed in such a manner that it can be moved or relocated without involving any structural or support changes.

LL. PROJECTED LIGHT SIGN. A projection of light onto a physical surface in a manner designed to communicate a message by creating a variable intensity of light on the physical surface in the form of letters, shapes, or symbols.

HMM. PROJECTING SIGN. Any sign which projects from and is supported by a wall of a building with the display surface of the sign perpendicular to the building wall.

JJNN. ROOF. The cover of any building, including the eaves and similar

projections. False roofs on store fronts, coverings on or over oriels, bay windows, canopies and horizontally projecting surfaces other than marquees shall be considered roofs.

KKOO. ROOF SIGN. Any sign any part of which is on or over any portion of any roof or eave of a building or structure and any sign which extends above a parapet of a building or structure.

LLPP. SIGN. Any ~~physical~~ form of visual communication including any physical object, projection of light, digital display, or open flame (with or without lettering, a symbol, logo) ~~or banner, other than a mural~~ used to announce, declare, demonstrate, display, or otherwise present a message to or attract the attention of the public. A sign may include a commercial or noncommercial sign. A sign includes all parts, portions, units and materials used in constructing the sign, together with the illumination, frame, background, structure, support and anchorage thereof. A mural is not a sign.

MMQQ. TEMPORARY. A period of time not exceeding thirty (30) consecutive days, unless otherwise specified.

NNRR. VENDING MACHINE. A machine or other mechanical device or container that dispenses a product or service through a self-service method of payment, but not including an automatic bank teller machine incorporated within a wall or a façade of a building; a news rack; a machine vendingdispensing fuel, compressed air, or water at an automobile service station; or a public telephone.

OOSS. WALL SIGN. Any sign affixed directly to or painted on or otherwise inscribed on an exterior wall or solid fence, the principal face of which is parallel to said wall or fence and which projects from that surface no more than twelve (12) inches at all

points.

~~PPTT. WINDOW SIGN. Any sign printed, attached, glued or otherwise affixed to or behind a window, within the window display area or within four (4) feet of the window, whichever is greater, and designed to be viewed from~~ A sign that is attached to, affixed to, leaning against, or otherwise placed within six (6) feet of a window in a manner so as to present a message to or attract the attention of the public on adjoining streets, walkways, malls or parking lots available for public use.

22.70.030 Sign Regulations.

A. PERMIT REQUIRED. It is unlawful for any person to erect, repair, alter, relocate or maintain any sign within the City, or to direct or authorize another person to do so, except pursuant to a sign permit obtained as provided in this Chapter unless the sign is specifically exempted from permit requirements by the provisions of this Chapter. No permit shall be required for repainting, cleaning, or other normal maintenance and repair of a sign unless the structure, design, color, or character is altered.

B. EXEMPT SIGNS. The following signs shall be allowed without a sign permit and shall not be included in the determination of type, number, or area of signs allowed on a building or parcel:

1. Any official federal, state, or local government sign and notice issued by any court, person, or officer in performance of a public duty, or any sign erected or placed on park or beach property owned or controlled by the City and which (i) pertains to an event not exceeding five (5) days in duration and (ii) has been approved by the agency with

authority over such property.

2. Any temporary sign warning of construction, excavation, or similar hazards so long as the hazard exists.

3. One temporary construction sign, provided the sign (i) does not exceed six (6) square feet in one- and two-family residence zones and does not exceed twenty-four (24) square feet in all other zones, (ii) is used only to indicate the name of the construction project and the names and locations (city or community and state name only) of the contractors, architects, engineers, landscape designers, project or leasing agent, and financing company, (iii) is displayed during construction only, (iv) does not exceed the height limitations of a ground sign, and (v) meets all other applicable restrictions of this Chapter.

4. Any temporary sign relating to Christmas, Fiesta, Solstice, or any other official City holiday ~~sign~~ except banners, blinking lights, and those requiring a building, electrical or other permit or signs and any related lighting that require a building, electrical, or other permit. Any such decorations or displays and any related lighting must be removed within ten (10) days following the event for which they were erected.

5. A non-commercial sign not exceeding six (6) square feet total for each lot in residential zones and twenty-four (24) square feet total for each lot in non-residential zones. Such a sign shall be erected only with the permission of property owner or tenant. An election sign shall not be displayed for more than ninety (90) days prior to the election or for more than ten (10) days following the election for which it is erected.

6. A temporary real estate sign which indicates that the property is for sale, rent, or lease. Only one such sign is allowed on each street frontage of the property. A

temporary real estate sign may be displayed only for such time as the lot or any portion of the lot is actively offered for sale, rent, or lease. Such a sign may be single-faced or double-faced and is limited to ~~three (3)~~ a maximum area on each face of four (4) square feet or less on property in residential zones and twelve (12) square feet or less on property in non-residential zones. ~~and~~ Signs allowed pursuant to this exemption shall not exceed the height limitations of a ground sign (six feet (6')).

7. Any temporary sign located on a kiosk.

8. Any "No Trespassing" sign, prohibiting or restricting access to property, provided it is (i) not more than one (1) square foot in size, (ii) placed at each corner and each entrance to the property and (iii) at intervals of not less than fifty (50) feet or in compliance with the requirements of law.

9. One identification sign of no more than one (1) square foot for a residence.

10. Any parking lot ~~and/or~~ other private traffic directional sign not to exceed two (2) square feet in area having black letters on a white or building color background, and limited to guidance of pedestrian or vehicular traffic within the premises. There shall be erected no more than three (3) such signs in each parking lot or more than one (1) sign per entrance.

11. Any informational commercial signs provided the sign (i) is in a non-residential zone, (ii) has an aggregate area (when combined with all other similar signs on the parcel) of not more than one-and-one-half (1½) square feet at each public entrance nor more than five (5) square feet total, (iii) indicates address, hours and days of operation, whether a business is open or closed, credit information, ~~and~~ emergency address and telephone numbers. Lettering shall not exceed two (2) inches in height

except for street numbers. Neon or light-emitting diode (LED) signs with the text “open” may be erected under this exemption subject to the following conditions: (i) no more than one (1) such sign may be erected per business, ii) the letter height of any such sign shall not exceed six (6) inches and the overall height of the sign shall not exceed twelve (12) inches, and (iii) such signs are not allowed in El Pueblo Viejo, unless the sign is located inside the building and at least ten (10) feet back from any window or other opening in the façade of the building.

12. Any street name and address stamped or painted on a sidewalk or curb.

13. Any civic event sign, except a banner. Such a sign shall be removed within twenty-four (24) hours after the time of the event, shall not exceed twenty-four (24) square feet in size and may be erected for a period not to exceed five (5) days out of any thirty (30) day period. Only one (1) such sign shall be erected per lot.

14. ~~Any temporary "open house" sign. Only one (1) sign is allowed on each street frontage of the property. Such a sign may be single or double faced and is limited to three (3) square feet or less. The sign's supporting structure shall not exceed four (4) feet in height. A maximum of three (3) off site signs shall be allowed and shall contain only the address of the property where the open house is being held and the name of the real estate agent or party holding the open house. Such a sign shall be erected and removed on the day the open house is held and shall not be fastened or attached in any way to a building facade or architectural element~~Temporary open house signs. Open house signs erected pursuant to this exemption shall contain only the address of the property where the open house is being held and the name of the real estate agent and/or real estate agency or party holding the open house. Open house signs may be single-faced or

double-faced. Open house signs shall be erected and removed on the day the open house is held. Open house signs shall not be fastened or attached in any way to a building façade or architectural element.

a. On-Site Open House Signs. Pursuant to this exemption, one (1) on-site open house sign may be erected on each street frontage of the property that is for sale. Each face of an on-site open house sign shall have an area of three (3) square feet or less and the height of the on-site open house sign, including the supporting structure, shall not exceed four (4) feet.

b. Off-Site Open House Signs. In addition to the on-site open house sign(s) allowed pursuant to this exemption, a maximum of five (5) off-site open house signs may be erected. Each face of an off-site open house sign shall have an area of three (3) square feet or less and the height of the off-site open house sign, including the supporting structure, shall not exceed three (3) feet. Off-site open house signs shall not be erected on private property without the permission of the property owner. In addition to complying with the requirements listed above applicable to off-site open house signs, off-site open house signs may be erected within the public right of way if such signs comply with all of the following standards:

i. Signs shall not be erected in a manner which obstructs the pedestrian path of travel or which constitutes a hazard to pedestrians or vehicular traffic;

ii. Signs shall not be placed on vehicles;

iii. Signs shall not be placed in street medians; and

iv. Decorative attachments (i.e., balloons, streamers, etc.) shall not be attached to any sign.

15. Any sign on a ~~gasoline pump,~~ telephone booth, ~~and or~~ news rack, provided the sign (i) identifies only the product contained therein, or displays operating instructions, and (ii) the lettering does not exceed two inches in height.

16. Flags flown on a temporary basis for purposes of honoring national or civic holidays which do not exceed eight (8) feet long in largest dimension. No more than two (2) flags may be flown pursuant to this exemption on a single parcel.

17. The official flag of a government, governmental agency, public institution, religion, corporation, business, or other similar entity. Only one (1) flag pole with a maximum height of twenty-five (25) feet and with a maximum dimension on the flag of eight (8) feet and which is not attached to the building shall be exempt. No more than two (2) flags may be flown pursuant to this exemption on a single parcel. Corporate or business flags displaying the emblem, name, logo, or other information of a business shall be included in the calculation of the maximum allowable sign area for the business.

18. Signs, except banners, announcing the opening of a new business which, in the aggregate, do not exceed ten (10) square feet in sizearea or twenty-five percent (25%) of the window area, whichever is greater. Such signs shall be erected no more than thirty (30) days prior to the scheduled opening of the business and shall be removed no later than thirty (30) days after the opening of the business, but in no case shall such a sign be erected for more than forty-five (45) days within this period. The business owner or manager shall provide proof of opening date upon request.

19. Temporary window signs, except banners, not exceeding four (4) square feet or fifteen percent (15%) of the window area of each facade, whichever is greater. For windows which are more than twenty-five (25) feet from the public right-of-way, such

signs shall not exceed twenty-five percent (25%) of such window area. No temporary window signs on a building or parcel shall be displayed for more than thirty (30) consecutive days nor more than a total of sixty (60) days per calendar year. Signs erected pursuant to this exemption shall not be illuminated. Unless specifically exempt pursuant to this subsection B, any illuminated sign within ten (10) feet of a window shall require a permit.

20. Signs specifically required by federal, state, or City law, of the minimum size required.

21. Signs on the air operation side of the Santa Barbara Municipal Airport which are designed and oriented to provide information to aircraft.

22. A sign, such as a menu, which (i) shows prices of goods or services not on window display to the public, (ii) does not exceed twenty-four (24) inches by eighteen (18) inches, (iii) has letters and numbers not exceeding three-quarters (3/4) of an inch in height, and (iv) is located on a wall or in a window.

23. Signs on public transit vehicles designed to transport at least 19 passengers. No more than one sign may be displayed on each side of these vehicles, except as approved by the Sign Committee.

24. Temporary "Garage Sale" or other similar signs located only on the premises upon which the sale is occurring.

C. PROHIBITED SIGNS. In addition to any sign not conforming to the provisions of this Chapter, the following signs are prohibited:

1. Any sign which, by color, shape, working, or location, resembles or conflicts with any traffic control sign or device.

2. Signs attached or placed adjacent to any utility pole, traffic sign post, traffic signal, historical marker, or any other official traffic control device.
3. Any sign, except as may be required by other code or ordinance, placed or maintained so as to interfere with free ingress or egress from any door, window, or fire escape.
4. Signs erected on public or private property without the permission of the property owner.
5. Signs visible from the public street or parking lot attached to or placed on merchandise or materials stored or displayed outdoors except for parking lot sales of less than four (4) days in duration.
6. Signs that rotate, move, glare, flash, change, reflect, blink, or appear to do any of the foregoing, except time and temperature devices.
7. Off-premises signs, including billboards, except off-site open house signs erected in compliance with the standards specified in Section 22.70.030.B.15.
8. Any sign displaying obscene, indecent, or immoral matter as defined under California Penal Code.
9. Signs on awnings or canopies except on the valance.
10. Signs that create a hazard by obstructing clear views of pedestrian and vehicular traffic.
11. Portable signs.
12. Mobile signs.
13. Any sign (generally known as a "snipe sign,") tacked, nailed, posted, pasted, glued, or otherwise attached to trees, poles, stakes, fences, or the exterior of a building or

other structures, where the information appearing thereon is not applicable to the present use of the premises upon which such sign is located. Whenever a sign is found so placed, the same shall constitute prima facie evidence that the person benefited by the sign placed or authorized the placement of the sign.

14. Bench signs.

15. Banners, including any banner inside a building that is attached to, leaning against, or otherwise placed within ten (10) feet of a window, door, or other opening in the façade of the building in a manner so as to present a message to or attract the attention of the public on adjoining streets, walkways, malls or parking lots available for public use.

16. Roof signs and any other graphics which extend, wholly or in part, above the eave line of the structure to which it is attached.

17. Any parapet or pergola sign placed above or partially above the parapet or pergola.

18. Logo signs with courtesy panels.

19. Pennants.

20. Signs which cover or interrupt architectural features.

21. Signs containing changeable copy, except theater marquee signs, business directories, church and museum signs, gas price signs and restaurant interior menu boards.

22. Historical markers placed on the structure, tree or other historical monument itself, except as approved by the Historic Landmarks Commission.

23. Pole signs.

24. Exposed cabinet/raceways behind channel letters.

25. Inflatable signs.

26. Digital displays, including any digital display inside a building that is attached to, leaning against, or otherwise placed within ten (10) feet of a window, door, or other opening in the façade of the building in a manner so as to present a message to or attract the attention of the public on adjoining streets, walkways, malls or parking lots available for public use.

D. GENERAL REQUIREMENTS.

1. No sign, other than a sign installed by a public agency, shall be allowed to be erected, installed, placed or maintained in or on any public property, including sidewalks and parkways, except off-site open house signs erected in compliance with the standards specified in Section 22.70.030.B.15.

2. Churches, schools, and other public or semi-public facilities may have one (1) on-site sign not exceeding eighteen (18) square feet in any area, provided that, except for the name of the premises, the lettering shall not exceed three (3) inches in height, and such signs in residential zones shall not be internally illuminated.

3. Any sign which is supported by more than one means and therefore cannot be clearly defined as a ground, marquee, wall, roof, projecting or other sign shall be administratively assigned to the sign category most logically applicable and be subject to the corresponding standards.

4. Accessory signs will be considered only if they are designed in conjunction with or made an integral part of the signing existing on the subject building or project. Said signs shall not exceed twenty-five (25%) percent of the building's total signage.

5. A temporary window sign in excess of four (4) square feet, or fifteen percent (15%) of the window area of each facade, whichever is greater, requires a permit, unless the sign is otherwise exempt from the permit requirements of this chapter. For a window which is more than twenty-five (25) feet from the public right-of-way, such a sign shall not exceed twenty-five percent (25%) of the window area. Such signs shall not be displayed for more than thirty (30) consecutive days nor for more than a total of sixty (60) days per calendar year. Unless specifically exempted in subsection B above, all illuminated signs within ten (10) feet of a window require a permit.

6. Only one (1) face of a double-faced sign with parallel opposing faces, and bearing identical copy or language translation, shall be used in computing the area of a sign. Signing and illumination shall be on two opposing faces only.

7. In order to calculate the size of a sign, the following provisions apply:

a. If the sign is enclosed by a box or outline, the area of the sign includes that portion of the sign comprised of said box or outline.

b. If the sign consists of individual letters attached directly to the building or wall, the size is calculated by drawing a rectangle around each line of copy.

c. If the sign is a ground sign, the base or support structure shall be included in calculating the height of the sign.

8. If a building consists of two (2) or more above-ground stories, no sign shall be allowed more than five feet six inches (5'6") above the second floor line or in conformance with Subsection D.11 below, where applicable.

9. Prior to issuance of a sign permit, a ground sign shall be approved by the traffic engineer to ensure that placement of the sign would not adversely affect traffic or

pedestrian safety.

10. A non-temporary window sign shall be not larger than twenty-five percent (25%) of the window area of the facade on which it is displayed.

11. A wall sign may be attached flat against or pinned away from the wall. A wall sign placed in the space between windows on the same story shall not exceed more than two-thirds ($2/3$) of the height of the window, or major architectural details related thereto. A wall sign placed between windows on adjacent stories shall not exceed two-thirds ($2/3$) the height of the space between said windows.

12. A projecting or hanging sign must clear the nearest sidewalk by a minimum of seven (7) feet and may project no more than four (4) feet into the public right-of-way. Such a sign for a business in the second story of a building is allowed only if the business has a separate street or public parking lot entrance and may be placed at the entrance only.

13. A device displaying time or temperature is permitted in all zones except residential zones and designated historic districts, subject to the provisions herein regulating various types of signs. Such devices are limited to one (1) per block. Only a logo is allowed to appear on the same structure as such a device.

14. A kiosk is permitted in all non-residential zones, subject to approval by the Sign Committee and (i) the Historic Landmarks Commission if within El Pueblo Viejo Landmark District or another landmark district, or (ii) the Architectural Board of Review in other parts of the City.

15. A relocated sign shall be considered to be a new sign, unless the relocation is required by a public agency as a result of a public improvement, in which case approval

shall be obtained only for the new location and base of the sign.

16. Except as otherwise stated in this Chapter, letter height shall be limited to a maximum of twelve (12) inches, except where it can be found that said letter size is inconsistent with building size, architecture and setback from the public right-of-way.

17. A ground sign which exceeds six (6) square feet in area shall not be located within seventy-five (75) feet of any other ground sign.

18. All signs on parcels immediately adjacent to El Pueblo Viejo Landmark District are subject to El Pueblo Viejo regulations.

22.70.040 Sign Standards.

A. GENERAL REQUIREMENT. All signs shall conform to the following standards.

1. Residential Uses. The following sign standards shall apply to any residential use in any zone in the City:

a. An apartment or condominium project identification sign identifying an apartment or condominium complex by name or address. One (1) such sign shall be allowed for each complex, shall not exceed ten (10) square feet in size if less than twenty-five (25) units, nor twenty-five (25) square feet if larger than twenty-five (25) units, and shall not be internally illuminated.

b. The Sign Committee may authorize one (1) ground sign or wall sign, not to exceed an area of twenty-four (24) square feet, to identify a neighborhood or subdivision, other than an apartment or condominium project, at the entrance to such

subdivision or neighborhood. Such sign shall not be internally illuminated.

c. Any existing legal non-conforming use in a residential zone may have one-half (1/2) the number and size of signs as are allowed in commercial zones.

2. Office Uses. The following sign standards shall apply to office uses in any zone:

a. The aggregate area for all signs identifying a building or complex shall not exceed one-half (1/2) square foot of sign area per linear foot of building frontage or twenty (20) square feet, whichever is less.

b. Establishments within an office building or complex may collectively place a directory sign at each public entrance to said building listing establishments within.

c. An office complex which maintains a group identity shall submit to the Sign Committee a sign program for all signs proposed within the complex. Upon approval, the sign program shall apply to all tenants. This sign program shall be included as a provision in the lease for each individual tenant. Proof of said inclusion in the standard lease for the office complex shall be submitted to the Planning Division by the lessor.

3. Commercial and Industrial Uses. The following sign standards shall apply to commercial and industrial uses including hotels and motels in any zone:

a. The total area for all signs identifying a business shall not exceed the following:

(1) For a dominant building frontage up to one hundred (100) linear feet, one (1) square foot of sign area per linear foot of building frontage, or sixty-five (65)

square feet, whichever is less.

(2) For a dominant building frontage with more than one hundred (100) linear feet, three-quarters (3/4) square foot of sign area per linear foot of dominant building frontage or ninety (90) square feet, whichever is less.

(3) For a building occupied by more than one tenant, the dominant building frontage for each business is that portion of the building elevation adjacent to the business. For a business which is not on the ground floor, one-half (1/2) square foot of sign area per linear foot of dominant building frontage is permitted.

b. For a commercial or industrial complex containing four (4) or more occupants, the following sign standards apply:

(1) One (1) sign per frontage to identify the commercial or industrial complex, allowing one (1) square foot of sign area per linear foot of complex frontage or seventy-five (75) square feet, whichever is less, on the dominant facade.

(2) For each individual business with frontage on a public street or parking lot, one-half (1/2) square foot of sign area per linear foot or twenty-five (25) square feet, whichever is less.

(3) One (1) directory sign not exceeding ten (10) square feet in size may be allowed at each public entrance.

(4) A commercial or industrial complex which maintains a group identity shall submit to the Sign Committee a sign program for all signs proposed within the complex. Upon approval, the sign program shall apply to all tenants. This sign program shall be included in the lease for each individual tenant. Proof of said inclusion shall be submitted to the Planning Division by the lessor.

B. EL PUEBLO VIEJO LANDMARK DISTRICT. Signs in El Pueblo Viejo

Landmark District (EPV) shall contribute to the retention or restoration of the historical character of the area. In addition to the other standards and restrictions in this Chapter, signs in EPV shall comply with the following:

1. Colors shall be consistent with the Hispanic styles specified in Chapter 22.22.
2. The typeface used on all signs in EPV shall be consistent with the Hispanic styles specified in Chapter 22.22, except that where the business logo or trademark uses a particular typeface, it may be used.
3. Letter height shall be limited to a maximum height of ten (10) inches, except where it can be found that said letter size is inconsistent with building size, architecture, and setback from the public right-of-way.
4. No internally illuminated signs, except back-lit signs, are allowed. Traditional materials and methods are to be used as defined in Section 22.22.104 and described in Subsection 5 below. Internally illuminated projecting cabinet signs are prohibited.
5. The choice of materials is left to the discretion of the applicant, subject to the approval of the Sign Committee; however, the following materials and/or methods are acceptable and desirable:
 - a. Sign face, supports, and standards made of resawn or rough sawn wood and/or wrought iron with painted or stained backgrounds and lettering.
 - b. Sign face, supports, and standards made of smooth wood trimmed with moldings of historically based design and lettering.
 - c. Signs painted directly on the face of the building.
 - d. Projecting signs.

e. Use of wood cutouts, wrought iron, or other metal silhouettes further identifying the business.

f. Glass.

g. Lighting standards and style typical of the building's architecture and period.

h. Flush or inset mounted signs of tile or stone.

6. The following materials and details are not acceptable:

a. Contemporary finish materials such as plastics, aluminum, and stainless steel.

b. Imitation wood or imitation marble.

c. Fluorescent paint.

d. ~~Exposed spot lights, exposed neon tubings, and exposed lights or~~ electrical conduits on the exterior of any building or structure.

e. Neon tubing, light rope, or similar illuminated displays located within ten (10) feet of any window (except "open" signs as provided in Section 22.70.030.B.12 and "no vacancy" signs as provided in subparagraph 7 below).

7. For hotels and motels in the El Pueblo Viejo Landmark District (EPV) a single neon "No Vacancy" sign shall be allowed if the following conditions are met:

a. Only one (1) double-faced neon "No Vacancy" sign per property ~~or~~ business.

b. Letter size to be three (3) inches maximum height.

c. Tube size to be twelve (12) mm. maximum diameter.

d. Neon color to be clear red.

8. Landscaping:
 - a. Landscaping in EPV shall conform to the El Pueblo Viejo Guidelines list of preferred plants.
 - b. Low shrubs or dense ground cover is required to conceal non-decorative lighting fixtures.
 - c. Irrigation plans shall be included where applicable.



Agenda Item No. _____

File Code No. 640.02

CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: March 15, 2011

TO: Mayor and Councilmembers

FROM: Planning Division, Community Development Department

SUBJECT: Introduction Of Ordinance Regarding Temporary Suspension Of Certain Hedge Regulations

RECOMMENDATION:

That Council introduce and subsequently adopt, by reading of title only, 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.

DISCUSSION:

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 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 recommending that Council again temporarily suspend certain sections of the hedge ordinance until this work effort can be completed.

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 twenty-three 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 four hundred active enforcement cases and pending complaints; thirty of those cases involve hedges. Twenty-four of the thirty cases involve hedges or screens located adjacent to driveways or near street corners, or bamboo hedges (i.e., those subject to enforcement); six involve other hedges along front or interior lot lines.

Recommendation

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 consider such regulations 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 City Council suspend enforcement of certain hedge regulations on complaints and most new development.

On January 25, 2011, the Ordinance Committee forwarded staff's recommendation to suspend enforcement of certain hedge regulations on complaints and require 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 - 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.

In addition, the Ordinance Committee voted two to one to recommend that bamboo hedges continue to be enforced, as they were during the previous two-year suspension.

Next Steps

The comprehensive update to the hedge ordinance will be placed on the Planning Division's workload along with other existing special projects. If Council indicates that work on the hedge ordinance is a priority, staff believes in order to allow for a thorough discussion of issues related to such an amendment, it may require the full three year suspension period to return to City Council with a formal recommendation to amend the ordinance.

BUDGET/FINANCIAL INFORMATION:

No significant expenditures are required for initial and ongoing staff work required to implement a subsequent ordinance suspending certain sections of §28.87.170. A work program for how to consider possible changes to the ordinance has yet to be developed.

Council Agenda Report
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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. _____

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 CITY 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: Nothing herein shall be deemed to suspend the application or enforcement of the requirements of Santa Barbara Municipal Code section 28.87.170 to hedges located on real property that is the subject of an application for development where the application for development requires a discretionary approval from the Staff Hearing Officer or the Planning Commission. Compliance with section 28.87.170 shall be a condition of approval for any approval of such

development application and compliance with the condition of approval shall be confirmed prior to the issuance of a certificate of occupancy or approval of a final inspection.

SECTION THREEFOUR: This ordinance shall remain in effect for a period of ~~two~~three 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.

SECTION FIVE: The suspension of City enforcement of portions of Municipal Code Section 28.87.170 pursuant to this ordinance does not delete or repeal the zoning standards stated in Section 28.87.170. This suspension of enforcement is not intended to affect the ability of private individuals to establish a private nuisance on the basis of a property owner violating the zoning standards announced in Section 28.87.170. Furthermore, the adoption of this ordinance has no effect on the operation or effectiveness of the City's View Dispute Resolution Ordinance, Chapter 22.76 of the Santa Barbara Municipal Code.



Agenda Item No. _____

File Code No. **440.05**

CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: March 15, 2011

TO: Mayor and Councilmembers

FROM: City Administrator's Office

SUBJECT: Conference With Labor Negotiator

RECOMMENDATION:

That Council hold a closed session, per Government Code Section 54957.6, to consider instructions to City negotiator Kristy Schmidt, Employee Relations Manager, regarding negotiations with General, Treatment and Patrol, and Supervisory bargaining units and regarding discussions with unrepresented management about salaries and fringe benefits.

SCHEDULING: Duration, 30 minutes; anytime

REPORT: None anticipated

PREPARED BY: Kristy Schmidt, Employee Relations Manager

SUBMITTED BY: Marcelo López, Assistant City Administrator

APPROVED BY: City Administrator's Office