

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

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



James L. Armstrong
*City Administrator/
Executive Director*

Stephen P. Wiley
City Attorney/Agency Counsel

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

**AUGUST 24, 2010
AGENDA**

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

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

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

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

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

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

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

ORDER OF BUSINESS

- 12:30 p.m. - Ordinance Committee Meeting, Council Chamber
- 2:00 p.m. - City Council Meeting
- 2:00 p.m. - Special Redevelopment Agency Meeting

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

Subject: Discussion Of Animal Licensing Ordinance Amendment To Include Consultation With Veterinarian Prior To Ownership Of An Unaltered Animal

Recommendation: That the Ordinance Committee review a draft City ordinance to amend Santa Barbara Municipal Code Chapter 6.12 to require proof of a veterinarian consultation prior to the issuance of a City license for a non-spayed or non-neutered dog and establish similar licensing requirements for cats and, if appropriate, refer the proposed ordinance to the City Council for possible introduction and adoption.

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CEREMONIAL ITEMS

- 1. Subject: Proclamation Declaring September 2010 As National Alcohol And Drug Addiction Recovery Month (120.04)**

CHANGES TO THE AGENDA

PUBLIC COMMENT

CONSENT CALENDAR

CITY COUNCIL

- 2. Subject: Minutes**

Recommendation: That Council waive the reading and approve the minutes of the regular meeting of August 3, 2010, and the special and regular meetings of August 10, 2010.

- 3. Subject: July 2010 Investment Report (260.02)**

Recommendation: That Council accept the July 2010 Investment Report.

- 4. Subject: Records Destruction For Finance 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 Finance Department in the Administration, Accounting, Risk Management, and Treasury Divisions.

CONSENT CALENDAR (CONT'D)

CITY COUNCIL (CONT'D)

5. Subject: Resolution Of Support For Measure S (150.04)

Recommendation: That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara in Support of Measure S-2010, Imposing a County of Santa Barbara ½ Percent Sales and Use Tax for Local Crime and Gang Reduction, Fire Protection, and Jail Construction and Operation.

6. Subject: School Crossing Guards (150.05)

Recommendation: That Council authorize the Chief of Police to execute a Memorandum of Understanding, subject to approval of the City Attorney, between the City of Santa Barbara and the Santa Barbara School Districts, and between the City of Santa Barbara and the Hope School District, for school crossing guards.

7. Subject: Contract For Construction For The Airport Tidal Restoration Project (560.04)

Recommendation: That Council:

- A. Award a contract with Granite Construction Company (Granite), in their low bid amount of \$855,101 for construction of the Airport Tidal Restoration Project (Project), Bid No. 3616;
- B. Authorize the Public Works Director to execute a contract and approve expenditures up to \$86,000 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;
- C. Authorize the Public Works Director to execute a contract with Tartaglia Engineers (Tartaglia) in the amount of \$82,552 for construction support services, and approve expenditures of up to \$8,000 for extra services that may result from necessary changes in the scope of work; and
- D. Authorize the Airport Director to execute a contract with URS Corporation (URS) in the amount of \$91,385 for biological monitoring and reporting services, and approve expenditures of up to \$9,139 for extra services that may result from necessary changes in the scope of work.

8. Subject: Increase In Contract Amount For Construction Of American Recovery And Reinvestment Act Access Ramp And Sidewalk Maintenance (530.04)

Recommendation: That Council authorize an increase in the Change Order Authority amount with Toro Enterprises, Inc. (Toro), for construction of the American Recovery and Reinvestment Act (Recovery Act) Access Ramp and Sidewalk Maintenance Project (Project), Contract No. 23,427, in the amount of \$50,000, for a total project expenditure authority of \$740,000.

CONSENT CALENDAR (CONT'D)

CITY COUNCIL (CONT'D)

9. Subject: Increase In Construction Support Services For The American Recovery And Reinvestment Act Road Overlay Project (530.04)

Recommendation: That Council:

- A. Authorize an increase in the extra services amount with Flowers and Associates (Flowers), for construction support services for the American Recovery and Reinvestment Act (Recovery Act) Road Overlay Project (Project), Contract No. 23,326, in the amount of \$35,000, for a total expenditure authority of \$109,800; and
- B. Authorize an increase in the extra services amount with Fugro West, Inc. (Fugro), for construction support services for the Recovery Act Project, Contract No. 23,323, in the amount of \$5,000, for a total expenditure authority of \$25,738.

10. Subject: License Agreement With The Santa Barbara Swim Club (570.06)

Recommendation: That Council authorize the Parks and Recreation Director to execute a license agreement with the Santa Barbara Swim Club (SBSC) for the use of Los Baños del Mar Swimming Pool.

11. Subject: Airport Storm Water Sampling And Reporting Contract (530.04)

Recommendation: That Council approve and authorize the Airport Director to execute an amendment to Contract No. 22,941 with URS Corporation to increase extra services by \$4,133 for a total of \$70,379 for storm water reporting for the 2008-09 and 2009-10 rainy seasons.

12. Subject: Twelve35 Teen Center Lease With Police Activities League (330.04)

Recommendation: That Council authorize the Parks and Recreation Director to enter into a ten-month lease agreement with two one-year options for Twelve35 Teen Center, with the Police Activities League (PAL).

13. Subject: Approval Of Map And Execution Of Agreements For 401 W. De La Guerra And 781 Castillo Streets (640.08)

Recommendation: That Council approve and authorize the City Administrator to execute and record Parcel Map Number 20,794 for a one-lot subdivision for two residential condominiums (finding the Parcel Map in conformance with the State Subdivision Map Act, the City's Subdivision Ordinance, and the Tentative Subdivision Map), and other standard agreements relating to the approved subdivision.

CONSENT CALENDAR (CONT'D)

CITY COUNCIL (CONT'D)

14. Subject: Revisions To Affordable Housing In-Lieu Fee (660.01)

Recommendation: That Council approve the revised median sale price used in the calculation of the In-Lieu Fee per the Inclusionary Housing Ordinance.

REDEVELOPMENT AGENCY

15. Subject: Minutes

Recommendation: That the Redevelopment Agency Board waive the reading and approve the minutes of the regular meeting of August 3, 2010.

16. Subject: Increase In Design Services For Lower West Downtown Lighting Project (530.04)

Recommendation: That Council and the Redevelopment Agency Board authorize the Public Works Director to increase Contract No. 23,267 with Smith Engineering Associates (Smith) by \$9,420, for a total amount of \$38,090 for the final design of the Lower West Downtown Lighting Project (Project).

17. Subject: Contract For Design For The Helena Avenue Parking Lot Project (550.05)

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 Redevelopment Agency Funding of Capital Improvements for a New Surface Public Parking Lot at 217 Helena Avenue, Which Includes Authorization to Execute a Design Contract with Penfield & Smith Engineering, Inc.; and
- B. That the Redevelopment Agency Board (Agency) authorize the expenditure of \$121,253 for engineering and design services for the Helena Avenue Parking Lot Project (Project).

NOTICES

18. The City Clerk has on Thursday, August 19, 2010, posted this agenda in the Office of the City Clerk, on the City Hall Public Notice Board on the outside balcony of City Hall, and on the Internet.
19. Cancellation of the regular City Council meeting of August 31, and the regular City Council and Redevelopment Agency meetings of September 7, 2010.

This concludes the Consent Calendar.

REPORT FROM THE ORDINANCE COMMITTEE

REDEVELOPMENT AGENCY REPORTS

20. Subject: West Beach Planning Study (570.05)

Recommendation: That Council and the Redevelopment Agency Board receive and consider the West Beach Planning Study prepared by Pat Saley and Associates, including background information and suggested options for possible future improvements or enhancements in the West Beach area.

BOARD AND COMMISSION REPORTS

21. Subject: New Sister City With Patras, Greece (130.03)

Recommendation: That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Providing for the Establishment of a Sister City Relationship with the City of Patras, Greece.

CITY COUNCIL ADMINISTRATIVE AND ATTORNEY REPORTS

CITY ADMINISTRATOR

22. Subject: Request From Councilmembers Frank Hotchkiss And Bendy White Regarding Automobile Lifts (640.01)

Recommendation: That Council receive information regarding a request from Councilmembers Frank Hotchkiss and Bendy White to hear a report from the Public Works Department Staff about automobile lifts.

COUNCIL AND STAFF COMMUNICATIONS

COUNCILMEMBER COMMITTEE ASSIGNMENT REPORTS

CLOSED SESSIONS

23. Subject: Conference With Labor Negotiator (440.05)

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

Scheduling: Duration, 30 minutes; anytime

Report: None anticipated

ADJOURNMENT

CITY OF SANTA BARBARA

ORDINANCE COMMITTEE MEETING

MEETING AGENDA

DATE: August 24, 2010
TIME: 12:30 p.m.
PLACE: Council Chambers

Bendy White, Chair
Grant House
Frank Hotchkiss

Office of the City
Administrator

Office of the City
Attorney

Lori Pedersen
Administrative Analyst

Stephen P. Wiley
City Attorney

ITEMS FOR CONSIDERATION

Subject: Discussion Of Animal Licensing Ordinance Amendment To Include Consultation With Veterinarian Prior To Ownership Of An Unaltered Animal

Recommendation: That the Ordinance Committee review a draft City ordinance to amend Santa Barbara Municipal Code Chapter 6.12 to require proof of a veterinarian consultation prior to the issuance of a City license for a non-spayed or non-neutered dog and establish similar licensing requirements for cats and, if appropriate, refer the proposed ordinance to the City Council for possible introduction and adoption.



CITY OF SANTA BARBARA

ORDINANCE COMMITTEE AGENDA REPORT

AGENDA DATE: August 24, 2010

TO: Council Ordinance Committee

FROM: City Attorney's Office

SUBJECT: Discussion Of Animal Licensing Ordinance Amendment To Include Consultation With Veterinarian Prior To Ownership Of An Unaltered Animal

RECOMMENDATION:

That the Ordinance Committee review a draft City ordinance to amend Santa Barbara Municipal Code Chapter 6.12 to require proof of a veterinarian consultation prior to the issuance of a City license for a non-spayed or non-neutered dog and establish similar licensing requirements for cats and, if appropriate, refer the proposed ordinance to the City Council for possible introduction and adoption.

DISCUSSION:

In January 2010, Santa Barbara County adopted a County-wide ordinance recommending the spay or neuter of all dogs and cats prior to licensing. The County ordinance further mandates that, prior to an owner retaining an unaltered animal, the owner must consult with a veterinarian to consider the overall circumstances of the animal and the owner, and the appropriateness of the animal remaining unaltered. Shortly after the adoption of this County program, Councilmembers House and White asked that this subject be placed on an agenda of the City Council for possible reference to City staff and the Council Ordinance Committee for their consideration and the drafting of a City ordinance similar to the County's. Following discussion and public comment, on March 2, 2010, the City Council referred this matter to the Ordinance Committee.

As discussed with the Ordinance Committee on June 29, 2010, there are currently no requirements in the City of Santa Barbara to license cats. In addition, while the City provides for a lower annual license fee for spayed or neutered dogs as a way to encourage owners to have a dog spayed or neutered, there is currently no Municipal Code requirement that dogs be altered or mandating consultation between a dog owner and the owner's veterinarian.

Since the Municipal Code does not currently require a license in order to own a cat, the Municipal Code would also need to be amended to add this requirement for all cats and to also mandate consultation between a cat owner and a veterinarian if the owner chooses to keep the cat unaltered.

At the conclusion of the June 29th meeting, the Ordinance Committee asked staff to return with a proposed draft ordinance which required a City-issued license for the ownership of a cat and which provided for consultation between a pet owner and a veterinarian whenever the owner chooses to have an unaltered dog or cat.

As requested by the Committee on June 29th, the attached draft ordinance would require an annual City license for the ownership of a cat within the City and it mandates that, before an unaltered dog or cat may be licensed by the City as required, the owner of such a pet must consult with a licensed veterinarian on the options available for altering a pet and concerning the problems sometimes caused by unaltered pets. On hand for questions will be staff from the Police Department who supervise the City's Animal Control Operations as well as staff from City Attorney's Office responsible for preparing the draft ordinance.

ATTACHMENT: Draft Ordinance

PREPARED BY: City Attorney's Office

SUBMITTED BY: City Attorney's Office

APPROVED BY: City Administrator's Office

ORDINANCE COMMITTEE DRAFT
SHOWING CHANGES FROM CURRENT CODE
NEW LANGUAGE IN UNDERLINE
~~DELETIONS IN STRIKE OUT TEXT~~
AUGUST 24, 2010 Meeting

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY
COUNCIL OF THE CITY OF SANTA
BARBARA AMENDING THE
MUNICIPAL CODE CONCERNING THE
CITY LICENSING REQUIREMENTS
FOR THE KEEPING OF DOGS AND
CATS WHICH HAVE NOT BEEN
SPAYED OR NEUTERED AND
IMPOSING A NEW LICENSING
REQUIREMENT FOR CATS.

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

SECTION ONE. Chapter 6.12 of Title Six of the Santa Barbara
Municipal Code is amended to revise Section 6.12.050 and
Section 6.12.060 to read as follows:

Section 6.12.050 Dog License Requirement.

A. Mandatory License Requirement - Altered Dogs. Any person
owning or having custody or control of one or more dogs in
the City shall obtain a license and pay the license fee for
custody or control of each such dog over the age of four
(4) months. The license fees authorized by this Chapter
shall be established by resolution of the City Council and
such fees shall be set a lesser amount for dogs which have
been spayed or neutered. In the event the animal to be
licensed has been spayed or neutered, prior to the issuance
by the City of the first license to that dog, a written
statement from a licensed veterinarian certifying the dog
to have been spayed or neutered must be presented at the
time the license is obtained in order to qualify for a
reduced dog license fee.

B. Mandatory License Requirement - Unaltered Dogs. For
those dogs which are to be licensed as non-spayed or non-
neutered dogs, prior to the issuance by the City of the
first license to that dog, the owner shall present to the
City a copy of veterinary certificate (as such certificate
is shown in the form attached to this Chapter) certifying
that the owner has discussed the potential concerns and
problems which may arise in owning and keeping a non-spayed
or non-neutered dog with a duly-licensed veterinarian and

that the owner has been counseled by the veterinarian on how to properly avoid and prevent the potential problems related to keeping such a dog.

C. License - Period of Validity. The license period shall not extend beyond the remaining period of validity for the current rabies vaccination. A license shall only be issued if the rabies vaccine is current through the entire licensing period. A license shall be purchased for either a six (6) month period or twelve (12) month period. A license shall expire either six (6) months or twelve (12) months from the exact date the license was issued. The license fee shall not apply to any dog kept or maintained exclusively in any dog kennel in the City. No dog license required by this Section shall be transferable.

D. Transfer of Ownership of Dogs. Within thirty (30) days of the transfer of ownership of any licensed dog, the person receiving ownership shall obtain a license as set forth in Subsection A of this Section.

E. Possible Penalties for Failure to Comply. Failure to comply with the provisions of Subsections A and B of this Section may result in the impoundment of the dog or a fine or both.

Section 6.12.060 Dog or Cat License Information.

Each dog or cat license shall state the name, address, and telephone number of the person to whom such license is issued, the amount paid, the date when issued, the date on which such license shall expire, and in the case of an individual dog license, a description of the dog or cat for which such license is issued, and the number of the metallic tag accompanying the license. In the case of a kennel license, such license shall show, in addition to the above information, the maximum number of dogs or cats which may be kept in such kennel under authority of such license.

SECTION TWO: Chapter 6.12 of Title Six of the Santa Barbara Municipal Code is hereby amended to add a new section, Section 6.12.055 ("Cat License Requirement"), which reads as follows:

Section 6.12.055 Cat License Requirement.

A. Mandatory License Requirement - Altered Cats. Any person owning, keeping, or having custody or control of one or more cats in the City shall obtain a cat license from the City and pay the required license fee for having custody or control of each cat over the age of four (4) months. The license fees authorized by this Chapter shall be established by resolution of the City Council and such fees shall be set a lesser amount for cats which have been spayed or neutered. In the event the animal to be licensed has been spayed or neutered, prior to the issuance by the City of the first license to that cat, a written statement from a duly-licensed veterinarian certifying the cat to

have been spayed or neutered must be presented to the City at the time the license is obtained in order to qualify for the reduced license fee.

B. Mandatory License Requirement - Unaltered Cats. For those cats which are to be licensed as non-spayed or non-neutered dogs, prior to the issuance by the City of the first license to that cat, the owner shall present to the City a copy of veterinary certificate (as such certificate is in the form attached to this Chapter) certifying that the owner has discussed the potential concerns and problems which may arise in owning or keeping a non-spayed or non-neutered cat with a duly-licensed veterinarian and that the owner has been counseled by the veterinarian on how to properly the potential problems related to keeping such a cat.

C. License - Period of Validity. A license shall be purchased for either a six (6) month period or twelve (12) month period. A license shall expire either six (6) months or twelve (12) months from the exact date the license was issued. The license fee shall not apply to any cat kept or maintained exclusively in any kennel in the City. No cat license required by this Section shall be transferable.

D. Transfer of Ownership of Cats. Within thirty (30) days of the transfer of ownership of any licensed cat, the person receiving ownership of or now keeping a cat shall obtain a cat license as set forth in Subsection A of this Section.

E. Possible Penalties for Failure to Comply. Failure to comply with the provisions of Subsections A and B of this Section may result in the impoundment of the cat or a fine or both.

**EXHIBIT A
EXHIBIT TO SBMC SECTION 6.12.050
AND SECTION 6.12.055**

**VETERINARIAN CERTIFICATE OF COUNSELING
FOR NON-SPAYED OR NON-NEUTERED
DOGS OR CATS**

This Certificate is to certify that -----,
D.V.M has discussed the potential problems which may arise
in keeping and properly maintaining a dog or cat which has
not been spayed or neutered with (insert owners name) ____
, the owner of the dog or cat.

I have been advised by the owner that this pet will be kept
at the following address within the City of Santa Barbara
which will be the licensing address:

(insert address for license and where pet will be kept)

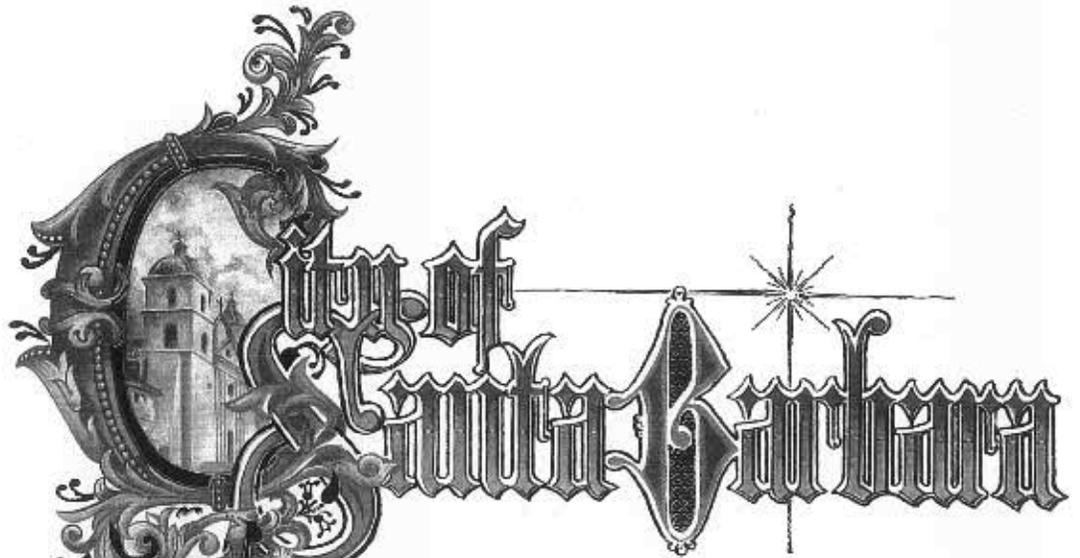
I also certify that I provided this owner with the
following informational materials and literature on the
keeping of non-spayed or non-neutered pets and discussed
this information with him or her.

Informational Materials:

- 1.
- 2.
- 3.

DATED

-----, DVM
ADDRESS



PROCLAMATION

National Alcohol & Drug Addiction Recovery Month September 2010

WHEREAS, treatment and recovery improve the community's welfare and provide a renewed outlook on life for those who struggle with substance use disorders and for their family and friends; and

WHEREAS, the alcohol and drug prevention, intervention, and treatment service providers have a proud history of service, innovation, and dedication to the recovery process; and

WHEREAS, over 20 million people aged 12 or older in the United States need treatment every year for a substance use disorder; and

WHEREAS, National Recovery Month celebrates the achievements of those individuals who have undergone successful addiction treatment and recognizes professionals in the field of addiction treatment; and

WHEREAS, the 2010 National Recovery Month provides an opportunity to educate the public, community organizations, public officials, and civic leaders about the societal and economic effectiveness of treatment, as well as offering support and guidance to those on the path to recovery; and

WHEREAS, to help achieve these goals, Santa Barbara's Fighting Back, the Council on Alcoholism and Drug Abuse, Santa Barbara County Alcohol and Drug Program, and other community providers invite all residents of Santa Barbara to participate in National Alcohol and Drug Addiction Recovery Month (September); and

*NOW, THEREFORE, I, HELENE SCHNEIDER, by virtue of the authority vested in me as Mayor of the City of Santa Barbara, do hereby proclaim September 2010 as **NATIONAL ALCOHOL AND DRUG ADDICTION RECOVERY MONTH** and call upon the people of Santa Barbara to observe this month with appropriate programs, activities, and ceremonies supporting recovery in our community.*

IN WITNESS THEREOF, I have hereunto set my hand and caused the Official Seal of the City of Santa Barbara, California to be affixed this 1st day of September, 2010.



Helene Schneider
HELENE SCHNEIDER
MAYOR



CITY OF SANTA BARBARA CITY COUNCIL MINUTES

REGULAR MEETING August 3, 2010 COUNCIL CHAMBER, 735 ANACAPA STREET

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Mayor Schneider.

ROLL CALL

Councilmembers present: Dale Francisco, Frank Hotchkiss, Grant House, Bendy White, Das Williams, Mayor Schneider.

Councilmembers absent: Michael Self.

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 August 31, 2010.

Documents:

August 3, 2010, report from the Assistant City Administrator.

Speakers:

Staff: City Administrator James L. Armstrong.

(Cont'd)

1. (Cont'd)

By consensus, the Council recognized the following employees:

5-Year Pin

Catherine Chan, Police Records Specialist, Police
German Padilla, Parking Enforcement Officer, Police
Steven Foley, Supervising Transportation Planner, Public Works
Garrett Reynolds, Welder/Fabricator, Public Works
Timothy Burgess, Water Resources Specialist, Parks and Recreation
Jill Murray, Water Resources Specialist, Parks and Recreation

10-Year Pin

Gregory Corral, Buyer, Finance
Garrett Osgood, Painter, Public Works

20-Year Pin

Richard Brade, Grounds Maintenance Crew Leader, Parks and Recreation

25-Year Pin

Anita Chamberlain, Police Officer, Police
Janet Neuhauser, Public Safety Dispatch Supervisor, Police
Michael Jones, Custodian, Public Works
James Jenkins, Water Distribution Lead Operator Technician, Public Works
Sergio Topete, Waterfront Maintenance Crew Leader, Waterfront

PUBLIC COMMENT

Speakers: Gert Walter; El Presidente Michael Dominguez and Flower Girls, Old Spanish Days.

CONSENT CALENDAR (Item Nos. 2 – 5 and 7)

The titles of the resolutions related to Agenda Item Nos. 3 and 4 of the Consent Calendar were read.

Motion:

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

Vote:

Unanimous roll call vote (Absent: Councilmember Self).

2. Subject: Minutes

Recommendation: That Council waive the reading and approve the minutes of the regular meeting of July 20, 2010.

Action: Approved the recommendation.

3. Subject: Resolution Authorizing The City's Application For El Estero Clean Water Fund Loan And Related Actions (540.13)

Recommendation: That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Authorizing the City Administrator to Execute and Deliver an Application to the State Water Resources Control Board for a Clean Water State Revolving Fund Loan, and Amending Resolution No. 09-026.

Speakers:

Staff: Water Resources Manager Rebecca Bjork.

Action: Approved the recommendation; Resolution No. 10-068 (August 3, 2010, report from the Public Works Director; proposed resolution).

4. Subject: Santa Barbara Zoo Discovery Pavilion (150.02)

Recommendation: That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara in Support of the Santa Barbara Zoo's Submittal of a Proposition 84 Nature Education Facilities Program Application for the Discovery Pavilion to the State of California Department of Parks and Recreation.

Action: Approved the recommendation; Resolution No. 10-069 (August 3, 2010, report from the Assistant City Administrator/Community Development Director; proposed resolution).

5. Subject: Approval Of California Conservation Corps As A Sole Source Vendor (340.08)

Recommendation: That Council find it in the City of Santa Barbara's (City) best interest to approve the California Conservation Corps (CCC) as the sole source vendor to provide labor for Union Pacific (UP) railroad corridor maintenance, without bids, as authorized by Municipal Code Section 4.52.070 (k) for Fiscal Years 2011 through 2013.

Action: Approved the recommendation (August 3, 2010, report from the Public Works Director).

Item No. 6 appears in the Redevelopment Agency minutes.

NOTICES

7. The City Clerk has on Thursday, July 29, 2010, posted this agenda in the Office of the City Clerk, on the City Hall Public Notice Board on the outside balcony of City Hall, and on the Internet.

This concluded the Consent Calendar.

CITY COUNCIL ADMINISTRATIVE AND ATTORNEY REPORTS

CITY ADMINISTRATOR

8. Subject: Authorization To City Administrator To Execute Memorandum Of Understanding (MOU) With the Community Action Commission For The South Coast Task Force On Youth Gangs Effort (520.04)

Recommendation: That Council authorize the City Administrator to execute the Memorandum of Understanding with the Community Action Commission.

Documents:

August 3, 2010, report from the Assistant City Administrator/Administrative Services Director.

Speakers:

- Staff: Assistant City Administrator/Administrative Services Director Marcelo López.
- Community Action Commission: Fran Forman, Executive Director.
- Santa Barbara County Education Office: Fred Razzo, Administrator of Juvenile Court & Community Schools, and Saul Serrano, Case Worker.
- The Fund for Santa Barbara: Geoff Green, Executive Director.

Motion:

Councilmembers Williams/Hotchkiss to approve the recommendation; Agreement No. 23,503.

Vote:

Unanimous voice vote (Absent: Councilmember Self).

MAYOR AND COUNCIL REPORTS

9. Subject: Designation Of Voting Delegate And Two Alternates For The League Of California Cities Annual Conference (180.01)

Recommendation: That Council designate one voting delegate and two alternates for the League of California Cities Annual Conference, scheduled for September 15-17, 2010, in San Diego.

Motion:

Councilmembers House/Williams to appoint Mayor Schneider as the voting delegate and Councilmember House as the alternate.

Vote:

Unanimous voice vote (Absent: Councilmember Self).

RECESS

Mayor Schneider recessed the meeting at 2:51 p.m. in order for the Council to reconvene in closed session for Agenda Item No. 10, and she stated there would be no reportable action taken during the closed session.

CLOSED SESSIONS

10. Subject: Conference With Labor Negotiator (440.05)

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

Scheduling: Duration, 30 minutes; anytime

Report: None anticipated

Documents:

August 3, 2010, report from the Assistant City Administrator/Administrative Services Director.

Time:

2:55 p.m. - 4:10 p.m. Councilmember Self entered the meeting at 3:18 p.m.

No report made.

RECESS

4:10 p.m. - 4:18 p.m. Councilmembers House and Self were absent when the Council reconvened.

Item No. 11 appears in the Redevelopment Agency minutes.

WORK SESSIONS

12. Subject: Plan Santa Barbara, Summary Direction (650.05)

Recommendation: That Council hold a work session and provide direction to staff for preparation of the Final Environmental Impact Report (EIR) and General Plan Update policy documents.

(Cont'd)

12. (Cont'd)

Documents:

- August 3, 2010, report from the Assistant City Administrator/Community Development Director.
- August 3, 2010, documents entitled "Decision Matrix-Evolution to Date," "Selected Revisions to March 2010 Draft General Plan Goals, Policies and Implementation Actions," and "Issues and Policy Drivers," submitted by Staff.
- August 3, 2010 PowerPoint presentation prepared and made by staff.
- July 26, 2010, letter from Sarah M. W. Griffin, Scott C. Griffin, Ronald M. Caird, Patricia G. Caird, William T. Griffin and Mary Lou Griffin.
- July 27, 2010, letter from Walter and Ingeborg Knapp.
- July 29, 2010, email communications from Travis B. Colburn and Jeremy Smith.
- August 2, 2010, letters from Paula Westbury, League of Women Voters of Santa Barbara, Dall & Associates, and State of California Department of Parks and Recreation.
- August 3, 2010, email communication from Patricia Hiles.

Councilmember House returned to the meeting at 4:19 p.m. Councilmember Self returned to the meeting at 4:40 p.m.

Speakers:

- Staff: Assistant City Administrator/Community Development Director Paul Casey, City Planner Bettie Weiss, City Attorney Stephen Wiley, Principal Planner John Ledbetter.
- Members of the Public: Rick Frickmann, Santa Barbara Urban Creeks Council; Joe Rutian; Paul Hernadi, Citizens Planning Association; Gil Barry, Allied Neighborhoods Association; Cathie McCammon, Allied Neighborhoods Association; Connie Hannah, Santa Barbara League of Women Voters; Melissa Birch, Santa Barbara Association of Realtors; Kellam de Forrest.

Discussion:

Assistant City Administrator/Community Development Director Paul Casey briefly spoke about the purpose of the work session, and the schedule and goals for Plan Santa Barbara. He also described the Decision Matrix.

The following key decision items were discussed:

- General Plan Framework
- Growth Management
- Average Unit Size

(Cont'd)

12. (Cont'd)

Discussion (Cont'd)

- Historic Preservation
- Workforce Housing and rental housing incentive
- Targeted Growth and where the rental housing incentive would be applied
- Second Units

By consensus, this item was continued to August 10, 2010.

ADJOURNMENT

Mayor Schneider adjourned the meeting at 7:13 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

SPECIAL MEETING August 10, 2010 COUNCIL CHAMBER, 735 ANACAPA STREET

CALL TO ORDER

Mayor Helene Schneider called the meeting to order at 12:35 p.m.

ROLL CALL

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

Councilmembers absent: None.

Staff present: City Administrator James L. Armstrong, City Attorney Stephen P. Wiley.

NOTICES

The City Clerk has on Thursday, August 5, 2010, posted this agenda in the Office of the City Clerk, on the City Hall Public Notice Board on the outside balcony of City Hall, and on the Internet.

CLOSED SESSIONS

1. Subject: Conference With Real Property Negotiators Regarding 125 South Calle Cesar Chavez

Recommendation: That the Redevelopment Agency Board hold a closed session to consider instructions to its negotiators regarding the possible transfer of real property owned by the Redevelopment Agency located at 125 S. Calle Cesar Chavez (APNs: 017-113-029, 017-113-030, 017-113-034, and 017-113-035) in the City of Santa Barbara. Instructions to negotiators will direct staff regarding the price and terms of payment of a possible transfer of the Agency-owned property to the Santa Barbara School Districts. Negotiations are held pursuant to the authority of Section 54956.8 of the Government Code.

(Cont'd)

1. (Cont'd)

Agency negotiators are: Brian J. Bosse, Housing and Redevelopment Manager; Paul Casey, Assistant City Administrator; and Sarah Knecht, Assistant Agency Counsel. Negotiator for potential transferee is J. Brian Sarvis, Santa Barbara School Districts. Under negotiation: Price and terms of payment of a possible transfer of property.

Scheduling: Duration, 20 minutes; anytime

Report: None anticipated

(Continued from August 3, 2010, Item No. 11)

Documents:

- August 3, 2010, report from the Assistant City Administrator.
- August 9, 2010, letter from Paula Westbury.

Time:

12:35 p.m. – 1:08 p.m.

No report made.

3. Subject: Conference With Labor Negotiator (440.05)

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

Scheduling: Duration, 30 minutes; anytime

Report: None anticipated

Documents:

August 10, 2010, report from the Assistant City Administrator.

Time:

1:10 p.m. – 1:37 p.m.

No report made.

CHANGES TO THE AGENDA

Item Continued to Future Date

Upon Staff's recommendation, the Council agreed to continue the following item to a future date:

- 2. Subject: Conference With Legal Counsel - Anticipated Litigation (160.03)
Recommendation: That Council hold a closed session to consider initiation of litigation pursuant to subsection (c) of section 54956.9 of the Government Code (one potential case).
Scheduling: Duration, 15 minutes; anytime
Report: None anticipated

ADJOURNMENT

Mayor Schneider adjourned the meeting at 1:37 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

REGULAR MEETING August 10, 2010 COUNCIL CHAMBER, 735 ANACAPA STREET

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Mayor Schneider.

ROLL CALL

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

Councilmembers absent: None.

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

CEREMONIAL ITEMS

1. Subject: Proclamation Declaring August 2010 As Spinal Muscular Atrophy Awareness Month (120.04)

Action: Proclamation presented to Bill Strong, representing the Gwendolyn Strong Foundation.

PUBLIC COMMENT

Speakers: Ray Ford, Dan Gira and Art Najera, Santa Barbara Trails Council; Kate Smith; Scott Wenz; Peter Marin, Committee for Social Justice; Dan Aldrich; Geof Bard.

CONSENT CALENDAR (Item Nos. 2 - 6)

The title of the resolution related to Item No. 3 was read.

Motion:

Councilmembers Williams/Francisco 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 special meeting of July 20, and the adjourned regular meeting of July 26, 2010.

Action: Approved the recommendation.

3. Subject: Airport Maintenance Division Proposed Reorganization (560.01)

Recommendation: That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Amending Resolution No. 10-045, the Position and Salary Control Resolution for Fiscal Year 2010-11, Pertaining to the Airport Department.

Speakers:

Staff: Airport Director Karen Ramsdell.

Action: Approved the recommendation; Resolution No. 10-070 (August 10, 2010, report from the Airport Director; proposed resolution).

4. Subject: Increase To Purchase Order For Emergency Pipeline Repair Work Completed At The El Estero Wastewater Treatment Plant (540.13)

Recommendation: That Council authorize the General Services Manager to increase Purchase Order No. 77730 to Lash Construction, Inc., by \$18,826.51 for a total of \$33,826.51 for emergency repair work performed at the El Estero Wastewater Treatment Plant.

Action: Approved the recommendation (August 10, 2010, report from the Public Works Director).

NOTICES

5. The City Clerk has on Thursday, August 5, 2010, posted this agenda in the Office of the City Clerk, on the City Hall Public Notice Board on the outside balcony of City Hall, and on the Internet.
6. A City Council site visit is scheduled for Monday, August 16, 2010, at 1:30 p.m. to the property located at 401 1/2 Old Coast Highway, which is the subject of an appeal hearing set for August 17, 2010, at 2:00 p.m.

This concluded the Consent Calendar.

CITY COUNCIL ADMINISTRATIVE AND ATTORNEY REPORTS

CITY ADMINISTRATOR

7. Subject: Request From Mayor Schneider And Councilmember Francisco Regarding Sheriff Bill Brown's Initiative For A ½ Percent Sales Tax for Public Safety (Measure S-2010) (150.04)

Recommendation: That Council:

- A. Receive a presentation from Sheriff Bill Brown regarding the initiative for the local crime and gang reduction, fire protection and jail construction/operation ordinance imposing a County of Santa Barbara ½ percent transaction (sales) and use tax ballot measure (Measure S-2010); and
- B. If appropriate, direct staff to return to Council with a resolution of support for Measure S-2010.

Documents:

- August 10, 2010, report from the Finance Director.
- PowerPoint presentation prepared and made by Santa Barbara County Sheriff Bill Brown.
- Executive Summary of Final Report and Recommendations by Blue Ribbon Commission on Jail Overcrowding, dated February 2008, submitted by the Sheriff's Department.

Speakers:

- Santa Barbara County: Sheriff Bill Brown.
- Members of the Public: Rick Roney, Blue Ribbon Commission on Jail Overcrowding; Nancy Duffy; Kate Smith; Lanny Ebenstein, Committee for a Safer Santa Barbara; Geof Bard.

(Cont'd)

7. (Cont'd)

Motion:

Councilmembers House/Williams to approve recommendation B.

Vote:

Majority voice vote (Noes: Councilmember Hotchkiss).

COMMUNITY DEVELOPMENT DEPARTMENT

8. Subject: Plan Santa Barbara, Summary Direction (650.05)

Recommendation: That Council hold a work session and provide direction to staff for preparation of the Final Environmental Impact Report (EIR) and General Plan Update policy documents.

(Continued from August 3, 2010, Item No. 12)

Documents:

- Submitted at Council meeting of August 3, 2010, Agenda Item No. 12.
- PowerPoint presentation prepared and made by Staff.
- July 27, 2010, letter from Chris Lyons.
- August 3, 2010, letter from Jeanne Brown.
- August 5, 2010, letter from Lisa Ann Kelly.
- August 8, 2010, letter from Paula Westbury.
- August 9, 2010, letter from John Campanella.
- August 10, 2010, letter from the Coalition for Sustainable Transportation (COAST).
- Undated postcard from Rita Shaw.

Speakers:

- Staff: Principal Transportation Planner Rob Dayton, Principal Planner John Ledbetter, City Attorney Stephen Wiley, City Planner Bettie Weiss, City Administrator James Armstrong.
- Members of the Public: Jerry Bunin, Home Builders Association; Megan Birney, Community Environmental Council; Michael Holliday, Santa Barbara Region Chamber of Commerce; Kellam de Forest; Gil Barry, Allied Neighborhoods Association; Jim Caldwell, Santa Barbara Association of Realtors; Cathie McCammon, Allied Neighborhoods Association; Joe Andrulaitis; Debbie Cox Bultan, Coastal Housing Coalition; Alex Pujo, Coalition for Sustainable Transportation; Belen Seara, PUEBLO; Paul Hernadi, Citizens Planning Association; Detlev Peikert, American Institute of Architects, Santa Barbara Chapter; Mickey Flacks, Santa Barbara For All.

(Cont'd)

8. (Cont'd)

Discussion:

All Councilmembers made comments about General Plan issues such as housing density and traffic congestion. Staff confirmed Council's direction to study a range of growth scenarios in the preparation of draft and final Environmental Impact Reports for *Plan Santa Barbara*.

ADJOURNMENT

Mayor Schneider adjourned the meeting at 6:19 p.m. in memory of poet, playwright, and retired UCSB professor Robert Potter. The meeting was adjourned to Monday, August 16, 2010, at 1:30 p.m. at 401½ Old Coast Highway.

SANTA BARBARA CITY COUNCIL

SANTA BARBARA
CITY CLERK'S OFFICE

HELENE SCHNEIDER
MAYOR

ATTEST: _____
SUSAN TSCHECH, CMC
DEPUTY CITY CLERK



Agenda Item No. _____

File Code No. 260.02

CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: August 24, 2010
TO: Mayor and Councilmembers
FROM: Treasury Division, Finance Department
SUBJECT: July 2010 Investment Report

RECOMMENDATION:

That Council accept the July 2010 Investment Report.

DISCUSSION:

The attached investment report includes Investment Activity, Interest Revenue, a Summary of Cash and Investments, and Investment Portfolio detail as of July 31, 2010.

ATTACHMENT: July 2010 Investment Report
PREPARED BY: Jill Taura, Treasury Manager
SUBMITTED BY: Robert Samario, Finance Director
APPROVED BY: City Administrator's Office

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

INVESTMENT ACTIVITY

PURCHASES OR DEPOSITS

7/7 LAIF Deposit - City	\$ 1,000,000
7/7 Federal National Mortgage Association (FNMA)	2,000,000
7/14 Federal Home Loan Bank (FHLB)	2,000,000
7/21 LAIF Deposit - City	2,000,000
7/26 LAIF Deposit - City	1,000,000
7/27 LAIF Deposit - City	1,000,000
7/30 LAIF Deposit - City	2,000,000
Total	\$ 11,000,000

SALES, MATURITIES, CALLS OR WITHDRAWALS

7/1 LAIF Withdrawal - City	\$ (5,500,000)
7/6 Federal Home Loan Mortgage Corp (FHLMC) - Maturity	(2,000,000)
7/15 LAIF Withdrawal - City	(5,000,000)
7/19 LAIF Withdrawal - City	(1,000,000)
7/20 LAIF Withdrawal - City	(3,000,000)
7/29 LAIF Withdrawal - City	(2,000,000)
7/30 LAIF Withdrawal - RDA	(1,000,000)
7/30 Federal Home Loan Bank (FHLB) - Maturity	(2,000,000)
7/30 Federal Home Loan Mortgage Corp (FHLMC) - Call	(2,000,000)
Total	\$ (23,500,000)

ACTIVITY TOTAL

\$ (12,500,000)

INTEREST REVENUE

POOLED INVESTMENTS

Interest Earned on Investments	\$ 302,127
Amortization	(3,251)
SBB&T Sweep Account Interest	395
SBB&T Trust Account Money Market Interest	4
Total	\$ 299,274

RDA INVESTMENTS

Interest Earned on Investments (LAIF)	<u>\$ 9,569</u>
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TOTAL INTEREST EARNED

\$ 308,843

CITY OF SANTA BARBARA
Investment Portfolio
July 31, 2010

DESCRIPTION	PURCHASE	MATURITY	QUALITY RATING		STATED	YIELD AT	FACE	BOOK	MARKET	BOOK	COMMENTS
	DATE	DATE	MOODY'S	S & P							
LOCAL AGENCY INVESTMENT FUNDS											
LOCAL AGENCY INVESTMENT FUND	-	-	-	-	0.520	0.520	17,500,000.00	17,500,000.00	17,500,000.00	0.00	
LOCAL AGENCY INV FUND/RDA	-	-	-	-	0.520	0.520	20,500,000.00	20,500,000.00	20,500,000.00	0.00	
Subtotal, LAIF							38,000,000.00	38,000,000.00	38,000,000.00	0.00	
CERTIFICATES OF DEPOSIT											
MONTECITO BANK & TRUST	11/18/09	11/18/10	-	-	1.250	1.250	2,000,000.00	2,000,000.00	2,000,000.00	0.00	
MONTECITO BANK & TRUST	11/18/09	11/18/11	-	-	1.750	1.750	2,000,000.00	2,000,000.00	2,000,000.00	0.00	
Subtotal, Certificates of deposit							4,000,000.00	4,000,000.00	4,000,000.00	0.00	
FEDERAL AGENCY ISSUES - COUPON											
FEDERAL FARM CREDIT BANK	03/06/09	04/24/12	Aaa	AAA	2.250	2.120	2,000,000.00	2,004,341.12	2,057,190.00	52,848.88	
FEDERAL FARM CREDIT BANK	10/14/09	10/14/14	Aaa	AAA	2.875	2.875	2,000,000.00	2,000,000.00	2,011,260.00	11,260.00	Callable 10/14/10, then cont.
FEDERAL FARM CREDIT BANK	11/07/06	01/18/11	Aaa	AAA	5.750	5.000	2,000,000.00	2,006,187.07	2,051,260.00	45,072.93	
FEDERAL FARM CREDIT BANK	01/29/07	08/25/10	Aaa	AAA	4.750	5.111	2,000,000.00	1,999,563.67	2,005,620.00	6,056.33	
FEDERAL FARM CREDIT BANK	03/04/09	01/17/12	Aaa	AAA	2.000	2.002	2,000,000.00	2,000,000.00	2,044,690.00	44,690.00	
FEDERAL FARM CREDIT BANK	03/05/09	03/04/13	Aaa	AAA	2.600	2.600	2,000,000.00	2,000,000.00	2,088,130.00	88,130.00	
FEDERAL FARM CREDIT BANK	05/08/09	04/08/13	Aaa	AAA	2.200	2.200	2,000,000.00	2,000,000.00	2,068,750.00	68,750.00	
FEDERAL FARM CREDIT BANK	06/19/09	06/18/12	Aaa	AAA	2.125	2.125	2,000,000.00	2,000,000.00	2,056,560.00	56,560.00	
FEDERAL FARM CREDIT BANK	09/30/09	10/03/11	Aaa	AAA	1.125	1.125	2,000,000.00	2,000,000.00	2,015,000.00	15,000.00	
FEDERAL FARM CREDIT BANK	12/01/09	12/01/14	Aaa	AAA	2.840	2.840	2,000,000.00	2,000,000.00	2,018,120.00	18,120.00	Callable 12/01/10, then cont.
FEDERAL FARM CREDIT BANK	01/13/10	01/13/15	Aaa	AAA	3.180	3.180	2,000,000.00	2,000,000.00	2,027,190.00	27,190.00	Callable 1/13/11, then cont.
FEDERAL FARM CREDIT BANK	04/30/10	04/09/15	Aaa	AAA	2.900	2.916	2,000,000.00	1,998,677.88	2,071,560.00	72,882.12	Callable 4/9/12, once
FEDERAL HOME LOAN BANK	05/22/07	06/10/11	Aaa	AAA	5.250	5.005	2,000,000.00	2,003,751.23	2,081,570.00	77,818.77	
FEDERAL HOME LOAN BANK	07/09/07	02/15/11	Aaa	AAA	4.000	5.308	2,000,000.00	1,987,306.17	2,040,000.00	52,693.83	
FEDERAL HOME LOAN BANK	03/04/09	06/08/12	Aaa	AAA	4.375	2.110	1,700,000.00	1,768,565.21	1,804,397.00	35,831.79	
FEDERAL HOME LOAN BANK	04/15/10	10/15/13	Aaa	AAA	2.000	2.000	2,000,000.00	2,000,000.00	2,060,320.00	60,320.00	
FEDERAL HOME LOAN BANK	06/30/09	06/30/14	Aaa	AAA	2.000	3.733	2,000,000.00	2,000,000.00	2,034,070.00	34,070.00	SU 5%, Callable 6/30/11, once
FEDERAL HOME LOAN BANK	09/17/09	12/13/13	Aaa	AAA	3.125	2.440	2,000,000.00	2,043,528.95	2,133,440.00	89,911.05	
FEDERAL HOME LOAN BANK	01/15/10	10/30/12	Aaa	AAA	1.700	1.700	2,000,000.00	2,000,000.00	2,041,870.00	41,870.00	
FEDERAL HOME LOAN BANK	03/30/10	09/30/13	Aaa	AAA	2.000	2.000	2,000,000.00	2,000,000.00	2,022,810.00	22,810.00	Callable 3/30/11, once
FEDERAL HOME LOAN BANK	04/05/10	11/29/13	Aaa	AAA	2.000	2.000	2,000,000.00	2,000,000.00	2,059,690.00	59,690.00	
FEDERAL HOME LOAN BANK	06/29/10	10/29/12	Aaa	AAA	1.125	1.125	2,000,000.00	2,000,000.00	2,016,250.00	16,250.00	
FEDERAL HOME LOAN BANK	09/14/06	09/29/10	Aaa	AAA	5.125	5.070	1,000,000.00	1,000,074.94	1,007,655.00	7,580.06	
FEDERAL HOME LOAN BANK	05/23/08	06/10/11	Aaa	AAA	3.125	3.520	2,000,000.00	1,993,594.66	2,043,440.00	49,845.34	
FEDERAL HOME LOAN BANK	05/28/10	05/28/15	Aaa	AAA	2.000	2.653	2,000,000.00	2,000,000.00	2,049,370.00	49,370.00	SU 3.35%, Callable 11/28/12, once
FEDERAL HOME LOAN BANK	06/16/08	12/10/10	Aaa	AAA	3.250	3.800	2,000,000.00	1,996,259.87	2,021,570.00	25,310.13	

CITY OF SANTA BARBARA
Investment Portfolio
July 31, 2010

DESCRIPTION	PURCHASE	MATURITY	QUALITY RATING		STATED	YIELD AT	FACE	BOOK	MARKET	BOOK	COMMENTS
	DATE	DATE	MOODY'S	S & P							
FEDERAL HOME LOAN BANK	09/17/09	09/13/13	Aaa	AAA	4.375	2.272	2,000,000.00	2,124,638.89	2,205,940.00	81,301.11	
FEDERAL HOME LOAN BANK	02/22/10	12/13/13	Aaa	AAA	3.125	2.130	2,000,000.00	2,063,985.82	2,133,440.00	69,454.18	
FEDERAL HOME LOAN BANK	03/26/10	06/08/12	Aaa	AAA	1.375	1.325	2,000,000.00	2,001,819.09	2,027,820.00	26,000.91	
FEDERAL HOME LOAN BANK	07/14/10	07/14/15	Aaa	AAA	2.000	2.336	2,000,000.00	2,000,000.00	2,023,130.00	23,130.00	SU 2.0% - 3.5% Call 7/14/11, then qtrly
FEDERAL HOME LOAN BANK	06/30/10	06/30/14	Aaa	AAA	1.125	2.277	2,000,000.00	2,000,000.00	2,015,630.00	15,630.00	SU 3% callable 12/30/2011, once
FEDERAL HOME LOAN MTG CORP	04/08/09	04/08/13	Aaa	AAA	2.500	2.526	2,000,000.00	1,999,313.89	2,027,700.00	28,386.11	Callable 4/08/11, once
FEDERAL HOME LOAN MTG CORP	05/19/09	11/19/12	Aaa	AAA	2.170	2.170	2,000,000.00	2,000,000.00	2,025,720.00	25,720.00	Callable 5/19/11, once
FEDERAL HOME LOAN MTG CORP	09/03/09	09/21/12	Aaa	AAA	2.125	1.699	2,000,000.00	2,017,672.13	2,059,690.00	42,017.87	
FEDERAL HOME LOAN MTG CORP	05/13/09	05/13/13	Aaa	AAA	2.400	2.400	2,000,000.00	2,000,000.00	2,030,160.00	30,160.00	Callable 5/13/11, once
FEDERAL HOME LOAN MTG CORP	10/28/09	10/28/14	Aaa	AAA	3.000	3.000	2,000,000.00	2,000,000.00	2,013,000.00	13,000.00	Callable 10/28/10, then qtrly
FEDERAL HOME LOAN MTG CORP	06/09/09	08/17/12	Aaa	AAA	1.000	2.420	2,000,000.00	1,944,428.15	2,007,420.00	62,991.85	
FEDERAL HOME LOAN MTG CORP	03/26/10	04/25/12	Aaa	AAA	1.125	1.197	1,000,000.00	998,767.00	1,009,280.00	10,513.00	
FEDERAL HOME LOAN MTG CORP	05/22/07	09/17/10	Aaa	AAA	3.880	5.015	2,000,000.00	1,997,353.94	2,009,040.00	11,686.06	
FEDERAL HOME LOAN MTG CORP	04/29/09	10/29/12	Aaa	AAA	2.250	2.250	2,000,000.00	2,000,000.00	2,008,940.00	8,940.00	Callable 10/29/10, once
FEDERAL HOME LOAN MTG CORP	06/30/10	06/30/15	Aaa	AAA	2.000	2.914	2,000,000.00	2,000,000.00	2,027,760.00	27,760.00	SU 2.0%-4.5%, Call 6/30/11, annual
FEDERAL NATL MORTGAGE ASSN	03/18/09	09/18/12	Aaa	AAA	2.500	2.500	2,000,000.00	2,000,000.00	2,026,880.00	26,880.00	Callable 3/18/11, once
FEDERAL NATL MORTGAGE ASSN	03/23/09	03/23/12	Aaa	AAA	2.000	2.491	2,000,000.00	2,000,000.00	2,003,760.00	3,760.00	SU 3%, Callable 9/23/10, once
FEDERAL NATL MORTGAGE ASSN	09/09/09	09/09/14	Aaa	AAA	3.250	3.250	2,000,000.00	2,000,000.00	2,006,260.00	6,260.00	Callable 9/09/10, once
FEDERAL NATL MORTGAGE ASSN	03/16/10	09/16/13	Aaa	AAA	2.100	2.130	2,000,000.00	1,999,500.00	2,003,760.00	4,260.00	Callable 9/16/10, once
FEDERAL NATL MORTGAGE ASSN	07/07/10	07/07/15	Aaa	AAA	2.350	2.350	2,000,000.00	2,000,000.00	2,021,250.00	21,250.00	Callable 7/7/2011, once
FEDERAL NATL MORTGAGE ASSN	04/15/10	07/15/13	Aaa	AAA	2.000	2.000	2,000,000.00	2,000,000.00	2,006,260.00	6,260.00	Callable 10/15/10, once
FEDERAL NATL MORTGAGE ASSN	05/24/10	06/24/13	Aaa	AAA	2.000	2.000	2,000,000.00	2,000,000.00	2,021,250.00	21,250.00	Callable 6/24/11, once
FEDERAL NATL MORTGAGE ASSN	02/27/09	02/24/12	Aaa	AAA	2.250	2.250	2,000,000.00	2,000,000.00	2,020,310.00	20,310.00	Callable 2/24/11, once
FEDERAL NATL MORTGAGE ASSN	03/09/10	03/09/15	Aaa	AAA	3.000	3.000	1,000,000.00	1,000,000.00	1,002,810.00	2,810.00	Callable 9/09/10, once
FEDERAL NATL MORTGAGE ASSN	05/19/10	05/19/15	Aaa	AAA	3.125	3.125	2,000,000.00	2,000,000.00	2,015,310.00	15,310.00	Callable 11/19/10, then qtrly
Subtotal, Federal Agencies							98,700,000.00	98,949,329.68	100,684,302.00	1,734,972.32	
CORPORATE/MEDIUM TERM NOTES											
GENERAL ELECTRIC CAPITAL CORP	01/10/07	02/22/11	Aa2	AA+	6.125	5.100	2,000,000.00	2,010,188.34	2,058,920.00	48,731.66	
WELLS FARGO & CO.	05/30/07	01/12/11	A1	AA-	4.875	5.260	2,000,000.00	1,996,886.34	2,036,820.00	39,933.66	
WELLS FARGO & CO.	10/10/06	08/09/10	A1	AA-	4.625	5.000	2,000,000.00	1,999,849.27	2,001,340.00	1,490.73	
Subtotal, Corporate Securities							6,000,000.00	6,006,923.95	6,097,080.00	90,156.05	
SB AIRPORT PROMISSORY NOTE (LT)											
SANTA BARBARA AIRPORT	07/14/09	06/30/29	-	-	7.000	7.000	6,124,299.81	6,124,299.81	6,124,299.81	0.00	
Subtotal, SBA Note							6,124,299.81	6,124,299.81	6,124,299.81	0.00	
TOTALS							152,824,299.81	153,080,553.44	154,905,681.81	1,825,128.37	

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



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: August 24, 2010
TO: Mayor and Councilmembers
FROM: Administration Division, Finance Department
SUBJECT: Records Destruction For Finance Department

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 Finance Department in the Administration, Accounting, Risk Management, and Treasury Divisions.

DISCUSSION:

The City Council adopted Resolution No. 09-098 on December 15, 2009, approving the City of Santa Barbara Records Management Policies and Procedures Manual. The Manual contains the records retention and disposition schedules for all City departments. The schedules are a comprehensive listing of records created or maintained by the City, the length of time each record should be retained, and the legal retention authority. If no legal retention authority is cited, the retention period is based on standard records management practice.

Pursuant to the Manual, the Finance Director submitted a request for records destruction to the City Clerk Services Manager to obtain written consent from the City Attorney. The City Clerk Services Manager agreed that the list of records proposed for destruction conformed to the retention and disposition schedules. The City Attorney has consented in writing to the destruction of the proposed records.

The Finance Director requests the City Council to approve the destruction of the Finance Department records in the Administration, Accounting, Risk Management, and Treasury Divisions listed on Exhibit A of the resolution without retaining a copy.

SUSTAINABILITY IMPACT:

Under the City's Sustainable Santa Barbara Program, one of the City's goals is to increase recycling efforts and divert waste from landfills. The Citywide Records Management Program outlines that records approved for destruction be recycled, reducing paper waste.

Council Agenda Report
Records Destruction For Finance Department
August 24, 2010
Page 2

PREPARED BY: Jenny Hopwood, Executive Assistant

SUBMITTED BY: Robert Samario, Finance Director

APPROVED BY: City Administrator's Office

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA BARBARA RELATING TO THE DESTRUCTION OF RECORDS HELD BY THE FINANCE DEPARTMENT IN THE ADMINISTRATION, ACCOUNTING, RISK MANAGEMENT AND TREASURY DIVISIONS

WHEREAS, the City Council adopted Resolution No. 09-098 on December 15, 2009, approving the City of Santa Barbara Records Management Policies and Procedures Manual;

WHEREAS, the City of Santa Barbara Records Management Policies and Procedures Manual contains the records retention and disposition schedules for all City departments. The records retention and disposition schedules are a comprehensive listing of records created or maintained by the City, the length of time each record should be retained, and the legal retention authority. If no legal retention authority is cited, the retention period is based on standard records management practice;

WHEREAS, Government Code section 34090 provides that, with the approval of the City Council and the written consent of the City Attorney, the head of a City department may destroy certain city records, documents, instruments, books or papers under the Department Head's charge, without making a copy, if the records are no longer needed;

WHEREAS, the Finance Director submitted a request for the destruction of records held by the Finance Department to the City Clerk Services Manager to obtain written consent from the City Attorney. A list of the records, documents, instruments, books or papers proposed for destruction is attached hereto as Exhibit A and shall hereafter be referred to collectively as the "Records";

WHEREAS, the Records do not include any records affecting title to real property or liens upon real property, court records, records required to be kept by statute, records less than two years old, video or audio recordings that are evidence in any claim or pending litigation, or the minutes, ordinances or resolutions of the City Council or any City board or commission;

WHEREAS, the City Clerk Services Manager agrees that the proposed destruction conforms to the City's retention and disposition schedules;

WHEREAS, the City Attorney consents to the destruction of the Records; and

WHEREAS, the City Council of the City of Santa Barbara finds and determines that the Records are no longer required and may be destroyed.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SANTA BARBARA that the Finance Director, or his designated representative, is authorized and directed to destroy the Records without retaining a copy.

FINANCE DEPARTMENT

ACCOUNTING DIVISION

<u>Records Series</u>	<u>Date(s)</u>
Accounting Reports	2003
Accounts Payable	2003
Adopted Budget Reports	2005
Bank Reconciliations	2003
Community Development Block Grant (CDBG) Files	2005
General Ledger Journal Vouchers	2003
Medicare Quarterly Reports	2006
Payroll Check Registers	2007
Payroll Checks (cancelled)	2003
Time Cards	2003
Trial Balance Reports	2003
Utility Billing & Accounts Receivable	2003
Warrant Register	2003
Warrants	2003
Year-End Reports	2003

ADMINISTRATION DIVISION

<u>Records Series</u>	<u>Date(s)</u>
Budget Working Papers	2007
Travel Expense Records	2003

RISK MANAGEMENT DIVISION

<u>Records Series</u>	<u>Date(s)</u>
California Occupational Safety & Health Administration Compliance Program Records	2005
Financial Files	2008
Fix-It Files	2006
Incident Files	2005
Insurance Program Files	2005
Liability Files	2005
Litigation Files	2005

TREASURY DIVISION

<u>Records Series</u>	<u>Date(s)</u>
Automatic Payment Service Applications and Agreements	2008
Broker Files	2003
Business License & Utility User's Tax Batch Files	2005
Cash Receipt Records	2003
Investment Files	1995-1997, 2000
Licenses and Permits Subject File	2005
"MBIA" Audit Files	2005
Parking and Business Improvement Area Tax Files	2007
Treasury Receipts	2005
Utility Tax Exemption Renewal Applications	2007
Water Payment Records (Stubs)	2009



Agenda Item No. _____

File Code No. 150.04

CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: August 24, 2010

TO: Mayor and Councilmembers

FROM: City Administrator's Office

SUBJECT: Resolution Of Support For Measure S

RECOMMENDATION:

That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara in support of Measure S-2010, Imposing a County of Santa Barbara ½ Percent Sales and Use Tax for Local Crime and Gang Reduction, Fire Protection, and Jail Construction and Operation.

DISCUSSION:

At the City Council meeting of August 10, 2010, the City Council received a presentation from Sheriff Bill Brown regarding Measure S-2010, a ballot measure imposing a County of Santa Barbara ½ percent transaction (sales) and use tax for local crime and gang reduction, fire protection and jail construction and operation. After consideration, the Council directed Staff to return to Council with a resolution of support for Measure S-2010.

PREPARED BY: Linda Gunther, Administrator's Office Supervisor

SUBMITTED BY: Nina Johnson, Assistant to the City Administrator

APPROVED BY: City Administrator's Office

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA BARBARA IN SUPPORT OF MEASURE S-2010, IMPOSING A COUNTY OF SANTA BARBARA ½ PERCENT SALES AND USE TAX FOR LOCAL CRIME AND GANG REDUCTION, FIRE PROTECTION, AND JAIL CONSTRUCTION AND OPERATION

WHEREAS, on August 10, 2010, the Council received a presentation from Sheriff Bill Brown regarding the initiative for the local crime and gang reduction, fire protection and jail construction/operation ordinance imposing a County of Santa Barbara ½ percent transaction (sales) and use tax ballot measure (Measure S-2010);

WHEREAS, revenue generated by Measure S-2010 will strengthen front-line law enforcement and fire protection within the County of Santa Barbara and Santa Barbara, Carpinteria, Goleta, Guadalupe, Lompoc, Buellton, Santa Maria, and Solvang, and Carpinteria-Summerland, Montecito and County Fire Districts;

WHEREAS, revenue generated by Measure S-2010 will be used to construct and operate a 304-bed jail, repair existing correctional infrastructure, and fund repeat offender reduction efforts and alternatives to incarceration; and

WHEREAS, the Council after deliberations, concurred that it would be beneficial for the City of Santa Barbara to increase the transaction (sales) and use tax.

NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CITY OF SANTA BARBARA believes that it is in the best interests of the City of Santa Barbara to support Measure S-2010.



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: August 24, 2010
TO: Mayor and Councilmembers
FROM: Patrol Division, Police Department
SUBJECT: School Crossing Guards

RECOMMENDATION:

That Council authorize the Chief of Police to execute a Memorandum of Understanding, subject to approval of the City Attorney, between the City of Santa Barbara and the Santa Barbara School Districts and between the City of Santa Barbara and the Hope School District for school crossing guards.

DISCUSSION:

During Fiscal Year 2009, the City, through its Police Department, funded, staffed and administered a crossing guard program where guards were placed at specified street crossings in the Santa Barbara and Hope School Districts to assist school children as they enter and exit the elementary school grounds. During Fiscal Year 2010, the City continued to staff and administer the program through a negotiated agreement whereby the Santa Barbara and Hope School Districts would reimburse the City the full cost of the program. Due to significant revenue declines, the City of Santa Barbara's Fiscal Year 2011 recommended budget, as well as the Santa Barbara School Districts' and Hope School District's budget, contained substantial reductions, including the elimination of the crossing guard program.

In order to continue providing crossing guards to the Santa Barbara and Hope School Districts, the City and the Districts have negotiated a Memorandum of Understanding providing that the City, through the Police Department, will staff and administer the crossing guard program and the Districts, in return, will reimburse the City for one half of the cost to staff and administer the program for Fiscal Years 2011, 2012 and 2013.

Santa Barbara School District shall reimburse the City for the hourly wages for each assigned crossing guard serving the District, plus benefits and program administration costs. The Santa Barbara School District's total obligation for each year of the MOU shall not exceed \$46,630 adjusted annually by the Consumer Price Index. Hope School District shall reimburse the City for the hourly wages for each assigned crossing guard serving the District, plus benefits and program administration costs. The Hope School District's total obligation for each year of the MOU shall not exceed \$7,020, adjusted annually by the Consumer Price Index.

BUDGET/FINANCIAL INFORMATION:

The costs of the crossing guards for the term of the MOUs will be partially reimbursed by the Santa Barbara and Hope School District. The Fiscal Year 2011 adopted budget includes the required appropriations for the full cost of the program within the General Fund, Police Department budget and the estimated revenues for the school districts' portion of the costs.

PREPARED BY: James Pflaging, Police Lieutenant

SUBMITTED BY: Camerino Sanchez, Chief of Police

APPROVED BY: City Administrator's Office



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: August 24, 2010

TO: Mayor and Councilmembers

FROM: Engineering Division, Public Works Department
Facility Planning and Development Division, Airport Department

SUBJECT: Contract For Construction For The Airport Tidal Restoration Project

RECOMMENDATION: That Council:

- A. Award a contract with Granite Construction Company (Granite), in their low bid amount of \$855,101 for construction of the Airport Tidal Restoration Project (Project), Bid No. 3616;
- B. Authorize the Public Works Director to execute a contract and approve expenditures up to \$86,000 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;
- C. Authorize the Public Works Director to execute a contract with Tartaglia Engineers (Tartaglia) in the amount of \$82,552 for construction support services, and approve expenditures of up to \$8,000 for extra services that may result from necessary changes in the scope of work; and
- D. Authorize the Airport Director to execute a contract with URS Corporation (URS) in the amount of \$91,385 for biological monitoring and reporting services, and approve expenditures of up to \$9,139 for extra services that may result from necessary changes in the scope of work.

DISCUSSION:

PROJECT DESCRIPTION

The work consists of grading and landscaping a 7-acre basin area (known as Basin E/F) within the Goleta Slough to restore natural tidal circulation and habitat. The grade within the area will be lowered one to two feet, and an opening will be cut in the bank of Tecolotito Creek. This will allow storm and tidal waters to flow into the basin. Common and uncommon Goleta Slough native plants will be planted, creating an ideal breeding habitat for Belding's Savannah Sparrows. The primary goals of the Project are to create tidal habitat and complete the mitigation requirements of the Airfield Safety Projects.

CONTRACT BIDS

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

	BIDDER	BID AMOUNT
1.	Granite Construction Santa Barbara	\$855,101
2.	Lash Construction Santa Barbara	\$886,640
3.	Earth Construction & Mining Garden Grove	\$938,436
4.	R. Burke Construction San Luis Obispo	\$993,021

The low bid of \$855,101, 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 \$86,000, or 10%, is typical for this type of work and size of project.

CONSTRUCTION PHASE CONTRACT SERVICES

Staff recommends that Council authorize the Public Works Director to execute a contract with Tartaglia in the amount of \$82,552 for construction services, and authorize the Airport Director to execute a contract with URS in the amount of \$91,385 for biological monitoring and reporting. These consultants were selected through a Request for Qualifications process to perform this work as part of the Airfield Safety Projects.

FUNDING

This Project is funded by an Airport Improvement Program, Federal Aviation Administration grant and there are sufficient appropriated funds in the grant to cover the cost of this Project.

The following summarizes the expenditures recommended in this report:

CONSTRUCTION CONTRACT FUNDING SUMMARY

	Basic Contract	Change Funds	Total
Granite Construction	\$885,101	\$86,000	\$971,101
Tartaglia Engineering	\$82,552	\$8,000	\$90,552
URS Corporation	\$91,385	\$9,139	\$100,524
TOTAL RECOMMENDED AUTHORIZATION			\$1,162,177

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

ESTIMATED TOTAL PROJECT COST

Design (by Contract)	\$262,405
City Staff Costs	\$15,500
Subtotal	\$277,905
Construction Contract	\$885,101
Construction Change Order Allowance	\$86,000
Construction Management/Inspection (by Contract)	\$173,937
<i>*Cents have been rounded to the nearest dollar in this table</i> Subtotal	\$1,145,038*
TOTAL PROJECT COST	\$1,422,943

PREPARED BY: Owen Thomas, Principal Engineer/sk
 Karen Ramsdell, Airport Director

SUBMITTED BY: Christine F. Andersen, Public Works Director

APPROVED BY: City Administrator's Office



Agenda Item No. _____

File Code No. 530.04

CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: August 24, 2010

TO: Mayor and Councilmembers

FROM: Engineering Division, Public Works Department

SUBJECT: Increase In Contract Amount For Construction Of American Recovery And Reinvestment Act Access Ramp And Sidewalk Maintenance

RECOMMENDATION:

That Council authorize an increase in the Change Order Authority amount with Toro Enterprises, Inc. (Toro), for construction of the American Recovery and Reinvestment Act (Recovery Act) Access Ramp and Sidewalk Maintenance Project (Project), Contract No. 23,427, in the amount of \$50,000, for a total project expenditure authority of \$740,000.

DISCUSSION:

BACKGROUND

In September 2009, the Federal Highway Administration (FHWA) authorized funding for three separate Recovery Act projects within the City, including \$800,000 for this Project. The Project consists of the installation of sidewalk access ramps and sidewalk maintenance at locations throughout the City.

On May 25, 2010, Council awarded to Toro the construction contract in the amount of \$603,170, for construction of the Project, Bid No. 3593, plus a change order authority of \$86,830, for a total contract amount of \$690,000. The remainder of the Project amount was approved by the FHWA for City staff time associated with construction management and inspection.

As originally awarded, the Project consists of the installation of 59 sidewalk access ramps in priority pedestrian corridors, and the repair of over 30,000 square feet of existing sidewalk.

CURRENT STATUS

Construction of the Project is nearly complete and there is \$50,000 in Recovery Act grant fund cost savings. The cost savings is due to less than anticipated City staff time for construction management and inspection. The cost savings can be transferred to the contract for construction of all, or portions of, bid alternates that were not originally awarded. Otherwise, the cost savings will return to the FHWA.

The increased contract amount will fund work that was bid under Bid Schedule 3, but not originally awarded. This work includes completing sidewalk access ramps at the following locations: Arrellaga Street at Gillespie Avenue (3 ramps), Carrillo Street at Olive Street (3 ramps), and Laguna Street at Padre Street (2 ramps).

PUBLIC OUTREACH

Prior to construction, a notice will be delivered to each business and residence located within 200 feet of any additional work included within this contract. The notice will include a brief outline of the work, the Project schedule, and the contractor's contact information.

FUNDING

Design costs already incurred for the Project were funded by the Streets Capital Fund, including Measure D funds. Construction of this Project is funded by the Recovery Act at 100%.

The following summarizes all Project design and construction costs:

ESTIMATED TOTAL PROJECT COST

	Total Amount	Federal Share	City Share
Design (by City staff)	\$44,850	\$0	\$44,850
Survey (by City staff)	\$40,660	\$0	\$40,660
<i>Subtotal (Design)</i>	\$85,510	\$0	\$85,510
Construction Contract	\$603,170	\$603,170	\$0
Change Order Increase	\$86,830	\$86,830	\$0
Additional Work from Bid Schedule 3	\$50,000	\$50,000	\$0
<i>Subtotal (Construction Contract)</i>	\$740,000	\$740,000	\$0
Construction Management/Inspection (by City Staff)	\$60,000	\$60,000	\$0
Other Construction Costs (testing, etc.)	\$0	\$0	\$0
<i>Subtotal (Construction Engineering)</i>	\$60,000	\$60,000	\$0
Total	\$885,510	\$800,000	\$85,510

If the recommendation is approved, the total Project construction contract expenditure authority will be increased by \$50,000 to \$740,000. The overall Project cost will not change due to construction engineering cost savings in this same amount.

There are sufficient appropriated funds in the Streets Capital Fund to cover all remaining project costs.

PREPARED BY: Joshua Haggmark, Principal Civil Engineer/BD/mj

SUBMITTED BY: Christine F. Andersen, Public Works Director

APPROVED BY: City Administrator's Office



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: August 24, 2010

TO: Mayor and Councilmembers

FROM: Engineering Division, Public Works Department

SUBJECT: Increase In Construction Support Services For The American Recovery And Reinvestment Act Road Overlay Project

RECOMMENDATION: That Council:

- A. Authorize an increase in the extra services amount with Flowers and Associates (Flowers), for construction support services for the American Recovery and Reinvestment Act (Recovery Act) Road Overlay Project (Project), Contract No. 23,326, in the amount of \$35,000, for a total expenditure authority of \$109,800; and
- B. Authorize an increase in the extra services amount with Fugro West, Inc. (Fugro), for construction support services for the Recovery Act Project, Contract No. 23,323, in the amount of \$5,000, for a total expenditure authority of \$25,738.

DISCUSSION:

BACKGROUND

On March 16, 2010, Council awarded the construction support contract for the Project in the amount of \$68,000 to Flowers, plus an extra services authority of \$6,800, for a total contract amount of \$74,800. Council also awarded a construction support contract to Fugro in the amount of \$18,853, plus an extra services authority of \$1,885, for a total contract amount of \$20,738.

As originally awarded, the Project consists of the pavement preparation for the upcoming Recovery Act Slurry Project and the pavement overlay on upper State Street and upper De La Vina Street. Pavement overlay of the Carrillo Street underpass at Highway 101 was added to the construction contract by Council action on July 13, 2010.

CURRENT STATUS

The pavement overlay work on State Street and De La Vina Street has been conducted at night. This work has moved slower than expected, thus requiring additional inspection and management. Permitting coordination with Caltrans has also taken longer than anticipated for the previously added paving at the Carrillo underpass. The existing extra services authority for Flowers and Fugro is insufficient to cover the extra costs associated with the longer duration of construction.

FUNDING

The Federal funds allocated for this Project have been previously appropriated by Council. Construction phase costs for this contract, up to \$1,261,692, are funded 100% by the Recovery Act. City funds are required for any construction phase cost in excess of \$1,261,692, including the \$40,000 requested to cover additional consultant costs. There are sufficient funds in the Streets Capital Fund to cover the extra work item.

The following summarizes the expenditures recommended in this report:

CONSTRUCTION CONTRACT FUNDING SUMMARY

	Original Contract	Current Change Authority/ Extra Services	Increase Change Authority/ Extra Services	Total
Nye and Nelson	\$1,045,276	\$210,878	\$0	\$1,256,154
Flowers	\$68,000	\$6,800	\$35,000	\$109,800
Fugro	\$18,853	\$1,885	\$5,000	\$25,738
TOTAL RECOMMENDED AUTHORIZATION				\$1,391,692

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

ESTIMATED TOTAL PROJECT COST

	Federal Share	City Share	Total Cost
Design (by Contract and City staff)	\$0	\$42,283	\$42,283
Subtotal	\$0	\$42,283	\$42,283
Construction Contract	\$1,045,276	\$0	\$1,045,276
Construction Change Order Allowance	\$120,878	\$90,000	\$210,878
Subtotal	\$1,166,154	\$90,000	\$1,256,154
Project Management (by City staff)	\$0	\$27,500	\$27,500
Construction Management and Inspection (by contract)	\$74,800	\$35,000	\$109,800
Materials Testing (by contract)	\$20,738	\$5,000	\$25,738
Subtotal	\$95,538	\$67,500	\$163,038
TOTAL PROJECT COST	\$1,261,692	\$199,783	\$1,461,475

If the recommendation is approved, the total Project Management and Inspection contract expenditure authority will be increased to \$163,038.

There are sufficient appropriated funds in the Streets Capital Fund to cover all remaining project costs.

PREPARED BY: Joshua Haggmark, Principal Civil Engineer/TG/mj

SUBMITTED BY: Christine F. Andersen, Public Works Director

APPROVED BY: City Administrator's Office



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: August 24, 2010
TO: Mayor and Councilmembers
FROM: Recreation Division, Parks and Recreation Department
SUBJECT: License Agreement With The Santa Barbara Swim Club

RECOMMENDATION:

That Council authorize the Parks and Recreation Director to execute a license agreement with the Santa Barbara Swim Club (SBSC) for the use of Los Baños del Mar Swimming Pool.

DISCUSSION:

SBSC is responsible for age group and masters' competitive swimming, including program decisions and implementation, fee collection, memberships, registration, and contracting a head swim coach.

The proposed license agreement permits SBSC to maintain the current hours of facility use at Los Baños del Mar Swimming Pool for workouts, swim meets, and clinics, and provides monthly payments to the City. The monthly payment includes \$22 per hour for pool time and a per square foot lease rate of \$1.12 for office space at Los Baños. The hourly pool fee was determined after surveying other aquatic facilities in the Tri-County area, and the office lease rate is consistent with the Fiscal Year 2011 Parks and Recreation Department Fees and Charges schedule for non-profit leases at the community centers. The proposed agreement also includes in-kind compensation provided by SBSC to replace swimming pool lane lines and swim equipment during the Fiscal Year 2011 at a cost not to exceed \$8,500. This in-kind purchase will benefit all pool users while providing budget savings to the Parks and Recreation Department.

Payment in the Fiscal Year 2010 was \$2,817 monthly for an annual total of \$33,804. The proposed agreement for Fiscal Year 2011 requires payment of \$3,586 monthly for an annual total of \$43,036. This is an increase of 27%, not including the Department savings from the in-kind contributions. In the second year of the agreement, fees will be subject to a rate increase equal to the annual percentage change in the Consumers Price Index.

The proposed license agreement continues to stipulate that only SBSC members will be allowed in the pool during club hours. SBSC provides facility supervision including certified lifeguards to meet the California State Health and Safety Code. The agreement also contains a condition that SBSC, at its option, will be able to use coaches as lifeguards, or staff who function only as a lifeguard. In either situation, State Code requirements must be met. During their exclusive use of the facility, SBSC is responsible for emergency response procedures for their membership.

This agreement is for a two-year period, ending June 30, 2012.

BUDGET/FINANCIAL INFORMATION:

The revenue from this agreement is included in the adopted Fiscal Year 2011 Parks and Recreation Department General Fund budget.

PREPARED BY: Rich Hanna, Senior Recreation Supervisor

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

APPROVED BY: City Administrator's Office



Agenda Item No. _____

File Code No. 530.04

CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: August 24, 2010
TO: Mayor and Councilmembers
FROM: Airport Department
SUBJECT: Airport Storm Water Sampling And Reporting Contract

RECOMMENDATION:

That Council approve and authorize the Airport Director to execute an amendment to Contract No. 22,941 with URS Corporation to increase extra services by \$4,133 for a total of \$70,379 for storm water reporting for the 2008-09 and 2009-10 rainy seasons.

DISCUSSION:

As part of approval of the Airfield Safety Projects, the Regional Water Quality Control Board required under its Clean Water Act Section 401 Water Quality Certification that the Airport conduct post-construction storm water monitoring of Airport creeks and storm drains for five years. Years 1-2 were conducted by URS Corporation under previous environmental compliance contracts during construction of the Airfield Safety Projects.

In Year 3 (2008-09), a separate post-construction storm water monitoring contract was approved for \$66,246, including \$6,000 in extra services. The 2008-2009 rain year had few rain events, resulting in lower-than-average laboratory costs. The contract was therefore extended to also cover Year 4 (2009-2010). Year 4 was wetter than average, resulting in higher-than-average laboratory costs. As a result, the remainder of the contract and the \$6,000 in extra services was expended and an additional \$4,133 is required to complete the Year 4 final report due in September.

Approval of a new contract will be required for the Year 5 (2010-11) rainy season, which will be the final year of monitoring required by the Regional Water Quality Control Board.

BUDGET/FINANCIAL INFORMATION:

Funds for this contract amendment are available and appropriated in the Airport Operations Fund.

SUSTAINABILITY IMPACT:

This contract will further the City's Sustainable Santa Barbara Program by continuing to monitor for any potential effects of construction from the Airfield Safety Projects on Airport creeks in compliance with the permits for the project.

PREPARED BY: Laurie Owens, AICP, Project Planner

SUBMITTED BY: Karen Ramsdell, Airport Director

APPROVED BY: City Administrator's Office



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: August 24, 2010

TO: Mayor and Councilmembers

FROM: Recreation Division, Parks and Recreation Department

SUBJECT: Twelve35 Teen Center Lease With Police Activities League

RECOMMENDATION:

That Council authorize the Parks and Recreation Director to enter into a ten-month lease agreement with two, one-year options for Twelve35 Teen Center, with the Police Activities League (PAL).

DISCUSSION:

In response to General Fund budget challenges, the Parks and Recreation Commission recommended that the Department explore options for transferring maintenance and operation of various City recreation facilities to community partners who share similar missions. Such partnerships would reduce General Fund expense while continuing recreation services to the public without interruption. The adopted Fiscal Year 2011 budget included the transfer of the Twelve35 Teen Center to PAL and the Las Positas Tennis Facility to Elings Park Foundation.

During the Fiscal Year 2011 budget development process, staff met with community partners who offer teen recreational programming regarding their interest and ability to operate and maintain the Twelve35 Teen Center. Although interest was expressed, most did not find it financially feasible to assume operational expenses of this scale in such a short period of time. However, PAL expressed interest and was particularly interested in the opportunity to expand their teen programming through the teen center.

PAL has been a collaborative partner of the Department for over ten years. Most especially, over the last two years of budget challenges for the Parks and Recreation Department, PAL has partnered with the Department in order to continue service levels of critical youth and teen recreation programs. As part of the Fiscal Year 2010 budget, PAL took over the administration and operation of the Junior High Afterschool Program. PAL is well known throughout the community as a quality service provider. They have an excellent ability to fundraise and receive grants funds (including Federal Juvenile Justice and Delinquency Prevention Grants) for programs, services, and staffing.

The Twelve35 Teen Center is a very important City recreation facility. As the City's first teen center, it was developed and designed by youth. During the budget review process, the Youth Council, Parks and Recreation Commission, and City Council raised concerns about access, programming, and operation with the transfer of the facility. Youth Council members were included in planning meetings with staff and PAL which led to the development of lease terms. The initial lease provides for PAL to begin occupancy on September 1, 2010, and continue through June 30, 2011, with an option to extend the lease for two additional one-year terms.

In particular, terms of the lease require PAL to:

- Provide teen recreation related services to the community
- Maintain, at a minimum, the current hours of service (3:00 p.m. to 6:00 p.m. weekdays, excluding holidays)
- Not make any alterations to the facility that change the intended use (i.e., change a programming space to offices)
- Continue to provide and maintain facility equipment (televisions, game systems and controllers, pool table, air hockey table, recording equipment, snack bar, etc.) for use by teens
- Continue the Teen Center Advisory Committee to provide regular input from teens on programs and operation, with representation from the Youth Council, PAL, community members, and Parks and Recreation staff
- Provide semi-annual reports on programs and participation to the Youth Council and Parks and Recreation Commission
- Maintain the official facility name as Twelve35 Teen Center
- Pay a lease rate to the City of \$800 per month (see Budget/Financial Information below) and assume responsibility for cable, utilities, janitorial services, and standard maintenance
- Provide general liability, property, and automobile insurance
- At conclusion of the lease agreement, return the premises in good condition and repair, with equipment of similar condition and quality

The Department appreciates and thanks PAL for their commitment to community youth and teens, and looks forward to working with them for a seamless transfer of teen programs and services through the Twelve35 Teen Center.

BUDGET/FINANCIAL INFORMATION:

The Parks and Recreation Department leases facility space to non-profit agencies in three Community Centers. Lease terms include City provision of utilities, janitorial, and maintenance. Currently the non-profit lease rate is \$1.12 per square foot as adopted by Council on June 29, 2010. In consideration for PAL assuming programming, maintenance, and operational expenses, the monthly rental rate for the 2,835 square foot teen center

facility is proposed at \$800 per month or \$0.28 per square foot (25% of the non-profit lease rate). PAL assuming maintenance and operation of the Twelve35 Teen Center saves the Department approximately \$100,000 in expenditures (permanent and hourly staffing, and supplies) and provides lease revenue of \$9,600 for a full year of operation. These expenditure and revenue budget changes were included in the Fiscal Year 2011 adopted budget.

PREPARED BY: Sarah Hanna, Recreation Programs Manager

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

APPROVED BY: City Administrator's Office



Agenda Item No. _____

File Code No. 640.08

CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: August 24, 2010

TO: Mayor and Councilmembers

FROM: Engineering Division, Public Works Department

SUBJECT: Approval Of Map And Execution Of Agreements For 401 W. De La Guerra And 781 Castillo Streets

RECOMMENDATION:

That Council approve and authorize the City Administrator to execute and record Parcel Map Number 20,794 for a one-lot subdivision for two residential condominiums (finding the Parcel Map in conformance with the State Subdivision Map Act, the City's Subdivision Ordinance, and the Tentative Subdivision Map), and other standard agreements relating to the approved subdivision.

DISCUSSION:

A Tentative Map for the subdivision located at 401 W. De La Guerra and 781 Castillo Streets (Attachment 1), was conditionally approved on September 23, 2009, by adoption of the Staff Hearing Officer Conditions of Approval, Resolution Number 078-09 (Attachment 2). The project involves the conversion of one existing single-family dwelling into two condominiums.

In accordance with the Staff Hearing Officer approval, the Owner(s) (Attachment 3) have signed and submitted the Parcel Map and the subject agreements to the City, tracked under Public Works Permit Number PBW2010-00586. It is necessary that Council approve the Parcel Map since it 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).

Staff recommends that Council authorize the City Administrator to execute the subject *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.

- ATTACHMENTS:**
1. Vicinity Map
 2. Conditions that are required to be recorded concurrent with Parcel Map Number 20,794 by the Staff Hearing Officer Conditions of Approval Resolution Number 078-09
 3. List of Owners/Trustees

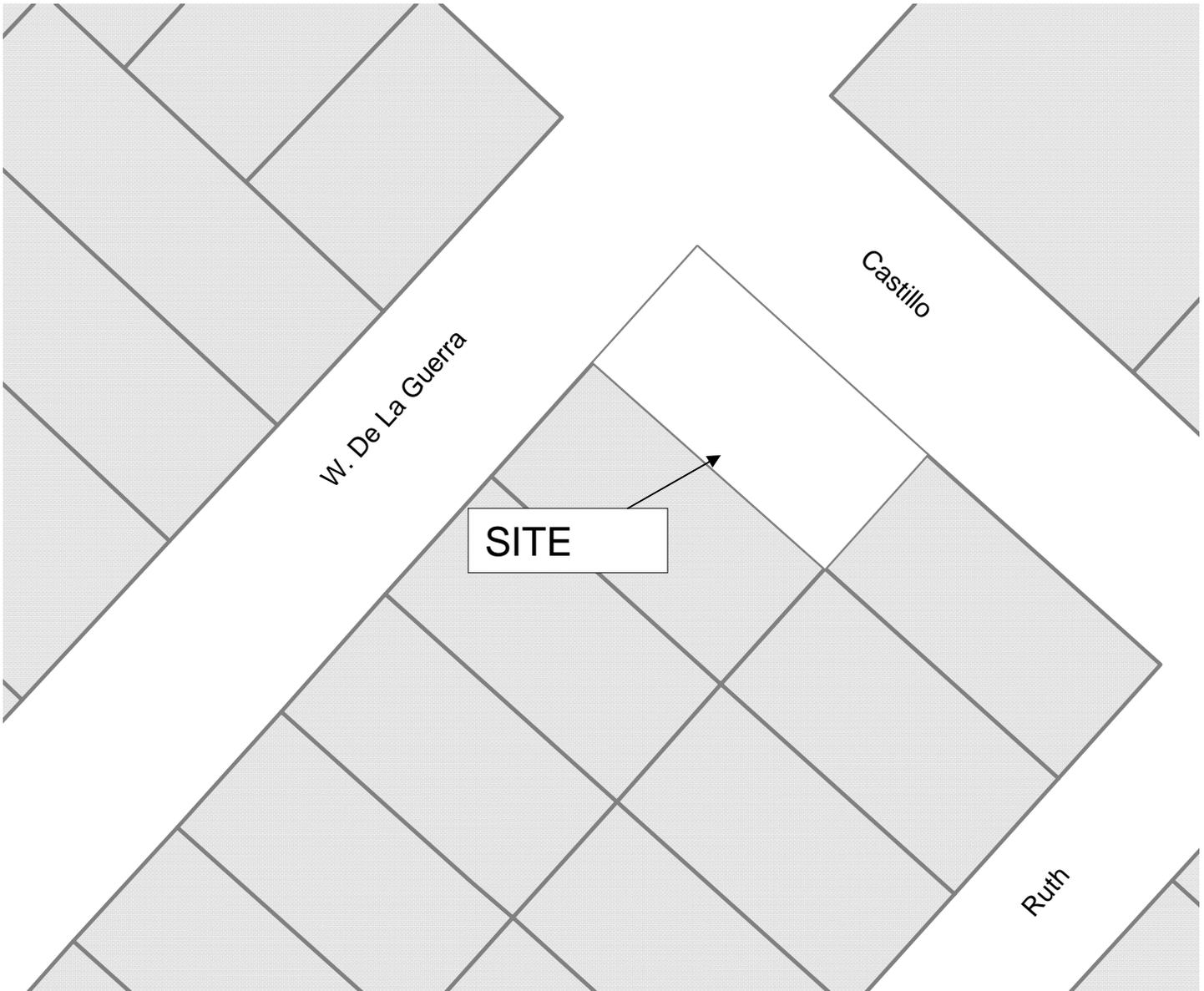
PREPARED BY: Mark Wilde, Supervising Civil Engineer/VJ/kts

SUBMITTED BY: Christine F. Andersen, Public Works Director

APPROVED BY: City Administrator's Office

ATTACHMENT 1

Vicinity Map 401 West De La Guerra and 781 Castillo Streets



Not to Scale

ATTACHMENT 2

CONDITIONS THAT ARE REQUIRED TO BE RECORDED CONCURRENT WITH PARCEL MAP NUMBER 20,794 for 401 W. DE LA GUERRA AND 718 CASTILLO STREETS BY STAFF HEARING OFFICER CONDITIONS OF APPROVAL, RESOLUTION NO. 078-09

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 residential duplex to two (2) residential condominiums 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:
 - 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.
5. **Required Private Covenants (CC&R's).** 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.
- 6. Residential Permit Parking Program.** Residents shall not participate in the Residential Permit Parking Program.
- 7. Right to Protest Public Improvement District.** The property owner waives the right to protest the formation of any future public improvement districts.

ATTACHMENT 3

LIST OF OWNERS

401 W. De La Guerra and 781 Castillo Streets

David Karschner

Carol Lee

Stephen Mori

Kae Mori



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: August 24, 2010

TO: Mayor and Councilmembers

FROM: Housing and Redevelopment Division, Community Development Department

SUBJECT: Revisions To Affordable Housing In-Lieu Fee

RECOMMENDATION:

That Council approve the revised median sale price used in the calculation of the In-Lieu Fee per the Inclusionary Housing Ordinance.

DISCUSSION:

The City's Inclusionary Housing Ordinance (IHO), (SBMC Chapter 28.43) requires that new ownership housing projects and condominium conversions of 10 or more units either provide 15 percent of the units as affordable housing units or pay an in-lieu fee to the City to be used to support affordable housing projects. For new ownership housing projects and condominium conversions of two through nine units, the IHO allows the payment of a pro-rated (five percent) in-lieu fee for each market rate unit. The IHO specifies the method to be used in calculating the in-lieu fee. One of the factors in the calculation is the median sale price of 2-bedroom condominium units in the City during the 4 most recent calendar quarters prior to the calculation. The IHO specifies that this figure *is to be established by Council* based on data provided by the Santa Barbara Association of Realtors.

City Housing Programs staff updates the City's Affordable Housing Policies and Procedures annually upon the publication of new Area Median Income (AMI) figures by the U.S. Department of Housing and Urban Development (HUD). This year HUD released the AMI figures on May 14 (it increased from \$70,400 to \$71,400). The new AMI results in new maximum affordable rents and sale prices and affects the calculation of the In-Lieu fee under the IHO.

Staff has access to residential sale price data through membership in the Santa Barbara Multiple Listing Service. A search of all 2-bedroom condominium units sold in the City between April 1, 2009 and March 31, 2010 resulted in 94 properties with sale prices from \$290,000 to \$2.2 million. The median price was \$469,000 (rounded by staff to \$470,000 for ease of calculation).

The IHO specifies the following method for re-calculating the In-Lieu fee:

The “estimated production cost for a 2-bedroom condominium unit” is calculated by taking 85 percent of the median sale price of a 2-bedroom condominium. The 15 percent reduction is to remove the estimated amount of developer profit from the median sale price to get a more accurate estimate of the production cost. The In-Lieu fee is the difference between the affordable sale price of a 2-bedroom unit for low-income households and this estimated production cost.

This year the In-Lieu Fee calculation is:

Median sale price:	\$470,000
Less 15%	<u>(\$70,500)</u>
Estimated Production Cost	\$399,500
Affordable low-income sale price:	<u>(\$89,500)</u>
In-Lieu Fee:	\$310,000

This is a reduction from last year’s In-Lieu fee of \$360,000. The decrease is mostly due to the drop in the median sale price from \$525,000 to \$470,000.

The pro-rated In-Lieu Fee for each ownership unit in projects of two through nine units will be five percent of the full In-Lieu Fee, or \$15,500. This is down from \$18,000 last year.

CONCLUSION:

By approving the calculation of the In-Lieu fee under the City’s Inclusionary Housing Ordinance, Council will establish the median sale price for 2-bedroom units in the City as required by the IHO. The reduced median sale price of \$470,000 will result in the reduction of the In-Lieu fee from \$360,000 to \$310,000.

The updated Affordable Housing Policies and Procedures handbook, reflecting the most recent Area Median Income, is available for viewing online on the City’s website: <http://www.santabarbaraca.gov/>. Click on “Affordable Housing” on the list on the left, and then on “Policies and Reports.” The chapter on the Inclusionary Housing Ordinance is marked as “draft” pending Council action on this item today.

PREPARED BY: Brian J. 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
REDEVELOPMENT AGENCY MINUTES

Regular Meeting
August 3, 2010
Council Chamber, 735 Anacapa Street

CALL TO ORDER

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

ROLL CALL

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

Agency members absent: Michael Self.

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 Williams/Francisco to approve the Consent Calendar as recommended.

Vote:

Unanimous roll call vote (Absent: Agency Member Self).

1. Subject: Minutes (6)

Recommendation: That the Redevelopment Agency waive the reading and approve the minutes of the special meetings of June 22, and June 29, 2010, and the regular meeting of July 13, 2010.

Action: Approved the recommendation.

CHANGES TO THE AGENDA

Item Removed from Agenda

Chair Schneider announced that due to time constraints, the following item was being deferred to a future date.

2. Subject: Conference With Real Property Negotiators Regarding 125 South Calle Cesar Chavez (11)

Recommendation: That the Redevelopment Agency Board hold a closed session to consider instructions to its negotiators regarding the possible transfer of real property owned by the Redevelopment Agency located at 125 S. Calle Cesar Chavez (APNs: 017-113-029, 017-113-030, 017-113-034, and 017-113-035) in the City of Santa Barbara. Instructions to negotiators will direct staff regarding the price and terms of payment of a possible transfer of the Agency-owned property to the Santa Barbara School Districts. Negotiations are held pursuant to the authority of Section 54956.8 of the Government Code. Agency negotiators are: Brian J. Bosse, Housing and Redevelopment Manager; Paul Casey, Assistant City Administrator; and Sarah Knecht, Assistant Agency Counsel. Negotiator for potential transferee is J. Brian Sarvis, Santa Barbara School Districts. Under negotiation: Price and terms of payment of a possible transfer of property.

Scheduling: Duration, 20 minutes; anytime

Report: None anticipated

ADJOURNMENT

Chair Schneider adjourned the meeting at 7:13 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

JOINT COUNCIL AND REDEVELOPMENT AGENCY AGENDA REPORT

AGENDA DATE: August 24, 2010

TO: Mayor and Councilmembers
Chair and Boardmembers

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

SUBJECT: Increase In Design Services For Lower West Downtown Lighting
Project

RECOMMENDATION:

That Council and the Redevelopment Agency Board authorize the Public Works Director to increase Contract No. 23,267 with Smith Engineering Associates (Smith) by \$9,420 for a total amount of \$38,090 for the final design of the Lower West Downtown Lighting Project (Project).

DISCUSSION:

BACKGROUND

The Project, developed as part of the Neighborhood Improvement Program, is the result of City initiatives to add more pedestrian and street lighting to the Lower West Downtown areas bounded by the 101 Freeway, Ortega Street on the north, and Chapala Street on the east (see Attachment). The preliminary and final Project design costs are funded with Community Development Block Grant funds, with the balance being funded by the Redevelopment Agency (RDA) Fund.

In January 2010, Council awarded a contract for the Project's final design in the amount of \$28,670 to Smith. A preliminary design purchase order for \$24,920 had already been approved in December 2009. The contract instructed Smith to prepare one large lighting project that encompassed the Project area. Smith completed an initial design with a construction cost estimate of \$2.25 million for the Project area. It is now proposed to phase the Project construction over three years at approximately \$750,000 per phase.

Staff is also requesting that the design include energy efficient Light Emitting Diode pedestrian and street lights. This, along with dividing the construction into three separate contracts of \$750,000 per phase, will increase the costs of final design. Staff has received a proposal of \$9,420 for added costs for Smith. Staff recommends its approval.

The design of the initial Phase (Phase 1) is scheduled to be completed this fall, with construction beginning in early 2011. The construction of Phase 1, which encompasses Haley Street, south to Highway 101, is being coordinated with the Haley/De La Vina Bridge Replacement Project. Phases 2 and 3 would be completed in subsequent years as RDA Capital funding permits.

FUNDING

There are sufficient appropriated funds in the Redevelopment Agency Capital Program to cover the cost of this increase.

ATTACHMENT: Map of Lower West Downtown With Improvement Projects

PREPARED BY: John Ewasiuk, Principal Civil Engineer/PS/sk

SUBMITTED BY: Christine F. Andersen, Public Works Director
Brian Bosse, Housing & Redevelopment Manager

APPROVED BY: City Administrator's Office



CITY OF SANTA BARBARA

JOINT COUNCIL AND REDEVELOPMENT AGENCY AGENDA REPORT

AGENDA DATE: August 24, 2010

TO: Mayor and Councilmembers
Chair and Boardmembers

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

SUBJECT: Contract For Design For The Helena Avenue Parking Lot Project

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 Redevelopment Agency Funding of Capital Improvements for a New Surface Public Parking Lot at 217 Helena Avenue, which includes Authorization to Execute a Design Contract with Penfield & Smith Engineering, Inc.; and
- B. That the Redevelopment Agency Board (Agency) authorize the expenditure of \$121,253 for engineering and design services for the Helena Avenue Parking Lot Project (Project).

EXECUTIVE SUMMARY:

Helena Avenue is located one block east of State Street and extends for three blocks between Montecito Street and Cabrillo Boulevard. The Agency-owned vacant lot at 217 Helena Avenue has been approved for a surface public parking lot. Staff is requesting that Council adopt a resolution making the findings necessary to authorize the Redevelopment Agency's expenditure of funds for a new capital project and authorize the Public Works Director to execute a contract with Penfield & Smith Engineering, Inc. (Penfield & Smith), for engineering and design services. The Agency is being asked to authorize the expenditures for the Project.

DISCUSSION:

Site Acquisition

In 1994, the Agency purchased a 37,000 square foot vacant parcel located at 12 East Montecito Street. In December 1998, the property was divided into three parcels. Two of the parcels encompassing approximately 24,000 square feet, were purchased by a

partnership controlled by the Fess Parker, Jr. Family Trust (Parker Family Trust) for the construction of a 100-bed youth hostel. The youth hostel is a condition of approval for the development of a 150-room hotel at Cabrillo Boulevard and Calle Cesar Chavez. The remaining parcel is owned by the Agency and is commonly referred to as 217 Helena Avenue.

Planning Commission Approval of Project

In 1995, when the site was still one parcel, the City Planning Commission (PC) approved the Youth Hostel Project (Youth Hostel). The approvals included a 60-space parking lot of which 33 spaces were envisioned to be public parking operated by the City (referring to the Helena Avenue property). The PC approvals are still valid for the public parking lot. However, final design review approval by the Historic Landmarks Commission is needed.

Current Use of the Site

The 217 Helena Avenue property is currently vacant. In recent years, it has been used as a construction staging area for private and public construction projects. Most recently, the site was used as a construction staging area for the West Beach Sidewalk Improvement Project.

Soil Remediation

In recent years, the Agency has also been working actively with the County Fire Prevention Division (FPD) to remove a leaking underground fuel tank and comply with other FPD soil remediation requirements. In May 2010, additional soil borings and groundwater samples were collected. It is likely that the FPD will require ongoing monitoring of the groundwater on this site. Any required monitoring wells will be incorporated into the final design and engineering for the public parking lot.

Parking Lot Request for Proposals

A Request for Proposals (RFP) was sent out in May and four proposals were received for the Project. Based on the response to the RFP, Penfield & Smith's proposal was found to be most responsive.

Staff recommends that Council authorize the Public Works Director to execute a contract with Penfield & Smith in the amount of \$79,897 for engineering and design services, and approve expenditures up to \$7,990 or 10% to cover any extra services that may be required in the course of the design.

Coordination with the Youth Hostel Project at 12 East Montecito Street

The Youth Hostel was a condition of approval of the Waterfront Park Hotel Project. The Youth Hostel is currently under construction and nearing completion. Permanent, non-exclusive easements for pedestrian, vehicular, and all necessary service and delivery ingress and egress over and through the Agency's Helena Avenue property, have been

granted to the Parker Family Trust. The Parker Family Trust also has the right to locate the Youth Hostel trash enclosure on the Helena Avenue property.

Agency staff has met with representatives of the Parker Family Trust several times to discuss opportunities for constructing the parking lots concurrently. These discussions concluded that building the parking lots independently would be the best approach at this time. In the future, it may be appropriate to revisit consideration of joint operation between the two lots.

Construction Timeline

Final design for the Project is anticipated to be complete in late 2010, with staff returning to Council in early 2011 for approval of a contract for construction. Project construction will take approximately four months and be completed in the summer of 2011. Agency staff and the Parker Family Trust will continue to coordinate the construction of improvements between their respective parcels.

Future Operation of the Parking Lot

Downtown Parking Staff is evaluating the best way to operate this lot. Options being considered include utilizing a non-staffed, pay-on-foot station, permit parking, and/or a posted 75-minute time limit for free public parking. The final design and construction will include utility infrastructure for a parking kiosk, if that becomes the optimal operational approach, either as a standalone lot, or in conjunction with the Youth Hostel parking lot.

FUNDING

This Project is funded by the Agency. The Project was approved as part of the Fiscal Year 2010 Agency Capital Program. The Agency has budgeted \$500,000 for the entire Project. This includes design process, engineering, City staff time and all construction, materials, landscaping, lighting, signs, and contingencies.

There are sufficient funds in the Agency's Helena Avenue Project Account to fund the costs associated with this Project. The following summarizes the expenditures recommended in this report:

ENGINEERING & DESIGN CONTRACT FUNDING SUMMARY

	Basic Contract	Change Funds	Total
Penfield & Smith	\$79,897	\$7,990	\$87,887
TOTAL RECOMMENDED AUTHORIZATION			\$87,887

The following summarizes all estimated total project costs:

ESTIMATED TOTAL PROJECT COST

Design (by Contract)	\$87,887
Other Design Costs (by City staff)	\$33,366
Subtotal	\$121,253
Estimated Construction Contract w/Change Order Allowance	\$348,000
Estimated Construction Management/Inspection (by City staff)	\$30,000
Subtotal	\$378,000
TOTAL PROJECT COST	\$499,253

HEALTH AND SAFETY CODE SECTION 33445:

Redevelopment Agency funds can be used under State law for capital improvements in the Redevelopment Project Area (Project Area) if the following findings can be made and adopted by Resolution of the local legislative body (City Council):

- The improvements are publicly owned
- There are no other reasonable means of financing the improvements
- The improvements will benefit the Project Area by eliminating blighting influences and are consistent with the Project Area’s adopted Implementation Plan

The Helena Avenue Parking Lot is within the Central City Redevelopment Project Area and is publicly owned. There are no other reasonable sources of funds to build this surface public parking lot. The site is currently a vacant dirt lot subject to graffiti, potential dumping, and vandalism. Converting the vacant lot into a public parking lot will provide the surrounding area and businesses with off-street parking. The Project will eliminate blighting conditions inside the Project Area by improving the aesthetics of the site, complementing the Youth Hostel currently under construction, supporting neighborhood businesses, and encouraging pedestrian activity in and around the area by providing a “park once” opportunity in the Lower State Street and Waterfront areas. An increase in visitors and pedestrians improves the vitality of the Project Area by encouraging economic activity, which leads to additional public and private improvements, and thereby eliminates blight and the conditions that lead to blight, consistent with the current adopted Implementation Plan of the Central City Redevelopment Project Area.

SUSTAINABILITY IMPACT:

Agency Staff has consulted with the Creeks Division regarding the development of this site. Storm water capture techniques appropriate for this site will be included in the final design and engineering of the lot.

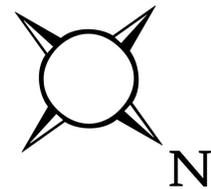
ATTACHMENT: Vicinity Map

PREPARED BY: Brian Bosse, Housing and Redevelopment Manager/MA/el
Joshua Haggmark, Principal Civil Engineer/LJ/mj

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

APPROVED BY: City Administrator's Office

217 Helena Avenue Vicinity Map



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 REDEVELOPMENT AGENCY FUNDING OF CAPITAL IMPROVEMENTS FOR A NEW SURFACE PUBLIC PARKING LOT AT 217 HELENA AVENUE, WHICH INCLUDES AUTHORIZATION TO EXECUTE A DESIGN CONTRACT WITH PENFIELD & SMITH ENGINEERING, INC.

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 site is currently a vacant dirt lot subject to graffiti, dumping and vandalism;

WHEREAS, converting the vacant lot to a public parking lot will provide the surrounding area and businesses with needed off-street parking;

WHEREAS, the Helena Avenue Public Parking Lot will eliminate blighting conditions inside the Project Area by improving the aesthetics of the site and will complement the adjacent Youth Hostel currently under construction;

WHEREAS, the Helena Avenue Public Parking Lot will support neighborhood businesses and encourage pedestrian activity in and around the area by providing a "park once" opportunity in the Lower State Street/Waterfront area, and

WHEREAS, an increase in visitors and pedestrians in the area will improve the economic vitality by encouraging economic activity which leads to additional public and private improvements and thereby eliminates blight and the conditions that lead to blight, consistent with the current adopted Implementation Plan of 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 Helena Avenue Public Parking Lot, to be funded by the Redevelopment Agency, will be of benefit to the Central City Redevelopment Project area as the improvements will generate additional pedestrian activity by locals and tourists in the surrounding neighborhood and Waterfront Areas. An increase in these activities improves the vitality of the project area by encouraging economic activity by locals and visitors and will lead to additional public and private improvements, and thereby, eliminate blight and the conditions that lead to blight.

SECTION 2. No other reasonable means of financing for the Helena Avenue Public Parking Lot are available.

SECTION 3. The payment of funds for a new public parking lot is consistent with the 2010 – 2014 City of Santa Barbara Central City Redevelopment Project Implementation Plan adopted pursuant to Health and Safety Code Section 33490.

SECTION 4. The City Council authorizes the Public Works Director to execute a contract with Penfield & Smith, in the amount of \$79,897 for engineering and design services for the Helena Avenue Parking Lot Project and to approve expenditures of up to \$7,990, or 10%, to cover any scope of work changes or unexpected extra services that may be required.



CITY OF SANTA BARBARA

JOINT CITY COUNCIL AND REDEVELOPMENT AGENCY AGENDA REPORT

AGENDA DATE: August 24, 2010

TO: Mayor and Councilmembers
Chair and Boardmembers

FROM: John Bridley, Waterfront Department

SUBJECT: West Beach Planning Study

RECOMMENDATION:

That Council and the Redevelopment Agency Board receive and consider the West Beach Planning Study prepared by Pat Saley and Associates including background information and suggested options for possible future improvements or enhancements in the West Beach area.

BACKGROUND:

In 2005, the City's Redevelopment Agency initiated a capital improvement design process and project for the West Beach Cabrillo Boulevard area. Ultimately, the West Beach Pedestrian Improvement Project along Cabrillo Boulevard was approved and has now been constructed. As part of that process, interest was expressed to further evaluate and study the adjacent sandy beach area. The City's Redevelopment Agency provided \$15,000 in order to contract with Pat Saley and Associates to undertake a focus study of the area known as West Beach. This process was initiated in the spring of 2009.

The goal of the West Beach Planning Study was to identify existing activities and consider adding or improving public uses and/or structures on or near the West Beach area. Additionally, evaluation was given to possibly encourage more use of the beach area and improve its overall appearance and ambiance, which would help draw people into the harbor. The consultant met with current users, stakeholders, business owners, City staff members, Coastal Commission staff and received input from the Parks and Recreation Commission, Planning Commission and Board of Harbor Commissioners.

DISCUSSION:

Currently, West Beach is utilized for many different recreational activities and is popular with both local residents and visitors alike. In addition, the beach is used for special events such as 4th of July Fireworks, AVP Volleyball Tournaments, etc., along with boat storage, dredge operations, kayak rentals, outrigger canoe clubs, beach volleyball, sunbathers, swimmers and more. Adjacent to the beach is an area designated as the harbor's quiet water sailing area and is used extensively by both Santa Barbara Sea Shell Association and UCSB sailing programs. The Sea Shell group also has built and maintains small sailboat storage buildings on their leased area on the western edge of the beach. Part of the consultant's challenge was to identify and meet with all users and stakeholders who currently utilize the beach and obtain their input.

There are many different existing planning policies that give guidance to this area (Local Coastal Plan, Harbor Master Plan, Coastal Commission, City Municipal Code). Many of these policies strive to have local beaches maintained in their natural state along with providing opportunities for the public to enjoy ocean dependent or related uses. Obviously, any changes, enhancements, public improvements or structures placed on the beach would be governed by these policies. The Planning Study details all related policies along with potential changes should any development options be pursued in the future.

The West Beach Planning Study has identified two possible improvement alternatives or options for possible consideration. These enhancement options could be considered in phases for future improvements. These alternatives were developed after many community meetings with West Beach users and stakeholders. The alternatives were also reviewed and commented on by the Parks and Recreation, Planning and Harbor Commissions. City staff has also provided specific input and analysis of these enhancement alternatives. The goal of Alternative A or Phase I would be to upgrade the existing uses and improvements along with adding educational and interpretive signage about the area. Alternative B or Phase II would involve a relocation of existing improvements and the construction of an outrigger canoe storage building and construction of a Chumash tomol (canoe) storage building. In addition, Alternative B proposes planting native coastal grasses between the existing bike path and Cabrillo seawall. In addition, Alternative B would include upgraded outrigger storage facilities and an educational signage component.

Throughout the planning process, stakeholders were consistently reminded that no funding for enhancements or capital improvements had been identified to accompany the outcome of the planning process. Currently, no funding from the Waterfront Department, General Fund or Redevelopment Agency has been earmarked for any improvements involving West Beach. The planning study is intended to assist in identifying the issues and potential policy related "obstacles" that may come into play should enhancements or capital improvements be proposed for placement on the beach.

Both the Waterfront and Parks and Recreation Department staff have concerns about the placement or construction of additional structures on West Beach. These concerns involve visual corridors of the harbor area, public versus private uses, management and leasing, ongoing maintenance, etc. Similar comments were expressed by both advisory Commissions and the development alternatives are not considered a current priority for either department at this time. Additionally, Alternative B could be precedent setting for future requests by other groups or organizations who have an interest in constructing structures on City beaches.

BUDGET/FINANCIAL INFORMATION:

The Redevelopment Agency provided \$3,125,000 for the construction of the West Beach Pedestrian Improvement Project. In addition, the Agency provided \$15,000 to undertake the focused West Beach Planning Study. Currently, there is no funding budgeted for implementation of the two identified alternatives contained within the Study.

ATTACHMENT: West Beach Planning Study

PREPARED BY: John Bridley, Waterfront Director

APPROVED BY: City Administrator's Office

**City of Santa Barbara
Waterfront Department**

WEST BEACH PLANNING STUDY



**Prepared by:
Pat Saley & Associates and
Janice Thomson**

Funding provided by the City's Redevelopment Agency



August 24, 2010

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I. Introduction

The West Beach Planning Study is a focused study of the area known as West Beach in the City of Santa Barbara's Waterfront (see photo below). West Beach was originally studied as part of the City's Local Coastal Plan (LCP) in the early 1980s and the Harbor Master Plan (HMP) that was approved in 1996. The HMP included several recommendations for the West Beach area, the most important of which was to allow dredging to provide a Small Boat Quiet Water Area and to replenish downcoast beaches with sand. Both the LCP and HMP recognize that West Beach is a unique coastal resource in an urban area and of great importance and value to residents of Santa Barbara and visitors to our area.

In 2005, the City initiated a design process for the West Beach Pedestrian Improvement Project (WBPIP) for the area adjacent to the beach along West Cabrillo Boulevard (discussed later in this study). During that process, interest was expressed in studying the adjacent West Beach area. Many people spoke about the need to improve West Beach. Concerns were raised about the appearance of the Seashell "condos" and the dredge storage yard, the informal spread of outrigger canoe storage near the Rock Groin, graffiti, homeless presence, all of which contribute to an "industrial" and haphazard look to West Beach.

Now that the WBPIP is complete, the City's Redevelopment Agency agreed to fund a study of uses on West Beach. The goal of the study is to look at existing uses and to consider adding public uses and/or structures on or near West Beach to enhance those uses, encourage more use of the area as well as to improve its overall appearance and ambience.



Photo 1 – Aerial View of the West Beach Area

West Beach Planning Study Process

The West Beach Planning Study process began with a kick-off community meeting on April 15, 2009. Stakeholders in the area were invited and approximately 20 people participated in that process (see Appendices B-1 and B-2). Comments were recorded and were followed up on during “needs assessment” meetings with individual stakeholders held in summer and early fall 2009. Over 50 people were interviewed and their comments were considered in developing the early recommendations (see Appendices B-3 and B-4). A second community meeting was held on August 19, 2009 during which time three options were presented for discussion. Based on analysis of issues and comments received (see Appendix B-5), the three options were synthesized into the two alternatives presented in the draft study released in November 2009.

The Planning Commission and Parks and Recreation Commission reviewed the draft report on November 12th followed by Harbor Commission review on November 19th, 2009. Their comments are provided in Appendices D-2 and D-3 and are discussed in this final report. City Council review of the final report is scheduled for August 24, 2010.

II. Background

History of West Beach

The 24 acres that are now West Beach have changed dramatically over time. West Beach was “created” when the Santa Barbara Harbor Breakwater was constructed and extended in the 1920s. Dredging and storm activity has modified its width. The short concrete wall adjacent to the sidewalk on Cabrillo Boulevard was originally constructed as a seawall. It has been reported that waves used to crash against the wall indicating that at times the beach was non-existent.

West Beach has historically served an important role in storing accreted sand that would otherwise fill the navigation channel and the remainder of the Harbor. West Beach was dredged back to half its previous width in the 1980s. Since then, the beach has been dredged periodically to create the Small Boat Quiet Water Area and to replenish downcoast beaches as recommended in the Harbor Master Plan. Additional dredging is scheduled for 2011.

The boat launch ramp was built in 1961 with four launching lanes and two floating docks. It is the only coastal public small boat launching ramp between Ventura and Morro Bay. In 1991 the City rehabilitated the ramp and corrected the sharp drop off into deep water, making the ramp easier to use and maintain. Small boats, sailboats and outriggers are stored on the sand on the west side of West Beach through a permitting system administered by the Waterfront Department.

The Rock Groin is located south of the launch ramp. It houses Sea Landing, a commercial recreational charter business, UC Santa Barbara’s sailing facility, and the Marine Mammal Center.

Los Baños Pool, located at the intersection of Cabrillo Boulevard and Castillo Street, dates back to the early days of the Harbor when it was known as the “Plunge.” It was designated a Historic Landmark Structure in 1992 by the City Council. The wading pool next to Los Baños is open from 10 to 12 weeks of the year, depending on funding, and both pools are administered by the Parks and Recreation Department.

Figure 1 depicts West Beach today.

Planning Policies relating to West Beach (see Appendix A)

There are many Coastal Act, Local Coastal Plan (LCP), Harbor Master Plan (HMP) policies and City Ordinances that give policy guidance relevant to the West Beach area. The Harbor Master Plan was adopted by the City Council and Coastal Commission as an appendix to the LCP, so any change to that plan also would require an amendment to the LCP. The HMP and LCP policies, as well as certain City ordinances, strive to protect and enhance the beach for active and passive recreation. The policies also strive to have City beaches be maintained in their natural state or with the addition of improvements to enhance their natural state, to enable the better enjoyment by the public.

Any proposed public or quasi-public amenities, structures or other facilities would need to be weighed by the City Council (and possibly Coastal Commission) for their benefit to the public’s health, safety or welfare. The specific project design, including how the sand at West Beach might be affected or covered, would have to be weighed against the policies and actions listed below. It is likely that LCP and HMP Amendments would have to be pursued, as well as Coastal Development Permits for the specific projects.

Coastal Act Policies

- Policy 30210 – 13 – Provide and protect public access to and along the coast
- 30221 – Protect coast for recreation uses
- 30235 – Allow protection devices under limited circumstances
- 30240 and 44 – Protect sensitive habitats
- 30251 – Protect views
- 30253 – Minimize risks to life and property
- 30255 – Coastal-dependent developments have priority; coastal-related within reasonable proximity to coastal-dependent they support

Local Coastal Plan (LCP) Policies

- Policy 4.3 – Provide lower cost visitor-serving experiences in planning new public amenities
- 6.1 – Protect sensitive habitat resources
- 6.7 – Avoid future protective devices except public health and safety structures
- 9.1 – Protect coastal views

Harbor Master Plan (HMP) Policies

- Policy FIS- 2 – Promote non-profit opportunities with cash cost recovery
- DEP- 3 c, d, – Lease priorities passive recreation; non-profit marine oriented groups
- DEP-1.1 – Dredge for Small Boat Quiet Area
- REC-1.1 – Provide volleyball courts on West Beach
- REC-1.2 – Consider native dune landscaping between bike path and wall
- REC-1.4 – In reconfiguring the Rock Groin, provide an observation deck
- REC-1.6 – Encourage public activities
- ACC-1 – Enhance public access
- ACC-2 – Public access from nearest public roadway
- ACC-2.3 – Landscape along Cabrillo; consider view corridors
- VISIT – Visitor serving uses subordinate to ocean dependent, but provide for visitors to the area
- VISIT-1.1 – Give priority to lower cost visitor serving uses
- VIS-1 – Protect , preserve, enhance coastal scenic visual qualities
- VIS-1.1 – Screen all parking facilities while considering view corridors
- MAR-1 – Maintain, enhance and restore marine resources
- MAR-1.7 – Provide an interpretive sign program to protect and interpret natural and historical features
- MAR-2 – Consider alternatives to construction of shoreline protective structures and dredging
- MAR-2.1 – Continue to dredge Harbor and replenish downcoast beaches
- MAR-2.2 – Pursue dredge purchase
- MAR-2.3 – Continue to provide dredged sand to replenish downcoast beaches
- MAR-4 – Protect western snowy plover and other sensitive species
- MAR-4.2 – Minimize impacts to sensitive species from dredging and other projects
- MAR-4.3 – Provide enhancement of snowy plover habitat where feasible

Coastal Commission Recent Actions and Input

Since the passage of the Coastal Act in 1976 and establishment of the Coastal Commission, there are very few precedents for siting small structures on the sand in coastal California. Recently, lifeguard structures have been enlarged and improved at Pacific Beach, in the City of Coronado and at Bolsa Chica/ Huntington Beach. The City of San Diego has received approval of Coastal Development Permits (CDPs) for long-term widening of the entire length of their public boardwalk in both Mission Beach and Pacific Beach. The widened boardwalk will accommodate larger beach crowds and provide more public access opportunities.

Recent Staff Reports for Coastal Commission applications were reviewed for two lifeguard towers. The first project was in South Mission Beach in the City of San Diego. This project included construction of a bulkhead seawall for protection of the lifeguard tower. The lifeguard tower was located to minimize encroachment on the beach and was not considered to have adverse impacts to public access and recreation. The applicant had to agree to never extend the shoreline protection device in a seaward direction. The project was designed to preserve public views from the west. During the review of the project, there was discussion about buildings interfering with public access by occupying beach area that would otherwise be available for public use, adverse impacts on sand supply and loss of sandy beach.

The second project on the sandy beach is a Lifeguard Tower and public restroom at Silver Strand Beach in Ventura County. The project proposes construction of a 1,700 sq. ft. lifeguard tower and public restroom building to replace a previous tower and restroom. This project has had a substantial number of appeals. There are many issues involved with this including: the County would need to ensure that no future shoreline protection device would be constructed for this structure, flood hazards concerns, potential public view impacts from the nearby jetty, and encroachment on the sandy beach.

While not located on the sandy beach, another project of interest is located at Nicholas Canyon County Park in Malibu where a living Chumash demonstration village has been created at an ancient Chumash site. This project was created by the Wishtoyo Foundation, a non-profit organization, in partnership with the property owner, the Los Angeles County Department of Beaches and Harbors. According to the Wishtoyo Foundation's website (<http://www.wishtoyo.org/projects-educational-demonstration-village.html>), "this Chumash Village is a unique and authentic re-creation of a working Native American village on a four-acre historical site at Nicholas Canyon County Beach in Malibu. The only living Chumash cultural village of its kind in Southern California, the village property occupies a historical cultural habitat - where ocean and stream meet, offering a rich and diverse wildlife and plant habitat....the coastal bluff is a living, pristine reminder of an ancient culture that thrived for thousands of years. The Chumash Village now hosts schools and community groups for cultural presentations, ceremonies and gatherings."

Informal Coastal Commission Input

Early in the West Beach Planning Study process, the consultants met with Shana Gray and Steve Hudson of the Coastal Commission's South Coast Regional office in Ventura to get their initial input. After the release of the Draft West Beach Study, in January 2010 the consultants met with Steve Hudson and James Johnson from the Ventura office to review the various alternatives included in the draft study. Coastal Commission staff members were clear that they thought that West Beach is unique in that it is a wide sandy beach in an urban area. If new structures were located on the beach, they would need to, at a minimum:

- Maintain public access, including existing parking
- Include public education, especially for children
- Address public safety
- Give priority to beneficial public uses
- Cluster buildings or structures
- Avoid covering the sandy beach with structures, particularly enclosed structures that are not for public use.

The types of studies typically required for a structure or new use on the beach could include:

- Geologic and shoreline hazard studies
- Wave run up study
- Flood potential study
- Biological studies
- No future revetments

City Ordinances

The City's Harbor area is zoned Harbor Commercial which includes all the water and marinas, the Harbor commercial area and Stearns Wharf. Most of West Beach and the beach area to the east of Stearns Wharf are zoned Parks and Recreation with a Coastal Overlay (PR/S-D-3). These zones, policy documents and City ordinances that apply to West Beach are described below. All are from the Santa Barbara Municipal Code except where noted.

General Plan Land Use Element and Coastal Plan – The General Plan designates West Beach as “beach” as does the Coastal Plan. Policies relating to West Beach are discussed below under “Planning Policies.”

Coastal Overlay Zone (S-D-3) – The Coastal Overlay Zone, S-D-3 Zone Designation (Chapter 28.44) is established for the purpose of implementing the Coastal Act of 1976. It insures that all public and private development in the Coastal Zone is consistent with the City's LCP. The Coastal Overlay Zone requires a Coastal Development Permit (CDP) for any development in the coastal zone.

Parks and Recreation Ordinance (28.37.030) – The Park and Recreation Zone (PR) defines “Beach” as the areas that provide access to the ocean and sand for passive and active recreation. The PR Zone is established to protect and preserve publicly owned park and beach lands for the benefit of residents and visitors. This zone allows trails, minor buildings, picnic areas, lighting, memorials and artwork.

Section 15.16.110 - Parks and Recreation – This ordinance prohibits any structures on the beach except restrooms and lifeguard towers.

Harbor Commercial Zone (H-C) – The Harbor Commercial area to the west of West Beach and the marinas is zoned Harbor Commercial or H-C (as well as Coastal Overlay Zone or S-D-3). This zone allows ocean related uses as deemed appropriate by the Planning Commission. Projects that provide access improvements to the Harbor and beach areas are consistent with the H-C Zone. The H-C Zone allows “museums and other cultural displays relating to the ocean.”

Harbor Lease Policies – In 1984, the City Council adopted policies which relate to Harbor leases, including:

“The third goal shall be to provide passive recreational opportunities and an aesthetic waterfront for the enjoyment of the general public. The fourth goal shall be to provide an opportunity for nonprofit marine oriented individuals, groups and associations to benefit from the physical plant of the Harbor as long as they pay the incremental cash cost of their operation, or the same rental as would be gained if the facilities devoted to their operation were leased to a higher priority goal function; and a negative goal is the preclusion of any lease to an activity which provides supplies or services tending towards a carnival atmosphere, non-marine sports, non-marine oriented business offices, or public services which can equally be served outside of the Tidelands Area.”

Waterfront Fee Resolution – This resolution regulates outrigger, sailboat and rowing dory permits for West Beach. The permit regulates the size of boats allowed at West Beach. Applications are made through the Harbormaster and permits must be displayed on the vessel along with their current California registration number.

West Beach Pedestrian Improvement Project (WBPIP)

One of the many options considered in the 1996 Harbor Master Plan (HMP) process was the construction of a boardwalk across West Beach to encourage residents and visitors to stroll along the waterline between the Harbor and Stearns Wharf. This recommendation was not included in the HMP for a variety of reasons but interest in connecting the Wharf and Harbor continued.

In 2004, the Harbor Merchants Association requested funding from the City’s Redevelopment Agency to improve the linkage between Stearns Wharf and the Harbor, leading to the West Beach Pedestrian Improvement Project (WBPIP). A public outreach program took place and resulted in an improvement plan that began construction in June 2009 and was completed in summer 2010. The WBPIP provides an improved physical connection between the Harbor and Stearns Wharf with an attractive sidewalk that leads pedestrians along Cabrillo to the wading pool and into the Harbor area. The plan included improved crosswalks with ADA ramps, curb extensions, pedestrian activated traffic signals, lighting, resurfacing, flags, landscaping, etc., at Chapala Street, Ambassador Park, Los Baños wading pool, Bath Street/Sea Landing, and Castillo Street to Marina 4.

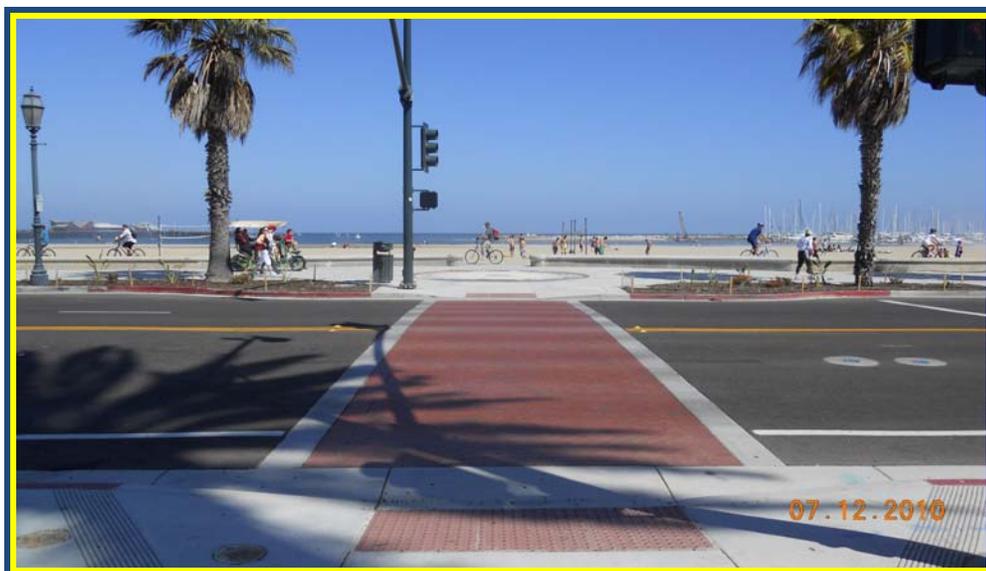


Photo 2 – New Pedestrian Crosswalk at Ambassador Park

The project also has a public art component with sculpture pads for public art, viewing plazas and historical and interpretive signage. An additional component is a freestanding outdoor public shower along the path to Sea Landing.



Photo 3 – Story Circle - West Beach Pedestrian Improvement Project

2007 Grant Requests

In March of 2007, the City's Redevelopment Agency (RDA) received several requests for funding. The Barbareño Chumash Council requested \$70,000 to construct a 20' x 30' Tomol House to facilitate and promote the Chumash maritime culture. In addition to this request, the RDA received a request from local youth sailing interests (SB Youth Foundation, SB Sailing Club, SB Seashell Association, and SB Area High School Sailing Teams) for \$260,000 to construct a West Beach Small Boat Center (e.g., fresh water supply, secure boat storage area, shaded meeting area, reconstructed condos, sail folding area, etc.). Both of these projects were not recommended for funding in 2007 because both projects were considered to have extensive planning and permitting issues. The projects needed more definition and needed to be part of a larger planning process which contributed to the initiation of the West Beach Planning Study.

III. West Beach Today

Existing Conditions and Facilities

West Beach today is a vibrant area with a variety of active and passive activities that serve residents and visitors. While the beach has always been popular, the addition of volleyball courts and the continued dredging to reduce the size of the beach, provide sand for downcoast beaches and create the Small Boat Quiet Water Area has helped to breathe more life into the area. Some of the activities and amenities on West Beach are:

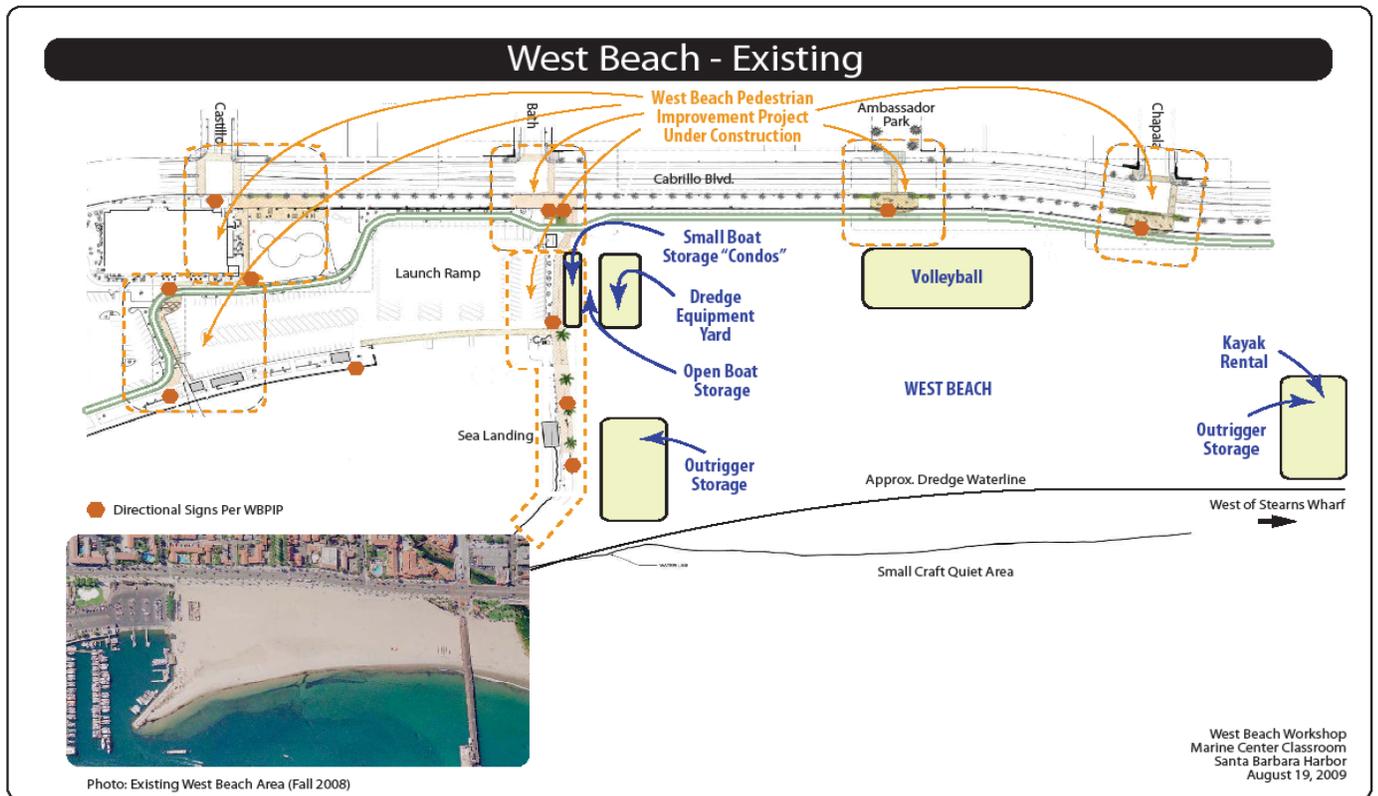


Figure 1 – West Beach – Existing Setting

Boating Activities

The Small Craft Quiet Water Area (see Figure 1) is a setting for many boating activities for: outriggers, sailboats, Chumash tomols (canoes), and rowing dories. This quiet-water area keeps small, non-motorized craft a safe distance from the federal navigation channel, where everything from whale-watching charter boats to fishing trawlers enter and exit the Harbor. West Beach is easily accessible and family-friendly.



Photo 4 – Summer at West Beach

Besides boating, there is formal and informal volleyball, weddings, sunbathing, strolling, sand soccer, picnics, etc. The following are organized groups who use West Beach:



Photo 5 – Santa Barbara Seashell Association Sailboat Storage “Condos”

Santa Barbara Seashell Association (SBSSA)

This club is a family-oriented organization teaching kids ages 8 to 15 to sail by racing their own boats. The group typically has 50 to 60 families. The small wooden (seashells) or fiberglass boats (sabots) are stored in eight small structures, known as the Seashell “condos,” with six boats per condo (see Photo 5). They operate from May through October on Sunday afternoons (see Photo 6). To the east of the condos, 20 permits have been issued to owners of small sailboats with masts (e.g., lasers). Many of these belong to families with kids who have graduated from the Seashell program.



Photo 6 – Seashell Sailboats



Photo 7 – Outrigger Canoe Storage Area Sign

Outrigger Clubs

There are many outrigger clubs in Santa Barbara, most of which use and store their outriggers at West Beach. These clubs participate in local, state, national and international outrigger canoe competitions and generate public interest and support for the history of outrigger canoes. Most clubs offer their members opportunities to race at many different levels, ages or physical ability. The public is encouraged to participate and is sometimes offered instruction before deciding to join a club. A few of the clubs interviewed as part of the study process are:

- Santa Barbara Outrigger Canoe Club (SBOCC)
- Paddling Athletes Defying Disabilities, Limitations, Enjoying Recreational Support (PADDLERS)
- Ka Nai'a Outrigger Canoe Club
- U'hane Outrigger Canoe Club
- Kaizoku Outrigger Club
- Ocean Outrigger Club
- Holopuni
- Wahine



Photo 8 – Typical West Beach Activities

Sports, Music and Other Activities

- The Association of Volleyball Professionals (AVP) held volleyball tournaments in 2004, 2005, 2006 and 2008 either in spring or fall. Other volleyball associations had tournaments in 2007 and 2008. Santa Barbara City College conducts volleyball classes at West Beach. Volleyball courts are available on a first-come-first-served basis year round. Other events at West Beach include soccer in the sand, beach tennis, over-the-line, sun bathing and beachcombing.
- Navy League of Santa Barbara: the USS Ronald Reagan visited in August 2005 and January 2008. Passengers disembark and embark at Sea Landing with a Hospitality area set up at West Beach.
- Cruise Ship Visits: As with the USS Ronald Reagan, passengers disembark and embark at Sea Landing. Visits have taken place since 2002 (see Photo 9).
- The annual Fourth of July Celebration, co-sponsored by SPARKLE and the City, includes food, music and fireworks.



Photo 9 – Cruise Ship and Shorebirds

- Arlington West is set up on certain Sundays by the Veterans For Peace on the beach adjacent to Stearns Wharf. Arlington West consists of a small white cross for every soldier killed in Iraq (see Photo 10).
- There has been a West Beach Music Festival in 2007, 2008 and 2009 during the months of September or October. The Festival draws large crowds. In June 2010, the City Council determined that West Beach was not an appropriate venue for this type of large scale music event with up to 13,000 people attending.



Photo 10 – Arlington West and aircraft carrier

Natural Resources

There is little native vegetation at West Beach, thus habitat is generally around man-made structures and landscaping. There is limited area of some native, salt-tolerant vegetation at the end of the Rock Groin near the area where outrigger canoes are stored. According to bird surveys conducted by SAIC for several projects within the Harbor area, birds such as gulls, cormorants, herons, and brown pelicans, perch or rest in areas around the Harbor and West Beach¹. Shorebirds, such as willets, black-bellied plovers, and marbled godwits, have been seen throughout the year. The sandy beach of the sandspit is a foraging and resting area for shorebirds, such as western and least sandpipers, sanderling, whimbrel, and long-billed curlews. Threatened, endangered, and special concern species that use the Harbor at least seasonally include: western snowy plover, California brown pelican, California least tern, California sea lion, and harbor seal.

The western snowy plover, a California Species of Special Concern, has been of special interest to the Santa Barbara Audubon Society for projects proposed at or near West Beach. They have been a regular winter visitor to the sandspit as well as East and West Beaches for over 10 years based on surveys for a number of Harbor projects. There are non-native Myoporum trees lining the sidewalk across from the Seashell condos which are used by black-crowned night herons for resting and nesting (see Photo 11). Other birds observed at West Beach include: great blue herons, willets, surf scoters, ring-billed gulls, western and heermann’s gulls, rock doves, double-crested cormorants, a peregrine falcon, American coots, black-bellied plovers, whimbrels, a marbled godwit, a western grebe, clark’s grebes, a snowy egret, and an eared grebe. On March 24, 2009, a SAIC Biologist observed one Western snowy plover on West Beach.



Photo 11 - Black-crowned Night Heron



Photo 12 - Western Snowy Plover FWS photo

¹ SAIC, Western Snowy Plover Monitoring at Leadbetter, West and East Beaches, Jan. 16, Feb. 6, Feb. 27, Mar. 13, Mar. 27, Apr. 10, Apr. 24, May 7, and May 21, 2009.

Beach Maintenance

The City's Parks and Recreation Department has a program mission to clean, grade, and groom beaches to maintain clean and safe beaches for the enjoyment of residents and visitors. Parks and Recreation grooms beach sand on Leadbetter, West and East Beaches ten times between May and October and they rake the beach sand six times between November and April. The Parks Staff works closely with SAIC for bird monitoring before any grooming and raking takes place.

Parking

The City of Santa Barbara has several parking lots along the City's Waterfront. The Harbor Parking Lot is accessed off Harbor Way across from Santa Barbara City College and is in constant use. This lot offers paid spaces for vehicles and boat trailers. This is an important aspect for West Beach as this is the only boat launch in Santa Barbara County. Parking at the Harbor has been studied extensively. Parking and circulation improvements recommended in the HMP have been implemented to offset the heavy demand for parking.

Dredge Yard

As discussed in other sections of this study, dredging is critical to the small boat groups using West Beach and to replenish downcoast beaches, however it is a very expensive undertaking. The dredge yard storage area at West Beach was mentioned by many stakeholders as a source of concern for aesthetic reasons given its industrial appearance. The yard is 102' x 52' and runs parallel to the sidewalk leading to Sea Landing and behind the Seashell condos. It is fenced and shielded with sand colored fabric that is a regular target for graffiti. The yard remains as storage during summer months dredging does not occur because it would be expensive to dismantle the equipment and store it elsewhere. The City prefers to put that money into more dredging. Discussions with the dredge contractor have indicated that the yard could be relocated within the West Beach area without impacting their operations as long as they are near the water and boat launch ramp vehicle access.

The U.S. Army Corps of Engineers dredges the Federal Channel in the Santa Barbara Harbor twice a year; once in the fall and once in the spring. The Corps lets a three-year contract, the most recent of which was completed in April of 2010. At the conclusion of the three-year contract the dredging contractor is required to remove everything, including the dredge yard. The next three-year contract is about to go out to bid with the prospective dredge contractor to begin mobilization in October 2010, including re-establishment of the dredge yard in the same general location near the Sea Shell condos.

Dredged sand is typically pumped south of Stearns Wharf, including down to East Beach. During spring 2010 approximately 41,000 cubic yards of sand was trucked/barged to Goleta Beach to replenish that eroding beach. West Beach has been used as a source for Goleta beach nourishment projects several times in the past eight years with some of the material trucked and some barged.

Surveys for sensitive species are conducted for any dredging project (Corps or West Beach/Goleta Beach) depending on the time of year. Surveys were conducted for Western snowy plovers (in addition to any other sensitive species that may be present) for the West Beach/Goleta Beach project because it occurred in the spring. The Corps conducts surveys at the disposal site at East Beach but not necessarily on West Beach because the dredging contractor buries pipe on West Beach at the beginning of the three-year contract and there are typically no more impacts to that beach after that.

Scenic Values

Policies of the Local Coastal Plan (9.1) and HMP (VIS-1) strive to protect, preserve and enhance coastal and scenic visual qualities. The Harbor and Stearns Wharf are among the most beautiful areas of the City. Most tourists visiting Santa Barbara spend time in this area, with over half visiting Stearns Wharf. The 24 acres of West Beach are in between and offer an open expanse of sand with many types of passive and active recreation opportunities. It is considered unique to have an open expanse of beach in an urban setting. The HMP states that the open space nature of West Beach should be carefully considered in future planning. The importance of this wide open beach in the urban core of the City was also expressed by the Coastal Commission staff.

Visitor-serving Facilities

The Coastal Act (Sections 30213 and 30250) and LCP (Policy 4.3) seek to provide and protect public amenities and low cost visitor serving activities. The volleyball courts at West Beach are a good example of these policies. The West Beach volleyball courts are easy for visitors and locals to have “pick up” games that are not always conducive to the East Beach courts. The hotel owners along Cabrillo often send their guests over to West Beach for volleyball, sunbathing, swimming, or just to watch the sailboats and outriggers. In addition, visitors are encouraged to try out the charter boat excursions, rent sailboats, kayaks, paddle boards, visit the Sea Center on Stearns Wharf and the Maritime Museum at the Harbor, and eat at all the various restaurants in the Waterfront. The HMP (Policy VISIT-1) states that “Visitor serving uses shall be subordinate to ocean dependent uses but shall be provided in adequate amounts to serve visitors to the area.” The corresponding action (Action VISIT-1.1) states “Modest expansion of visitor serving uses shall be provided, with priority given to lower cost visitor serving uses.”

IV. Needs Assessment

On April 15, 2009, the Waterfront Department hosted a Community Meeting at the Marine Center Classroom. There were 20 people in attendance. A presentation was given outlining the history of West Beach, relevant Coastal Act, LCP, Harbor Master Plan, Parks and Recreation and other City policies and ordinances. Also included was the status of the West Beach Pedestrian Improvement Project and how people could get involved in the current West Beach planning effort. Interviews were offered to all the various stakeholders interested in West Beach. A summary of the types of questions asked at this first meeting is presented in Appendix B along with meeting notes. In general, stakeholders were interested in more amenities at West Beach, improving the appearance of the area including the City Park at Castillo/Cabrillo Streets (Plaza Del Mar), additional dredging, making the multi-modal path safer, adding cultural and educational opportunities about the activities taking place there, as well as adding more festivals and tournaments. In recent months, there has been concern expressed about large festivals or events at West Beach. Careful consideration would need to be given to any proposal in terms of the type, size, and scope of such events to ensure that traffic, parking and/or neighborhood impacts would be addressed.

Parks and Recreation Department staff expressed concern about increased administrative and/or maintenance responsibilities that the City might need to shoulder if new structures or landscaping were added to the beach. They were also concerned about privately managed structures on the public beach, even if they would be available for public use.

From April through August 2009 the consultants interviewed over 50 people in small meetings. The stakeholders interviewed included: City Councilmembers, Parks and Recreation Staff, Waterfront Staff, Planning Staff, Coastal Commission Staff, the dredge contractor, the Audubon Society, Chumash representatives, Harbor Merchants, Hotel and Restaurant Operators, Outrigger Canoe Groups, and Sailing Groups. Summaries of these interviews are presented in Appendix B-4. The following bullets list the types of things the stakeholders wished to discuss and the ideas considered in this study.

What works at West Beach:

- West Beach is a unique setting and should be kept open for all interest groups
- Visitors and locals all desire high quality projects and activities
- Easy parking and access to the water is desirable
- The Quiet Water Area is safe for sailing, kayaking, outrigger canoes, swimming, etc. Sailboats, Kayaks and Outrigger Canoes are attractive to watch and draw people to West Beach
- The Volleyball courts are used by many people, locals and tourists alike
- The West Beach Hotel and Restaurant owners and Harbor merchants commented that festivals and tournaments are generally good for business and they would like to see more.

How could it be better (not in priority order):

West Beach (sandy area)

- **Boating (and educational) activities**
 - Continue an aggressive dredging operation to maintain and possibly enlarge the Small Boat Quiet Water Area
 - Consider design of a Chumash Tomol House for education about Tomol canoes and an Outrigger Canoe Hale with an open view corridor to the water
 - Provide a water hookup for boat rinsing

- Design attractive and consistent racks and storage boxes for outrigger groups at reasonable cost
- Remove weeds from around outrigger racks and grade sand up to sidewalk
- **Activities on the beach**
 - Encourage more beach and water related activities at West Beach – Beach Tennis, Over the Line Softball, Sand Soccer, etc.
 - Consider designing a small covered space for non-profit sailing and other boating groups to use as meeting space
 - Consider a “First Something Concept” for West Beach similar to “First Thursdays” in the Downtown - key into a farmers and fresh fish market idea
 - Create a limited commercial area near Sea Landing with small vendors renting beach chairs, umbrellas, boogie boards, kayaks and/or selling limited food items – open this up to bidding by existing Harbor Merchants first
- **Aesthetics**
 - Improve the appearance of the Seashell storage condos
 - Improve the attractiveness of West Beach for swimming – add a lifeguard tower, increase regular beach cleaning, post signs to indicate the water quality is good, install more technologically improved types of clean out stations throughout the Harbor to capture more oil byproducts
 - Relocate and/or improve the appearance of the dredge storage yard as it looks industrial
 - Confine potential projects to the area adjacent to the sidewalk leading to Sea Landing
- **Habitats**
 - Install native dune vegetation between the multi-modal path and the wall along Cabrillo to soften the look of the area
 - Consider Western snowy plover habitat needs in planning for future activities and facilities
- **Educational and interpretive opportunities**
 - Instill in visitors an understanding of the colorful history of the Harbor, dredging activities, commercial fishing, etc.
 - Create signage depicting the history of Outrigger canoeing, kayaking, sailing, etc., in the area
 - Create signage depicting the history of Chumash use of the area including launching of Tomols
 - Educate visitors and locals about the natural resources including Western snowy plovers
 - Streamline permitting procedures and lower fees for non-profit groups to hold events at West Beach
- **Safety and public services**
 - Increase Police and Harbor Patrol presence throughout the entire West Beach area
 - Install motion sensor lighting and/or cameras to discourage vandalism and transient use
 - Expand the multi-modal path toward the wall along Cabrillo to make it safer for all users of the path, fix cracks in the path and institute regular sand removal
 - Consider adding restrooms to the area
 - Improve the safety of the boat launch area

Boat launch, rock groin, parking and pool areas – Note: Immediately adjacent to study area

- Study the wading pool area – redesign to be a splash park, improve lighting, install benches with arms, connect it with improvements to Plaza del Mar and Los Baños
- Add benches, picnic tables and other amenities to the rock groin to make it more attractive

Cabrillo Boulevard and adjacent areas – Note: Outside study area

- Extend or expand the Arts and Crafts Show to include the sidewalk along West Beach
- Regenerate interest in Plaza del Mar Park – trim trees to warm it up, install more lighting, rejuvenate the area with summer concerts and wine tasting/local vendor food booths for locals and visitors
- Encourage visitation to the Carriage Museum with signage directing visitors to that part of the park
- Study parking in the entire Waterfront – create consistent time limits and limits on overnight campers
- Prepare a master plan that covers all the City’s beaches in the Waterfront including habitats, public use, maintenance of beaches, etc.
- Improve marketing of Santa Barbara as a city of sailing, commercial fishing, outrigger canoeing, etc.

Early Options Considered for West Beach

On August 19, 2009 the Waterfront Department hosted a second Community Meeting at the Marine Center Classroom. There were 25 people in attendance. The purpose of this meeting was to review the findings of the stakeholder interview process. The consultants presented graphics showing the existing setting for West Beach and three Options (see Appendix B-5) for possible improvements:

1. **Dredge storage yard** – All stakeholders understand and appreciate the importance of dredging West Beach for the sake of recreation and to replenish downcoast beaches. However, universally people commented that the storage yard’s appearance was “industrial.” The study looked at options with it remaining in place and moved closer to the ocean. In all cases, boats, outriggers or other watercraft were assumed to be located adjacent to the yard’s fence to screen the storage yard from view.
2. **Small boat storage “condos”** – While everyone supports the Seashell program that introduces children 8 through 15 to sailing, the appearance of the storage “condos” was a concern for some. The possibility of retaining the small storage sheds or condos in their present location and moving them closer to the Myoporum tree line to the west was also studied. The latter was proposed assuming the sidewalk in that area would be relocated to the east with two different configurations.
3. **Outrigger storage and/or Hale Structure** – There is a recognized need to improve the outrigger storage area. One option is to provide standardized racks and storage boxes for all groups and individual owners. Grading to improve the interface between the sidewalk and the sand is needed. The City has existing permits for “ideal beach configuration” that can be used to accomplish this. There is support for providing water and possibly electricity next to Sea Landing, but also for the Ka Nai’a outrigger club east of Stearns Wharf. Landscaping and additional seating would be beneficial along the Rock Groin. Figures 3 and 4 in the next section depict outrigger storage hales.
4. **New Tomol House or Ap** – A house to store Chumash tomols (canoes) was discussed at stakeholder and community meetings. A Tomol House was depicted in the northern part of the study area as discussed in more detail in the next section and shown in Figures 5 and 6. An Opp, or ceremonial building with tule sides, was also discussed but dropped from further consideration as not as high a priority for the Chumash representatives as a Tomol House.

5. **New educational elements** – Additional educational and interpretive signage throughout the West Beach area.

6. **New landscaping** – Plant native coastal dune types of grasses between the multi-modal path and the Cabrillo Seawall (Note: this is a concern for Parks and Recreation Staff as it would likely increase their maintenance responsibilities.)

The meeting notes from the second Community Meeting are summarized in Appendix B-6. The attendees reacted to all three options and gave very good input. After this meeting, the options were refined from three to two and renamed Alternative A and B (see Appendix D-1). Additional input was gathered from Planning, RDA, Waterfront and Parks and Recreation Staff. It was decided that relocating the sidewalk to the east, even with no net loss of usable sand area, was problematic for pedestrian safety and moving the Seashell condos under the Myoporum tree line was also problematic. It was clarified that a Chumash Ap or dome-shaped structure made of willows and tules was not as desirable as a Tomol House at West Beach. Representatives from the Chumash and Outriggers provided more detailed drawings of a Tomol House and a Hale (see Section VI).

V. West Beach Planning Study Draft Alternatives (Nov. 2009)

One of the goals of the West Beach Planning Study is to maintain a balance of appropriate uses for residents, visitors and the stakeholder groups in the limited area that is West Beach. Public input has been valuable to determine what might be appropriate at West Beach given the policy directives of the City and Coastal Commission. Two alternatives were presented in the West Beach Planning Study in November 2009 for comment and consideration prior to formulating a recommendation for review by the City Council and possibly the Coastal Commission in 2010 (see Section VI).

Alternative A (see Appendix D-1)

This alternative would keep the dredge yard in its usual location and the small boat storage condos would be reconfigured around the dredge yard to help shield it. Masted boats would be stored on the north and east side of the yard. If the condos could not easily be moved, the dredge yard could be moved into the space behind the condos (where the masted boats are stored at present). The fencing would need to be shortened from 102' in length to about 90' to fit behind the current condo configuration.

Under this alternative the outrigger storage area would be upgraded with a standardized rack and storage box design, regrading the sand to fix the drop off to the "ideal beach configuration" per existing City permits, installing water and/or electrical lines (including lines for the outrigger area closer to Stearns Wharf), landscaping and additional seating along Rock Groin, etc.

Educational elements would be added to the West Beach area. These elements would describe things such as: the City's maritime history, the importance of commercial fishing to the Harbor, the history of outrigger canoeing, the 60-year history of the Seashells, the maritime culture of the Chumash, the safety of the water quality for swimming at West Beach, and the natural resources of the area, especially the habitat of the Western snowy plover.

Implementation of Alternative A

1. **Upgrade of the outrigger storage area** – This action would require the development of guidelines showing the desired appearance of the outrigger storage boxes and racks. Depending on whether the City were to provide the racks and boxes or the permittees would provide them to the City's specifications, the current permit fee might have to be revised.
2. **Relocation of dredge storage yard and condos** – Coastal Development Permits would likely be required to relocate the dredge storage yard and Seashell condos, if proposed, as well as to upgrade the outrigger storage areas. The Coastal Commission may retain original permit jurisdiction over some of this geographic area (e.g., the outrigger storage area) and may have to approve the proposals.
3. **Signage** - The educational and interpretive signage program would require City approval.

This alternative would be relatively inexpensive and easy to implement.

Alternative B (see Appendix D-1)

This Alternative would relocate the dredge south of its current location, such that its northern end would be even with the boat launch. Open boat storage of sailboats, kayaks, and/or outriggers would be located to the east and west of the yard to shield it. The Seashell condos would remain at their current location with open boat storage on their east side. The appearance of the condos would be upgraded. Motion sensor lighting could be considered with small solar panels placed on the condo roofs. If the three condos closest to Cabrillo Boulevard could be moved behind the other five condos, this look would consolidate the area, one of the concerns mentioned by the Coastal Commission Staff. The condo doors would open to the east. This would open up the view corridor from that corner area along Cabrillo/Bath Streets looking south and east towards the ocean.

The major new design elements of Alternative B would include an open-sided outrigger Hale and/or a Chumash Tomol House located near the corner area, but on the sand by Cabrillo/Bath Streets. These elements are described below:

- **Outrigger storage or Hale** – There is a definite interest in improving outrigger storage including providing covered storage and some shade for meetings and gatherings. A “Hale”, as shown in Photo 13 and Figures 4 and 5 in the next section, is often used by outrigger clubs to provide shade and store outriggers as well as for meeting space. These structures have a roof and support columns but no walls. The open-sided structure would house up to six outriggers and would have small paddle storage box(es). This structure would allow outrigger clubs to have a year-round program, including being able to hold meetings in the Hale.
- **Tomol House or Ap** (see Figures 5 - 7 in the next section) - A tomol (canoe) house at West Beach, near the Cabrillo seawall and sidewalk leading to the Rock Groin, would provide an authentic maritime structure for viewing at all times and would allow for community interaction when the Chumash were there. The design of the structure would be similar to an upside down tomol. Its size is estimated to be 30 feet x 79 feet and would house up to three tomols. The tomol house would have redwood or Red cedar sides and translucent panels in the ceiling to allow light to penetrate into the open-sided structure. The intent is that the structure would provide opportunities for many cultures to visit Santa Barbara and would tie into the 20’ diameter story circle tile mosaic on the new sidewalk as part of the WBPIP (see Photo 3). The Chumash would hold educational programs year-round, offer a “living museum” for Tomol construction, harbor launching of tomols and channel crossings.

Alternative B also included planting of native types of coastal grasses between the multi-modal path and the Cabrillo seawall. Once established, this vegetation would help to keep sand off of the multi-modal path and reduce maintenance for the Parks and Recreation Department. This was a popular idea amongst the stakeholders and a suggestion from the Coastal Commission Staff, but is not desirable for Parks and Recreation Department budgeting issues.

Finally, Alternative B would also include the upgraded outrigger storage area, relocation of boats and canoes to shield the dredge storage yard and educational components as described in Alternative A.

Comments received on West Beach Planning Study Draft Alternatives A and B (November 2009)

There was a Joint Session of the Planning Commission and Parks and Recreation Commission on November 12, 2009 (see Appendix D-2) followed by the Harbor Commission on November 19, 2009 (see Appendix D-3).

The Planning and Parks and Recreation Commissioners offered the following comments:

- Alternative A has a softer touch and would not involve an LCP Amendment
- Concealing the dredge with the Seashell condos would help conceal the industrial look of the area
- If cost was not a concern, some liked Alternative B
- A phased approach was supported by many
- Others felt any new structures on the beach would not be appropriate and the City should not take on any new maintenance costs
- Some felt any new structures should be open at all times
- Putting up story poles would help people visualize the potential impacts to the views
- There was general support for improving access to other facilities in the study area and beyond
- In general, comments were split 3 for Alternative A; 4 for Alternative B; 1 for no new project

The Harbor Commissioners offered the following comments:

- Some concern that a Hale would look artificially transplanted
- Serious concerns over potential costs to the Harbor Department's budget, but more people in the area could lead to more revenue
- Dredge storage yard could be hidden with the Seashell condos, but it is an important part of a working harbor
- Signage is very important, especially to educate people about the birds in this area and the maritime culture
- Some consider this to be an opportunity to improve the aesthetics of the area and attract more people
- Concern raised about potential for flooding up to the seawall
- Concern about blocking views with additional structures
- Native plantings could be more than just grass and could be an educational tool
- In general, comments were split 2 for Alternative A; 3 for Alternative B

VI. Phased Implementation Plan

After the Harbor, Planning and Parks and Recreation Commissions reviewed the draft study in November 2009, additional meetings were held with City Staff from the Waterfront, Redevelopment, Planning, and Parks and Recreation Departments. In addition, three key stakeholder groups continued an active dialogue with the consultants including representatives of the Santa Barbara Outrigger Canoe Club (SBOCC), local Chumash representatives, and the Santa Barbara Seashell Association (SBSSA)². The purpose of these meetings was to reflect on the comments received and revise the alternatives accordingly, as well as to explore the pros and cons of each prior to inclusion in the *Final West Beach Study*.

After meeting with City Staff and these stakeholders, it is recommended that a Phased Implementation Plan be considered as shown in Figure 2. Phase I includes relocation and upgrading of existing uses and facilities. Phase II includes one or two new open-sided structures for primary use by local non-profit organizations who already have a presence at the beach. Note that this study is not recommending one phase over the other but is intended to address public and City Commission comments on two phased options that could be pursued in the future.

Phase I Proposal

This phase would keep the dredge yard in the location where it was previously located (near the Rock Groin and Boat Launch Ramp) and where it is expected to be positioned when the new dredge contract is approved and implemented this fall. The small boat storage condos may stay in their current location or they could be reconfigured around the dredge yard to help shield it. Regardless, masted boats would be stored on the north and east side of the yard to shield the dredge yard from Cabrillo Boulevard and Stearns Wharf. This proposal is very similar to Alternative A discussed in the previous section.

If the condos could not easily be moved, the dredge yard could be moved into the space behind the condos (where the masted boats are stored at present). The fencing would need to be shortened from 100 foot in length to about 90 feet to fit behind the current condo configuration. The intent is to provide access to the dredge yard gate while concealing the other three sides of the yard from public view as much as possible.

The outrigger storage area would be upgraded with a standardized rack and storage box design, regrading the sand to fix the drop off to the "ideal beach configuration" per existing permits, landscaping and additional seating along Rock Groin and, if possible, installing water and/or electrical lines (including lines for the outrigger area closer to Stearns Wharf).

Educational elements would be added to the West Beach area. These elements would describe things such as: the City's maritime history, the importance of commercial fishing to the Harbor, the history of outrigger canoeing, the 60-year history of the Seashells, the maritime culture of the Chumash, the safety of the water quality for swimming at West Beach, and the natural resources of the area, especially the habitat of the Western snowy plover.

Implementation of Phase I Proposal:

The Phase I proposal is shown in Figure 2 and described below.

² During winter/spring 2010, Seashell Association volunteers have made improvements to the appearance of the Seashell condos. They have been repaired with new doors and painted a consistent shade of green (see Photo 5 in Section III). The area has been weeded and storage racks built for some of the masted boats stored behind the condos.

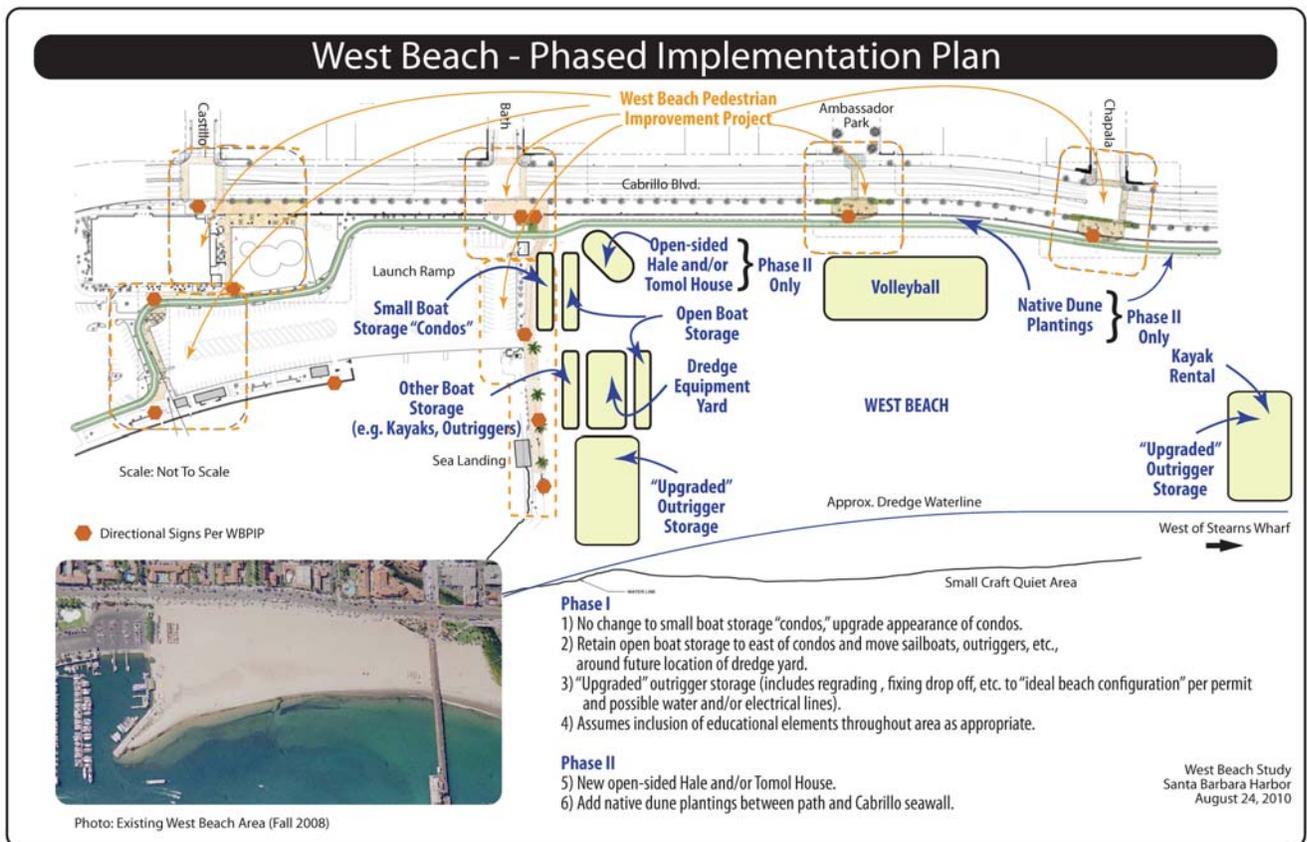


Figure 2 - Phased Implementation Plan

1. **Outrigger storage area** - Improvements to the outrigger storage area including standardized rack design with Waterfront control over the location of racks and the number of canoes per rack, standardized storage box design, improved sand grade next to the sidewalk leading out to the Rock Groin and a metered water line with a fee system.
2. **Rock Groin** - Landscaping and seating improvements in this area.
3. **Improved security** - Installation of motion sensor lighting in the dredge storage yard/Seashell condo area to discourage vandalism and transient use
4. **Increased coordination** - Consideration of a cross-marketing Arts and Crafts Show effort between the Hotel and Restaurant Association and the Arts and Crafts Show Board
5. **Establishment of an Ad Hoc West Beach Advisory Committee** – Interested stakeholders (e.g., SBOCC, Chumash, SBSSA, etc.) could work together on West Beach issues and report to the Harbor and Parks and Recreation Commissions who would each have a liaison on the committee. Depending on the issue under discussion and budgetary constraints, City staff from the Waterfront, Parks and Recreation or other departments may be participants.
6. **Seasonal rentals** - Seasonal rental contract for beach amenities, e.g., chairs, boogie boards, kayaks, refreshments, etc. that comes and goes on a trailer.
7. **Dredge storage area** - Consider a nicer dredge storage yard fence, similar to the wood on the Seashell condos. Shift some small boat storage to the area adjacent to the dredge yard fence to further conceal the yard from view from Stearns Wharf, Cabrillo Boulevard and West Beach.

Pros

- Consistent with Coastal Act, LCP and HMP policies
- Low budget
- Relatively easy to implement from a process standpoint

Cons

- New landscaping along the Rock Groin could be periodically wiped out by powerful southeastern storms
- Motion sensors for beach lighting to discourage vandalism and transient use could cause bird habitat to be compromised
- While the appearance of the area would be improved, these changes are probably not significant enough to meet initial goals of this study which is to improve the appearance of West Beach and entice more people into the area.

Phase II Proposal

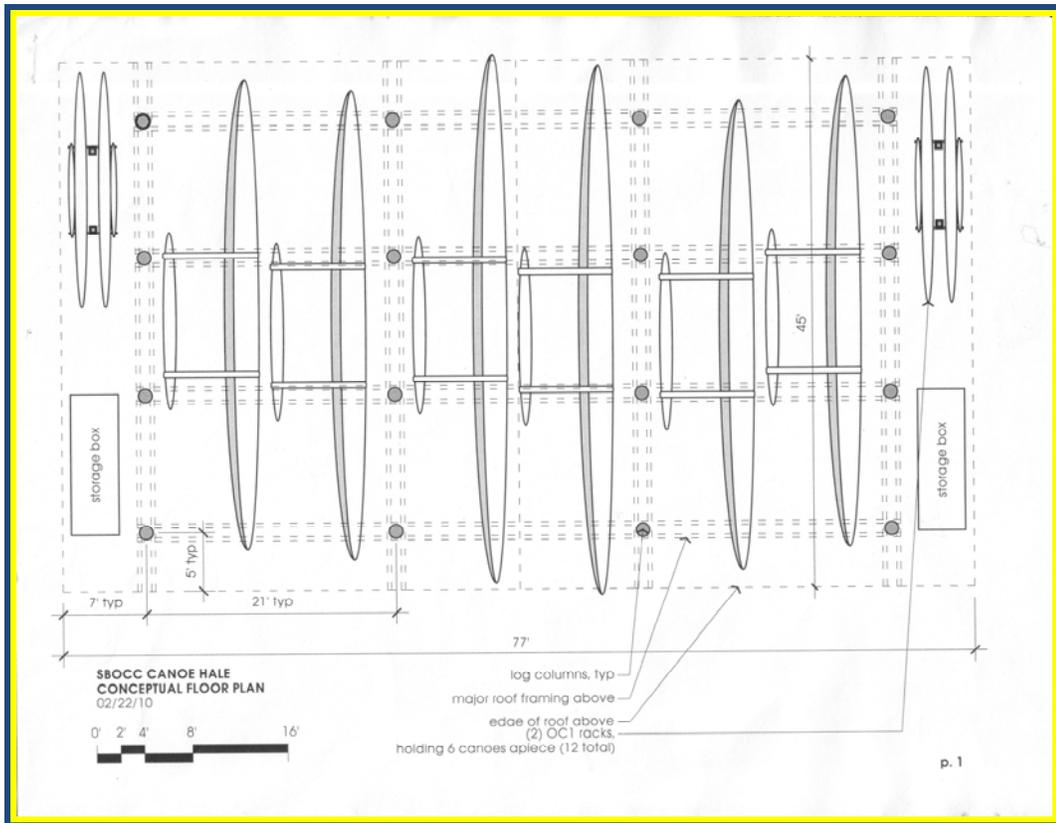
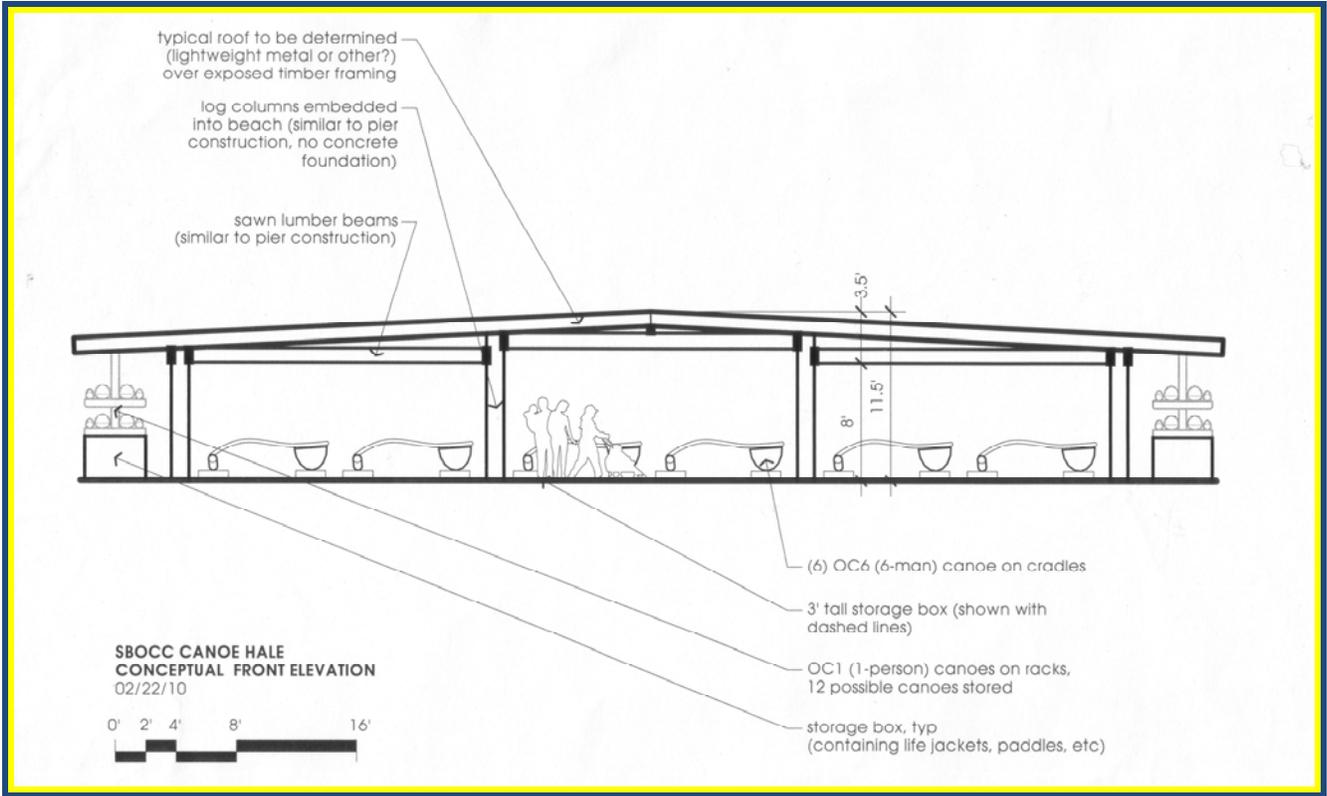
Phase II builds on Phase I and includes one or two new open-sided structures as described below. The proposal is very similar to Alternative B described in the previous section:

- **Outrigger storage or Hale** – There is a definite interest in improving outrigger storage including providing covered storage and some shade for meetings and gatherings. A “Hale”, as shown in Photo 13 and Figures 3 and 4 below, is often used by outrigger clubs to provide shade and store outriggers as well as for meeting space. These structures have a roof and support columns but no walls or floor. A Hale would be open beam construction approximately 75’ x 50’ and would house six outrigger canoes. There could be a small solar panel option to provide low light security at night. This idea would essentially be a one for one trade of some of the Santa Barbara Outrigger Canoe Club canoes located on the sand further down the beach. The Hale would also have two paddle storage boxes. The Hale structure would protect their equipment from the elements and would enable them to offer a year-round program rather than needing to trailer their canoes to a storage facility from November to February. Photo 13 and Figures 4 and 5 illustrate a typical outrigger hale configuration and appearance.

Appendix E-1 includes a more detailed description of the Santa Barbara Outrigger Canoe Club’s proposal described in this study.



Photo 13 - Outrigger Canoe Hale – Maui, Hawaii



Figures 3 and 4 - SBOCC Canoe Hale Section and Conceptual Floor Plan

- Tomol House or Ap** - A tomol (canoe) house at West Beach, near the Cabrillo seawall and sidewalk leading to the Rock Groin, would provide an authentic maritime structure for viewing at all times and would allow for community interaction when the Chumash were there. The design of the structure would be similar to an upside down tomol. Its size is estimated to be 30 feet x 79 feet and would house up to three tomols. The tomol house would have redwood or Red cedar sides and translucent panels in the ceiling to allow light to penetrate into the open-sided structure. The intent is that the structure would provide opportunities for many cultures to visit Santa Barbara and would tie into the 20' diameter story circle tile mosaic on the new sidewalk as part of the WBPIP (see Photo 3). The Chumash would hold educational programs year-round, offer a "living museum" for Tomol construction, harbor of tomols and channel crossings.



Photo 14 – Tomol at Nicholas Canyon in Malibu

Photo Courtesy of Bryan Thomson

In this proposal, the Tomol House (Ap) is open sided as requested by the City. However, the intent of this design is to create a distinct "inside" environment in accord with the cultural function of the structure. Built like a boat, the Ap is self supporting and moveable, with any installation qualifying as temporary. The outermost skin would be redwood plank finished clear or induced to a weathered "silver".

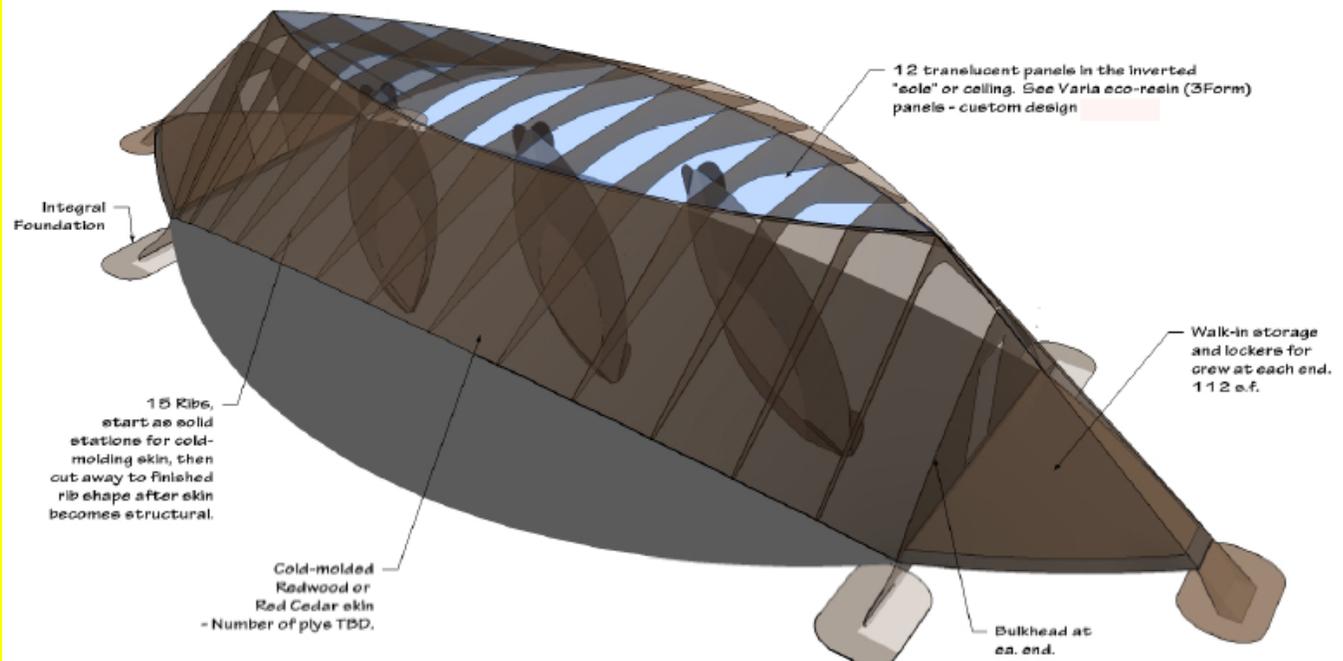


Figure 5 - Descriptive View of Tomol House Concept

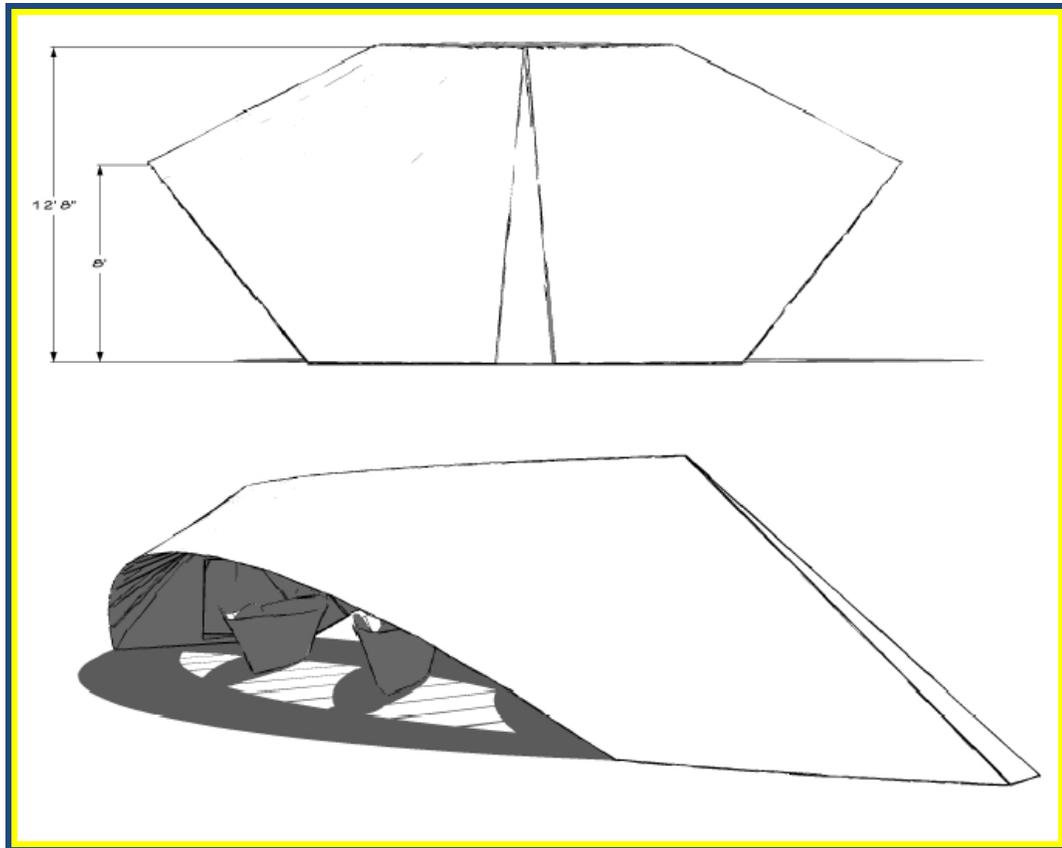


Figure 6 – End View of Ap or Tomol House

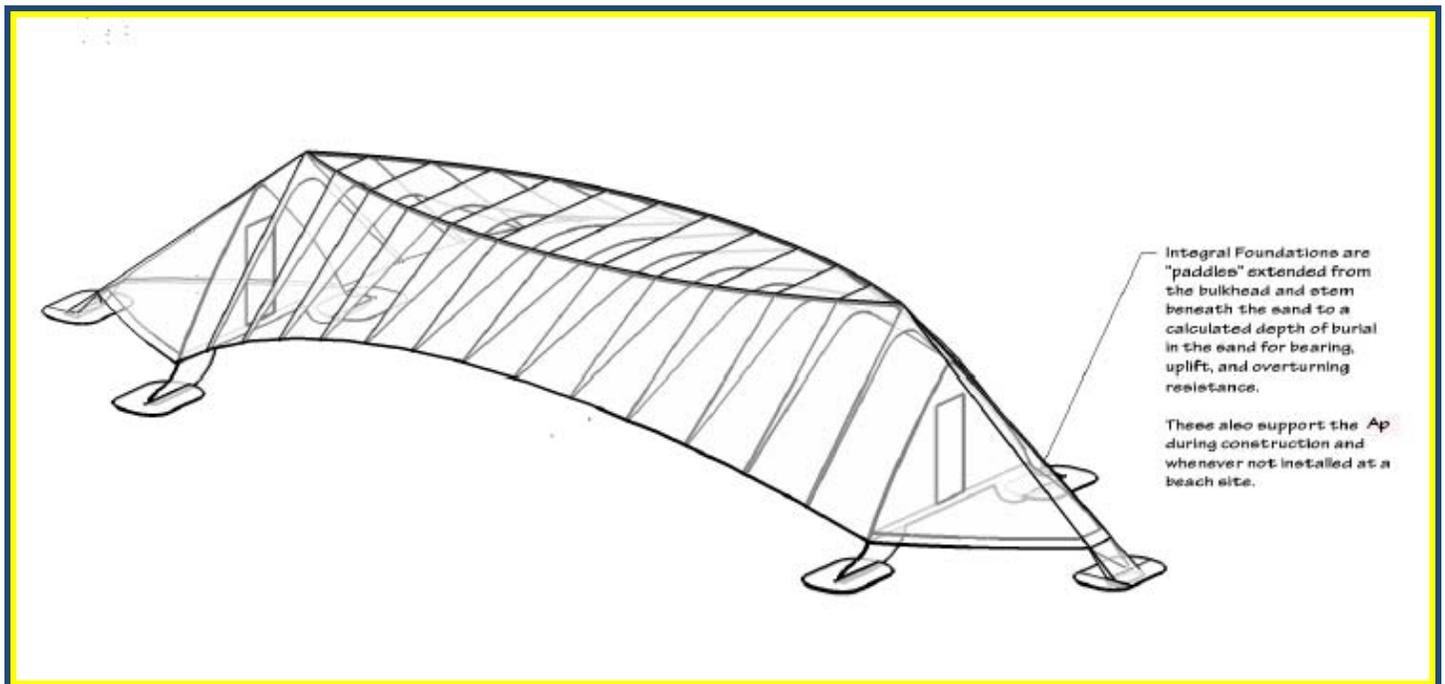


Figure 7 – Foundation Proposal for Temporary Structure

Phase II would also include planting of native types of coastal grasses between the multi-modal path and the Cabrillo seawall. Once established, this vegetation would help to keep sand off of the multi-modal path and reduce maintenance for the Parks and Recreation Department. This was a popular idea among the stakeholders and a suggestion from the Coastal Commission Staff, but is potentially problematic for Parks and Recreation staff due to budgeting issues.

The **Phase II Implementation Plan** would include:

- **Phase I improvements** - All the elements described in Phase I
- **New open-sided structures between Seashell Condos and Cabrillo Boulevard** – Approval and construction of an outrigger Hale and/or a Tomol House for use by those groups as well as the public. The new structures would include educational interpretive elements
- **Seashell condos** – Upgrade and/or rebuilding of the Seashell condos to improve their appearance
- **Native dune grasses and plants** - Native dune grasses or other plants in sandy area between the multi-modal path and the seawall along Cabrillo Boulevard

Pros

New Hale structure:

- Hale structure poles would be similar to installing fence posts without a concrete pad. “Floor” of structures would be sand
- SBOCC would be responsible for construction and maintenance with a long-term City lease and/or Memorandum of Understanding (MOU) ³
- A differential permit fee system could be developed for canoes stored in the Hale versus those stored on the beach to help defray costs
- Hale could be rented for other types of events through a SBOCC (or other participating non-profit group) administered reservation system (limited to a City approved number of days and events per year; e.g., July 4, weddings, regattas, etc.) which could result in revenue for the City
- SBOCC proposes to have at-risk youth help with construction of the Hale (Labor Code with regard to volunteer labor would need to be researched by City Attorney)
- Minimal fencing could be installed around the Hale and be painted a sand color
- Educational signage describing the history and culture of outrigger canoes could be designed into the Hale
- Moving the existing outriggers stored on the beach would allow for more boat storage near the Rock Groin (Note – some also see this as a negative)

New Tomol House structure:

- Tomol House could demonstrate paddle making, tomol construction with traditional tools (no power tools), etc.
- Chumash could take people out in the tomols and sponsor a summer camp(s)

³ Examples include the SB Chamber of Commerce Visitor Center which is leased from the Waterfront Department for a nominal percentage rent. The Chamber is responsible for all maintenance. The adjacent public restrooms were a gift from the Parks and Recreation Department to the Waterfront Department in 2009 and are now the Waterfront’s responsibility to maintain. Other examples of City leases in the Waterfront area include: Ty Warner Sea Center, SB Yacht Club, SB Youth Foundation docks, CUDA docks, etc.

New native landscaping and improvements to Seashell condos:

- New landscaping along multi-modal path and upgrades to the Seashell condos would improve the aesthetics of West Beach.

Cons

New Hale and/or Tomol House structure(s):

- If SBOCC canoes were moved into a Hale, other canoes may want to take the space they occupy now, resulting in a net increase of canoes and activity in the area (Note – some see this as a positive attribute)
- Other City leased facilities have not always worked out as planned with non-profit groups, i.e., while the intent has been to have the non-profit shoulder all the responsibility, maintenance, construction costs, administration, etc., that has not always been the case and the City, with very limited resources, has had to take over these responsibilities
- Concerns about conflict with Coastal Act and LCP policies relative to private versus public use of a public beach
- Given the Coastal Commission's concern about loss of the sandy beach, the approval process for one or two new structures would be difficult
- In addition to requiring Coastal Commission approval of new structures, there are City ordinances that would likely need to be amended to allow new structures (see below)
- The current location of the 4th of July fireworks show requires a 300' clear zone and that may conflict with the possible location of the structure(s).

New native landscaping and improvements to Seashell condos:

- New landscaping along multi-modal path would create maintenance/budgetary issues for Parks and Recreation Department. If this landscaping were approved and installed, long-term funding would also need to be provided to cover maintenance costs.

Required planning process to approve new structures on the beach (Phase II only):

Current City ordinances and policies restrict the types of structures that can be located on the sandy beach. Several of these would require amendments to accommodate the outrigger Hale and Tomol House included in Phase II. In addition to requiring approval of ordinance and policy amendments by a supermajority of City Council members (5 of 7 members), the California Coastal Commission would need to approve most of these amendments. The Coastal Commission would also need to approve the Coastal Development Permit as they retain permanent jurisdiction over the sandy beach in Santa Barbara. The quasi-public nature of the two structures may be an issue in the approval process. The amendments and approval would likely include the following:

1. **Parks and Recreation ordinance amendments** – There is at least one section of the Parks and Recreation ordinance (described in Section II) that may need to be amended if new structures are proposed on the beach. Section 15.16.110 prohibits structures except restrooms and lifeguard towers on the beach. The PR Zone defines "Beach" as areas that provide access to the ocean and sand for passive and active recreation. A determination may need to be made whether new outrigger hale and/or tomol structures would meet that definition or whether an amendment might be necessary.
2. **Coastal Development Permits** – CDPs would likely be required for any new structures (e.g., new outrigger Hale and/or Tomol House), for the relocation of the storage yard and Seashell condos, if proposed, as well as to upgrade the outrigger storage areas. The use of story

poles to delineate the size and location of any proposed structures has been suggested as part of the approval process. The Coastal Commission may retain original permit jurisdiction over some of this geographic area (e.g., the outrigger storage area) and may have to approve the proposals.

3. **Possible Harbor Master Plan and Local Coastal Plan amendments** – Depending on the scope and specifics of the proposal(s), the placement of one or two new structures could require amendments to both the HMP and LCP. The educational and ocean-dependent recreational aspects of these structures would need to be weighed against policies relating to visual and natural resources, recreation, access to the shoreline, exposure to risk from wave run up, etc.
4. **Historic Landmarks Commission** – HLC approval would likely be required for most of these improvements.
5. **Signage** - The educational and interpretive signage program would require approval by the Sign Committee.

Depending on the scope of the proposal(s), review of proposed policy and ordinance amendments and Coastal Development Permits may also be required by the following boards, commissions and committees:

- Architectural Board of Review
- California Coastal Commission
- City Council
- Harbor Commission
- Historic Landmarks Commission
- Parks and Recreation Commission
- Planning Commission
- Staff Policy Review Committee

Environmental review would also be required and would be expected to include review of technical studies as required.

Additional Implementation Recommendations (programmatic types of changes where more study is needed)

In the many stakeholder meetings held to discuss West Beach, additional ideas were presented that are presented here for future consideration:

- **Public restrooms** - Expand restroom options in the West Beach vicinity
- **Beach-related rentals** - Create a limited commercial area in the vicinity of Sea Landing with vendor(s) who rents beach chairs, umbrellas, boogie boards, paddle boards, kayaks, etc. and sells limited food and beverages for beach goers.
- **Boat launch ramp** - Improve the safety of the boat launch area for pedestrians.

Outside of immediate West Beach area:

- **Provide additional public programs to draw people to area**
 - Develop a “First Something” Program (similar to the First Thursdays Program in the City’s Downtown) for the West Beach and Harbor area in conjunction with the Harbor Merchants

-
- Association and the West Beach Hotel and Restaurant Owners Association.
 - Coordinate new public programs with a farmer's market and fresh fish market concept
 - Extend or expand the arts and crafts show to include West Beach on a more regular basis
 - **Plaza del Mar** - Regenerate interest in the City's Plaza del Mar Park at Cabrillo and Castillo Streets – consider summer concerts, dancing in the park, local restaurant booths to attract locals and visitors
 - **Improved signage** - Consider expanding the signage program to include linkages between West Beach, Rock Groin, Plaza Del Mar Park, Pershing Park and the Carriage Museum
 - **Wading pool area** - Study the wading pool area to better serve residents and visitors as it is open only a few weeks a year; consider the idea of a "splash park" concept which Parks and Recreation supports as it would likely allow the facility to be used year-round for drop-in, non-supervised use.

Conclusion

Over the years many people have expressed interest, support and concern about the future of West Beach. Comments made during the development of the Local Coastal Plan in the early 1980s, the Harbor Master Plan in the 1990s and during the West Beach Pedestrian Improvement Project process in 2005 and 2006 are consistent with the comments made during this planning study process about West Beach. The Phased Implementation Plan, along with the additional recommendations mentioned above, appear to be generally consistent with coastal plans and policies, although the process to garner approval of any new structures on the sandy beach is a daunting one.

City staff and public members are interested in hearing City Council feedback on the two phases discussed in this study. If Council is interested in pursuing one or both phases, additional studies and coordination would be required.

One suggestion was that the City Council could approve the Phase I Implementation Plan in concept for the purposes of preparing an application package for local and Coastal Commission review. As noted in this study, these improvements are inexpensive and would be fairly easy to achieve.

After the Phase I improvements have been implemented, possibly in conjunction with programmatic changes that would increase use of the West Beach area, then consideration could be given to studying the Phase II improvements. The process to implement Phase II is expected to be somewhat lengthy and more costly than the implementation of Phase I. Careful consideration of new quasi-public structure(s) on the beach would need to be done including the technical studies and agreements relating to construction, administration and maintenance of the structures for the benefit of the public.

Ultimately, implementation of some or all of these improvements is expected to invigorate West Beach and increase public use of the area as originally intended when this study began. The Phase I improvements would be fairly easy to achieve but would not be expected to increase use of the area to a significant degree. The Phase II improvements would definitely increase use and interest in the area, but would also be more difficult and expensive to achieve.

VI. Appendices

Appendix A: Applicable Policies

Appendix B: Community Input

B-1 Community Meeting #1: Meeting Summary, April 15, 2009

B-2 Community Meeting #1: Meeting Notes, April 15, 2009

B-3 Stakeholder Interviewee List

B-4 Stakeholder Interview Summaries:

PADDLERS, May 2, 2009

Parks and Recreation Staff, May 26, 2009

Hotel and Restaurant Owners, May 27, 2009

Outrigger Canoers, June 1, 2009

Hotel and Restaurant Owners, June 2, 2009

Harbor Merchants, June 3, 2009

City Council Representatives, June 8, 2009

Sailing Groups, June 12, 2009

Chumash Representatives, June 26, 2009

Sailing Groups, July 3, 2009

Audubon Society, July 7, 2009

Sea Landing, July 7, 2009

Tall Ships, August 14, 2009

B-5 Community Meeting #2: August 19, 2009

Attendees

West Beach Options 1, 2, and 3

B-6 Community Meeting #2 Summary August 19, 2009

Appendix C: Santa Barbara Arts and Crafts Show Information

Appendix D: Commission Review

D-1 West Beach Planning Study Draft Alternatives A and B (Nov 2009)

D-2 Applicable Portions of Meeting Minutes (November 12, 2009) Joint Session – Planning Commission and Parks and Recreation Commission

D-3 Applicable Portions of Meeting Minutes (November 19, 2009) Harbor Commission

Appendix E: Phased Implementation Plan Supporting Information

E-1 SBOCC Draft proposal for construction and maintenance of Canoe Hale

E-2 Chumash Draft proposal for construction of Tomol House or Ap

Appendix A

Applicable Polices for West Beach

Coastal Act Policies

30235 – Revetments, breakwaters, groins, harbor channels, seawalls, cliff retaining walls, and other such construction that alters natural shoreline processes shall be permitted when required to serve coastal dependent uses or to protect existing structures or public beaches in danger from erosion, and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply.

30240 and 44 – Protect environmentally sensitive habitat areas; Archaeological or paleontological resources

30251 – The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas...

30253 – New development shall minimize risks to life and property in areas of high geologic, flood, and fire hazard

30255 – Coastal-dependent development shall have priority over other developments on or near the shoreline. When appropriate, coastal-related developments should be accommodated within reasonable proximity to the coastal-dependent uses they support.

30210 – 13 – Public access to and along the coast; Lower cost visitor and recreational facilities encouraged

30221 – Protect coast for recreational uses and development

Local Coastal Plan (LCP)

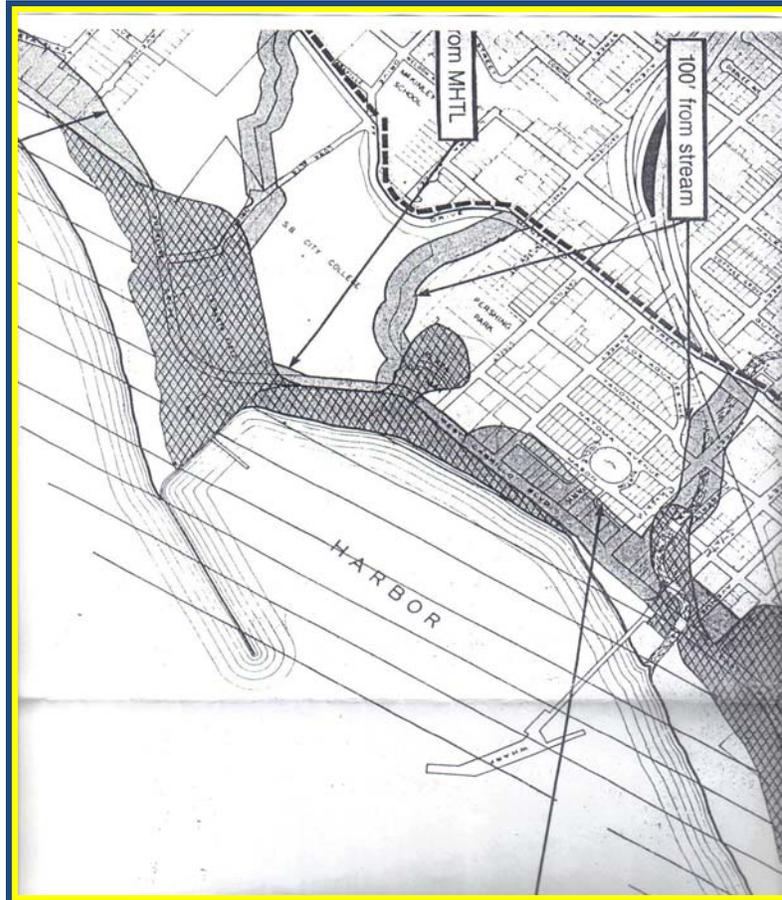
Policy 4.3 Public amenities which provide unique lower cost visitor-serving experiences, such as the Arts and Crafts Show, channel and boat viewing at the harbor, and any other special uses shall be protected and encouraged

Policy 6.1– Protect sensitive habit

Policy 6.7 –To avoid the need for future protective devices that could impact sand movement and supply, no permanent above-ground structures shall be permitted on the dry sandy beach except facilities necessary for public health and safety, such as lifeguard towers and restrooms

Policy 9.1 – The existing views to, from, and along the ocean and scenic coastal areas shall be protected, preserved, and enhanced

Santa Barbara Harbor LCP Map



Post LCP Certification Permit and Appeal Jurisdiction

City of Santa Barbara



Permit Jurisdiction

This area includes only lands below the mean high tide line and lands where the public trust may exist.



Appeal Jurisdiction

This area includes lands between the sea and the designated first public road paralleling the sea or 300' from the inland extent of any beach or of the mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 100' of streams and wetlands and lands within 300' of the top of the seaward face of coastal bluff.



Appeal Jurisdiction (P.R.C. § 30613)

This area includes lands where the Commission has delegated original permit jurisdiction to the local government for areas potentially subject to the public use, committed to urban uses.

NOTE

In addition to these geographic areas the following types of development are out the coastal zone pursuant to PRC and (a)(5):

1. Any development approved by designated as a principal permitted use provided pursuant to the applicable Loc
2. Any development that constitutes a works project or a major energy facility

In areas where a parcel is bisected by a jurisdiction boundary, only that portion of the area defined as appealable is subject to appeal jurisdiction.

I hereby certify that this map portrays the boundaries of the PRC LCP Certification Commission jurisdiction for the City of Santa Barbara (excluding the West
Area of deferred certification)
 adopted by the California Coastal Commission Nov 12, 1986

This map has been prepared by the Coastal Commission pursuant to PRC and appeal jurisdiction pursuant to PRC § 30603(a)(1) and (a)(2). It is also appealable pursuant to PRC and (a)(5). If questions arise concerning the boundary of an area, the matter should be referred to the Coastal Commission.

Harbor Master Plan

HARBOR MASTER PLAN GOAL

The Harbor shall be a working harbor with priority given to ocean dependent uses, such as commercial fishing and recreational boating, for all users and income groups. The Harbor-Stearns Wharf area shall be developed and maintained as a resource for residents of the community and visitors pursuant to these goals while recognizing the need for economic self-sufficiency of the area.

FISCAL CONSIDERATIONS

Policy FIS-2 Provide an opportunity for nonprofit marine oriented individuals, groups and associations to benefit from the physical plant at the Harbor, as long as they contribute to the cash cost of their operation.

OCEAN DEPENDENT ACTIVITIES

Policy DEP-1 Protect oceanfront areas suited for ocean and water oriented recreation. Increased recreational boating use of coastal waters shall be encouraged.

Action DEP-1.1 Provide a Small Boat Quiet Area/sand trap west of Stearns Wharf by dredging the beach back to approximately the top of the boat launch ramp and maintaining that water area for recreational boating and other recreational use. Add minor facilities for non-motorized water and recreational boating.

Policy DEP-3 New leases, renewed leases or projects that require a Coastal Development Permit shall be found to be consistent with the following Harbor Area Policies:

- c. The third priority is to provide passive recreational opportunities and an aesthetic waterfront for the enjoyment of the general public;
- d. The fourth priority is to provide an opportunity for non-profit marine oriented individuals, groups and associations to benefit from the physical plant of the Harbor as long as they pay the incremental cash cost of their operation, or the same rental as would be gained if the facilities devoted to their operation were leased to a higher priority goal function

RECREATION

Policy REC-1 Provide passive and active recreation areas throughout the Wharf and Harbor areas, particularly lower cost recreational activities.

Action REC-1.1 Encourage recreational volleyball courts on West Beach.

Action REC-1.2 Consider adding native dune landscaping and incidental improvements such as picnic tables, benches, or boardwalks for passive recreation use on West Beach adjacent to the seawall along Cabrillo Boulevard.

Action REC-1.4 Consider adding an observation area on the rock groin for passive recreation use.

Action REC-1.6 Continue to encourage public activities and events appropriate to the area.

SHORELINE ACCESS

Policy ACC-1 The location, amount and timing of new development shall maintain and, where practical, enhance public access to the coast.

Policy ACC-2 Public access from the nearest public roadway to the shoreline and along the coast shall be provided.

Action ACC-2.2 The existing public sidewalk along Cabrillo Boulevard between the Wharf and the boat launch ramp shall be improved to encourage more pedestrian use.

Action ACC-2.3 Landscaping or other improvements shall be added along Cabrillo Boulevard between the Wharf and the boat launch ramp with consideration of view corridors from West Cabrillo Boulevard.

Action ACC-2.4 Consider relocation of the Beachway near the boat launch ramp so that it does not bisect the parking lot and consider overall improvements to pedestrian access in that area.

VISITOR SERVING USES

Policy VISIT-1 Visitor serving uses shall be subordinate to ocean dependent uses but shall be provided in adequate amounts to serve visitors to the area.

Action VISIT-1.1 Modest expansion of visitor serving uses shall be provided, with priority given to lower cost visitor serving uses, including, but not limited to:

- c. Addition of a small deli and public restrooms on the rock groin

VISUAL RESOURCES

Policy VIS-1 Protect, preserve and enhance coastal and scenic visual qualities.

- c. A sign program for businesses as well as directional signs for pedestrians and vehicles shall be developed. The signs should also be visually coordinated and should utilize visual techniques to encourage people to walk throughout the area. The signs should maximize the use of international symbols to be understandable to as many people as possible.

WATER AND MARINE ENVIRONMENTS

Policy MAR-1 Marine resources shall be maintained, enhanced, and, where feasible, restored.

Action MAR-1.7 Within one year of the approval of the Harbor Master Plan, an interpretive sign program shall be developed to protect and interpret natural and historical features in the Harbor, breakwater and sandspit areas.

Policy MAR-2 Alternatives to construction of breakwaters and other shoreline protective structures and dredging shall be considered and implemented, if feasible and done in an environmentally sensitive manner, to reduce sand deposition in the Harbor. Dredging shall be permitted to maintain existing or restore previously dredged areas and dredging and spoils disposal shall be planned and carried out in accordance with governing agencies' requirements. Dredge spoils suitable for beach replenishment shall be used for such purposes whenever possible.

Action MAR-2.1 Continue to dredge the Harbor entrance channel and other areas as necessary to provide for high priority uses such as boating and fishing and to provide sand replenishment for downcoast beaches. The scheduling and design of dredging projects shall minimize impacts to sensitive species, such as snowy plover and grunion, and other potential environmental impacts. Future dredging projects shall also minimize adverse effects on water quality and maximize downcoast movement of sand.

Action MAR-2.2 Continue to pursue the purchase of a dredge by the City and adequate funding to ensure that dredging can continue to occur as necessary to maintain the navigation channel, allow for the continued dredging of areas that have previously been dredged and replenish downcoast beaches.

Action MAR-2.3 Continue the bypassing of dredged sand to replenish downcoast beaches.

Policy MAR-4 The habitats of the Western snowy plover and other sensitive plant and animal species shall be protected and, to the extent feasible, enhanced.

Action MAR-4-2 The scheduling and design of dredging or other projects shall minimize impacts to sensitive species such as the snowy plover and grunion.

Action MAR-4.3 Consider and, to the extent feasible, provide enhancement of snowy plover habitat on the sandspit or elsewhere when proposing dredging or other projects near locations where plovers are known to forage or nest.

Appendix B

Community Input Summaries

Appendix B-1

What is the Future of West Beach? Community Meeting #1: April 15, 2009 Meeting Summary

Types of amenities the participants were asking about:

1. Can there be picnic tables, benches, bbq pits, viewing areas near the sand or on grassy areas?
2. Can the SB Seashell Condos be fixed up?
3. Can WB be dredged to accommodate to 2 Tall Ships?
4. Can the Small Boat Quiet Water Area be dredged further?
5. Can the multi-modal path be changed - similar to Santa Monica approach?
6. Can a Living Museum be created to commemorate the Chumash culture with a Tomol House?
7. Can the kiddie pool area be considered for future uses?
8. Can there be more festivals and sporting events at WB?
9. Can there be native landscaping?
10. Can the configuration of the parking lot be studied if other uses were to be proposed there?
11. Can there be some less expensive food options near WB?
12. Can the rock groin be studied for possible future uses?

Appendix B-2

What is the Future of West Beach? Community Meeting April 15, 2009 Meeting Notes

Introduction and Background from John Bridley (JB) Waterfront Director re West Beach Improvement Project (WBIP), slated to begin construction June 2009. He introduced Jeanette Candau, Redevelopment Agency (RDA) staff who is the Project Manager for the WBIP.

Several local groups have made requests for possible structures on or near West Beach (WB): Santa Barbara Seashells (SBSS) (replace/refurbish Seashell Condos), Chumash Council (Tomol House), and SB Outriggers (palapa structure). We will seek out more info on all of these and other proposals.

Power Point Presentation by Pat Saley (PS), Consultant to the City for the proposed WB "mini" Master Plan (MP)

Meeting opened for questions and comments:

Audience (A): Would the Coastal Commission (CC) support the idea of picnic tables, benches, or bbq pits on or near the sand? Are benches and bbq pits on the sandy beach subject to the same scrutiny?

RDA: CC requires permits and approvals for trash cans, so the same would apply for these amenities.

A: Are wave runup studies really an issue for WB?

JB: The studies were done for other projects in the harbor and these may apply. Waves do bounce towards Marina 1. We can see about updating these.

PS: Moffet Nichols were the engineers who have done these types of studies and there could probably be an addendum for anything proposed as part of this MP

JB: There is not much "surf," but with a southwest swell waves can break at WB

A: The current SBSS condos may not be able to be rebuilt, but can they be made to look better? They look terrible now.

JB: The condos are permitted and leased by the City now, but the questions raised are what this MP may look at. Can they be changed? Rebuilt? How permanent are they? Are foundations needed? This would all require major CC review.

A: Would it be possible to dredge out an area in WB parallel to Cabrillo and the channel starting at the boat launch to create a tourist attraction /educational facility to house 2 Tall Ships?

JB: The problem with dredging this area is that the Waterfront Dept. encountered large pieces of river cobble in previous dredging efforts. The dredge is designed to deal with sand and not large cobbles.

A: It seems like once its dredged then there wouldn't be a problem.

JB: Sand would always find a way back in and would be a constant maintenance issue, even if a "moat" were created.

PC: How much dredging has occurred in the past to create the Small Boat Quiet Water Area?

JB: From the 2008 aerial map, a half-moon crescent shape has been dredged from approximately the end of the rock groin over to Mission Creek. There used to be a straight line of sand, now it is a crescent shape. \$700,000 was spent with the initial project. The Dept envisioned doing more, but this is what they got and are trying to maintain. Sand was pushed out to the dredge and then the dredge took it out and sent it downstream. They plan to dredge again in 2 years to try to maintain the current shape. The depth appears to be adequate and the young sailors are away from the main channel. In the process the Mission Creek beach area has gotten smaller. The point was made that WB needs to stay big for Parks and Rec (P/R) uses too.

A: With regard to the creation of picnic areas: does the Coastal Act go past the sand? Could "bubbles" of hardscape be extended onto the sand?

JB: The ocean side of the bike path is in the appeals jurisdiction of the CC.

PS: Structures that lock are different from the CC standpoint than structures that are open. The picnic areas at Leadbetter Beach were rebuilt after bad storms and they made it through the CC process. Goleta Beach has extensive grassy areas and the CC recognizes these areas in the context of the overall beach experience there. They might be sympathetic at WB, especially in light of their support of public access and if there was an educational component.

PC: WB is essentially an artificially created sandy beach, so would the CC be more open to discuss possible projects?

PS: Sand is sand to them, especially in an urban setting.

PC: Wasn't the concept of a grassy area already introduced to the CC?

PS: Yes, but that was about 16 years ago.

JB: The idea of grass surfaced again as part of the WBIP, but it would have required a Coastal Development Permit (CDP), so Waterfront and RDA did not pursue this.

A: Was the wave study a worst-case scenario?

JB: Every 10 years or so.

A: Are you aware that Chumash tomols are launched from WB? Is this Phase III?

PS: Yes, we are aware of the launching activities and the Chumash proposals will be considered as part of the interviews with stakeholders in this MP.

A: Is the children's play area going to remain near the pool?

Planning: Yes, the playground will stay. Are festivals still allowed after Memorial Day and before Labor Day?

P/R: If there are admission charges, they are not allowed.

Planning: Maybe this should be looked into.

A: Some cities provide monetary incentives to draw various types of festivals and sporting events.

Planning: Could there be a separate bike path for pedestrians and surreys and a separate path for serious cyclists?

PS: The HMP initially had the idea of a boardwalk, but the concept was abandoned and they tried harder to get the CCC to approve the concept of a grassy area.

RDA: Could an idea like the new Shoreline Park extension bike path be considered? Right now the thinking is that serious cyclists stay on Cabrillo.

A: There is not a striped bike path on Cabrillo right now, not until further down towards East Beach (EB).

Planning: Could we consider something like the strand in Santa Monica? There they have separate areas for walking and riding.

RDA: WB is considered a "multi-modal" path. How would separate areas be enforced? Most people want to be as close to the ocean as possible. The new WBIP will increase the appeal of the promenade along Cabrillo. Serious cyclists are considered to part of traffic. Maybe the same approach can be used at WB as at EB.

A: When the path was first built a long time ago it was for biking only; now everyone uses it and its not safe.

A: 13 years ago, did the HMP consider native plantings? Can this be looked at now?

PS: It was not considered that native landscaping would be usable for the public, so they tried to find alternatives to sand with the grass concept. It can be looked at again.

A: What is the westerly limit of the study area?

PS: We can probably go 100 yards in each direction. Can the parking lot be retained and still achieve the stakeholders goals?

A: Can the footprint of the SBSS condos be retained elsewhere? If the condos were moved off the sand, could other uses take

their space?

JB: It is not likely that parking could be moved into that area. The Waterfront cannot afford to lose any parking. The trailer spaces are really critical. This harbor is the only launch area in the County. Parking can certainly be studied and possibly reconfigured.

A: As a historical working harbor, could the idea of a Living Maritime Museum that recognized the maritime cultures be considered? This could be educational for tourists. The tomols are launched every other Sunday.

A: Is the kiddie pool a budgetary risk right now? Is this pool underutilized? Could this area be used for another type of project? He noted that the water was recently changed out.

P/R: This pool is slated to remain open because the pool at Oak Park is going to be renovated. The kiddie pool at WB is being considered for multi-program use including lap users and year-round use.

Planning: Can some less expensive food options be considered? Santa Monica has lots of snack options and vendors. Are there kayak rentals?

JB: Paddle Sports has the kayak rental concession 365 days a year. They have a trailer that they use to pull out the kayaks for rent.

A: Is WB considered a swimming beach?

JB: Swimming is allowed within the buoy areas. With the beach near Mission Creek being narrowed, there is more swimming at WB.

A: WB is a good area for toddlers because it is flat and gentle. It makes a good inland waterway for non-motorized boats.

A: What about the water quality?

JB: The quality is just as good as other beaches. There is some petroleum sheen at times due to the number of boats. The bacterial count is no higher. It is better than east of Mission Creek. There have been some issues with bottom sediments having paint residue.

A: Will there be a shower?

RDA: There will be a coldwater shower at Sea Landing going off the Sea Landing sidewalk. No new bathrooms are proposed. There are public restrooms at Sea Landing that are maintained by the Waterfront Dept.

JB: As part of the HMP there had been a deli/deck/restrooms proposed for WB, but this was not well received by the Planning Department.

JB/PS: The rock groin was proposed for a major expansion as part of the HMP, but it was never pursued because of the \$6 million price tag and that was over 10 years ago.

JB: This MP is to figure out what the future of WB might be. This is not the Waterfront Dept's beach, P/R will have lots of ideas.

PC: The idea of a viewing deck/eating area should be explored. There was the beginning of a "blessing" from the CC with the approval of the HMP. It would be good to know what was approved in the HMP by the CC in the past.

JB: A specific location was never agreed upon.

PS: There is a schematic in the HMP that could be re-looked at. The initial idea for the expanded rock groin was to be able to get the safety boats out quicker and free up space at the Navy Pier.

JB: That proposal was not economically feasible, but maybe some of the other rock groin ideas could be looked at.

PS: Everyone interested in being interviewed as a stakeholder should let us know by adding a star next to your name on the sign in sheets. Thank you all for coming.

Appendix B-3

Stakeholder Interviewees

City Councilmembers

Iya Falcone
Grant House

City Parks & Recreation Staff

Susan Bardick
Santos Escobar
Rich Hanna
Nancy Rapp
Jill Zachary

Coastal Commission Staff

Shana Gray
Steve Hudson

Dredge Contractor

Andy Schafer, AIS

Environmental Groups

Jai Ranganathan – Audubon Society

Chumash

Ray Ward
Mati Waiya
Matt Ward
Sue Ward
Gloria Liggett

Harbor Merchants

Skip Abed/Sherry Lutz
Ian FitzGerald
Greg Gorga
Steve Hyslop
James Lambden
Glen Fritzler

Hotel & Restaurant Operators

Paul Bullock
Michael DePaola
John Dixon
Bonnie Donovan
Adrian Gutierrez (Police Dept. representative)
Chris Marquart
Vernon L. McCaslin
Debbie Neer
Jim Neuman
Chad Stevens
Jeanette Webber

Outriggers

John Dutton
Eric Friedman
Dan Janns
Nancy Kaplan
Patrick Marr
Linda Ofner
Rene Saragosa
Holly Sherwin

Sailing Groups

Tim Burgess
Dana Jones
John Long
Kent Pierce
Duncan Shea
Mike Wolfe

Waterfront Staff

John Bridley
Mick Kronman
Scott Reidman
Brian Slagle
Karl Treiberg

West Beach Pedestrian Improvement Project

Steve Yates

Appendix B-4

West Beach Planning Study Stakeholder Interview Summaries

PADDLERS - outrigger canoe group of 6 - at West Beach – May 2, 2009

Attendee: Nancy Kaplan

West Beach Uses:

- Focus is for outreach to disabled community
- They use 4-person outrigger, not specially equipped; they do have persons in wheelchairs at times - access along paved sidewalk next to Sea Landing, then they are carried down to the water.

What works:

- Access to Sea Landing bathrooms and close to the water

How could it be better:

- A facility similar to East Beach Bathhouse - bathrooms, covered storage, but not obstructing views
- Dredge moved elsewhere - out on the sandspit?
- City-built rack system and equipment storage boxes with a nice standardized design
- Weed control and beach cleaning
- Picnic area with shade trellis
- Storage at reasonable cost
- City or private rental operation - similar to Lake Tahoe

Effects of other activities:

- July 4th is problematic

Parks and Recreation Department - at P/R Office – May 26, 2009

Attendees: Nancy Rapp, Rich Hanna, Jill Zachary, Susan Bardick, Santos Escobar

West Beach Uses:

- Kids Summer Camps - numbers look similar this year
- P/R performs Plover studies before grooming
- Ficus trees are a nuisance to people using sidewalks and pool
- Unfunded maintenance issues
- WB not as heavily used in comparison to Leadbetter and EB
- Not many swimmers, some sunbathers - water quality does not appear good to visitors due to oil sheen from boats in channel
- No lifeguard - maybe would have more use if there was a lifeguard
- Many people using volleyball courts - 1st come 1st served unless permitted through P/R; becoming more popular, but sand is not as nice as EB; people are starting to set up their own courts
- Arlington West on Sundays - unofficial use (no permits)
- Large events hosted - Special Event Permit - AVP, July 4th, sand soccer tournaments, WB Music Festival, etc.
- SBCC uses Los Banos as their main pool - public demand surpasses P/R ability to serve
- Wading Pool - one of two left in the City, Oak Park is used more - open 10 to 12 weeks per year, but not considered safe or inviting to locals or tourists due to transients in the area; skateboarders hop the fence and use as a skate park
- Playground area has more consistent year-round use
- Kanaii Outriggers run summer camps through P/R
- Flag Football

Adjacent Uses:

- Pershing Park (begins at ball field):
- Joint Use Agreement w/ SBCC

- SBCC owns a portion
- Old Spanish Days owns the Carriage Museum
- City owns Plaza del Mar portion (Bandshell)
- Tennis Courts and Plaza del Mar - create problems with transients

What works:

- Open expanse of WB - very unique and should be celebrated
- Green space of Pershing Park/Plaza del Mar
- Wading Pool for families with young kids whose older siblings are swimming at Los Banos

How could it be better:

- Needs aesthetics improved
- Some support for expansion/improvement to Sea Landing and Rock Groin - possible restaurant?
- Dredge Yard is always in the way
- Wading Pool could be better, a splash park would be fun for kids
- More shade opportunities between Stearns Wharf and the Harbor

Coordination with other uses:

- P/R supports any use of WB for public recreation

Effects of other activities:

- Ongoing problems with transients in the area

Other Points:

- WB more hotel-oriented compared to EB
- Grassy area between wall and multi-modal path would be dangerous for people sitting on the grass if bicycles or surries crash and difficult to maintain
- Myoporum trees are habitat for Night Herons
- Laguna Channel Pump House from WPA - concern to HLC
- Suggest joint meeting with P/R Commission, Harbor Commission, HLC and ABR with conceptual ideas

West Beach Hotel and Restaurant Owners #1 - at Sambos - May 27, 2009

Attendees: Chad Stevens, Debbie Neer

West Beach Uses:

They regularly direct tourists and visitors to WB

What Works:

- Volleyball courts are used frequently – especially families
- The festivals and events at WB are great for business
- They like it when Art Show is extended along WB
- Regular trimming of Ficus trees

How could it be better:

- Need to improve the attractiveness of the beach for swimmers
- Water lacks tidal flushing, so oil slicks are prevalent
- Extension of Arts and Crafts Show to WB on a regular basis
- Create “First Something” dates similar to Downtown’s First Thursdays
- Better definition of a limited commercial zone along the walkway to Sea Landing – an area where they can clearly send their guests for sailing rentals, kayaks, beach chairs and umbrellas, etc. – consider dividing up the sand into 4 to 5 small leasable spots for vendors or the small corner area near the street
- Consider a safe spot for a fire ring where people could have a bonfire in the evenings and bring the beach alive
- Consider angled parking along Cabrillo with a single lane in each direction and turn lane in the middle
- Support for the concept of a good seafood restaurant in the area of Sea Landing
- Consider having some food and/or rentals vendors along WB
- Bikepath underneath Stearns Wharf would avoid some of the congestion at the Dolphin Fountain

- Need to hide the dredge in some way, clean it up
- Enhance the area with more signage and flags, especially the Castillo/Cabrillo area
- Bring concerts back to Plaza del Mar Park, consider roped off food courts and wine tasting
- Trim trees in Plaza del Mar – too shaded and cold now
- Consider giant fantail palm trees (Indonesian) that could provide shade between Stearns Wharf and the Harbor

Coordination with other uses:

- They encourage all festivals and events at WB

Effects of other activities:

- Picnic tables at wading pool area are not popular because of bird droppings from Ficus trees and presence of transients

Outrigger Canoe Groups #1 - at WB - June 1, 2009

Attendees: Dan Janns, Rene Saragosa, John Dutton, Patrick Marr, Holly Sherwin, Linda Ofner

West Beach Uses:

- Several different clubs and individuals use WB regularly

What works:

- Proximity to water and protection for their canoes, during foul weather they can still practice in the quiet water area; winter southeast storms can come up to their canoes
- They need to be above the high tide line
- Access from parking lot

How could it be better:

- Better coordination on number of racks, size of racks and location of storage boxes
- Larger sailing canoes need to be closest to the water because of their weight
- Need better beach grooming and grading of sand up to the edge of the sidewalk along Sea Landing/Rock Groin
- Weed control and beach cleaning
- Landscaping along Sea Landing
- Include educational information about the history of outrigger canoeing
- Access to fresh water to clean off their canoes
- For Kanai 'a Club both electricity and water needed
- Shade and covered storage

Coordination with other uses:

- Some clubs move their canoes during the off season (Oct – Feb)
- Most clubs move their canoes during 4th of July
- Sometimes remove canoes during dredging operations
- Chain link fence for cruise ship passenger arrivals is a problem – they cannot access their canoes or storage boxes very well

Effects of other activities:

- July 4th is problematic

Other Points:

- This study should look at the Newport Aquatics Center as an example of a great outrigger set up

West Beach Hotel and Restaurant Owners #2 - June 2, 2009

Attendees: Paul Bullock, John Dixon, Jim Neuman, Bonnie Donovan, Chris Marquert, Jeanette Webber, Vernon McCaslin, Adrian Gutierrez, Michael DePaola

West Beach Uses:

- They all like to send their clients to WB

What Works:

- WB gets lots of use
- Some hotels provide bikes for their guests
- Attraction for SB is its quality

How could it be better:

- City should try to resolve conflicts on the multi-modal path – not designed for use by 4-wheeled surreys
- Path could be widened towards the wall; fix cracks in the path to improve safety, regular sweeping off sand
- Signage needed for on-street bikepath between Shoreline and EB
- Extend Arts and Crafts Show along WB
- City needs to regulate the feeding of the homeless at Plaza del Mar on Sundays and Thursday nights and improve lighting at Plaza del Mar
- Signage for all tourist destinations needs to be better
- City needs to help beautify the walk from the Amtrak station to the beach and make it safer for visitors
- Boat launch parking too confusing – City should open the driveway by the Sea Landing sidewalk
- Signage about the safety of swimming at WB is needed to encourage tourists that the water quality is good
- City should have leases for vendors to rent boogie boards, beach chairs, umbrellas, etc. and sell water bottles, limited food service – should offer to existing businesses in the Harbor first
- Install cameras to discourage graffiti and motion sensor lighting to discourage vandalism and use by transients
- Paint dredge fencing artistically to discourage tagging – use anti-graffiti paint
- Put up landscaping around dredge
- Support educational component of Chumash Tomol at WB
- Drinking fountains along WB sidewalk
- Benches with arms
- Encourage use of recycling receptacles
- All types of water activities should be promoted

Coordination with other uses:

- Old Spanish Days Carriage Museum needs better signage so visitors know how to get there

Effects of other activities:

- Many issues with transients in the area
- They would like to see Amgen bicycle tour come back and more off-season festivals and events (Nov – June)

Other points:

- City trucks should not be allowed on the sidewalks – City should invest in golf carts for their Maintenance crews
- Yacht Club parking should be opened up for other users when Club is not active
- Some attendees do not like the surrey rentals as they contribute to a carnival-like atmosphere and are dangerous on the multi-modal path; other attendees like them for the tourists
- Las Entradas project is resurfacing – all efforts in the beach front should remain of high quality and avoid any carnival-like attractions
- Concerns raised about inconsistent parking limitations over entire beach area – City should not allow overnight parking of campers

Harbor Merchants - at Maritime Museum - June 3, 2009

Attendees: Ian FitzGerald, Steve Hyslop, Greg Gorda

How could it be better:

- Better use of Plaza del Mar and Carriage Museum
- Place dredge yard east of Stearns Wharf
- If not moved, screen it with a beach theme – thatch hut
- Consider native dune grasses between wall and multi-modal path to soften the landscape
- Consider widening the bath – San Diego did this
- Boat launch area is a problem for tourists – needs to be safer and be improved
- Better clean out stations in the Harbor would help avoid the oil sheen that contributes to people not wanting to swim at WB
- Better signage to direct tourists to the Harbor
- Encourage more beach related tournaments and activities – beach tennis, over the line softball, sand soccer
- Consider a pavilion at WB to host regular concerts
- Improve pedestrian access between Harbor Way and Navy Pier – better signage and landscaping
- Consider “First Something” concept to draw people to WB and Harbor – tie into Farmers Market on Saturdays, encourage locals to buy fresh fish
- Study parking – time limits are confusing and inconsistent
- Consider having concerts at Plaza del Mar band shell
- Improve lighting at Plaza del Mar and around wading pool

Coordination with other uses:

Effects of other activities:

- Harbor Merchants feel tourists are mostly at Stearns Wharf and as they look across the sand they see the Seashell condos and dredge yard and think it’s an industrial area
- Arts and Crafts Show does not help the Harbor merchants
- Harbor Festival is great for business
- Volleyball tournaments and music festivals are good for their business

City Council Members - at City Hall - June 8, 2009

Attendees: Iya Falcone, Grant House

How could it be better:

- Could additional flow be established to reach the goal of a cleaner Harbor
- Publicize that people bathe and sail in the Harbor and there should be an incentive to not dump wastes
- Celebrate historic and pre-historic maritime history
- Plant native grasses to help hold back the sand
- Celebrate the Harbor as the birth-place of Santa Barbara
- Design the Rock Groin to be a gateway to Santa Barbara
- Study the safety of the boat launch area
- Study the effectiveness of beach grooming from an ecological perspective
- Study the ecology of the Mission Creek estuary

Sailing Groups #1 – at SB Yacht Club - June 12, 2009

Attendees: Tim Burgess, Dana Jones, Kent Pierce, Duncan Shea

West Beach Uses:

- SB Seashell youth sailing
- SB Youth Foundation sailing
- UCSB collegiate sailing
- Individual owners of sailboats stored behind Seashell condos

What Works:

- Ability to launch boats

- Quiet water area for youth learning to sail
- Synergies between outrigger canoers, kayakers, sailors, dredge - all ocean dependent

How could it be better:

- Use the aesthetics of the outrigger canoes and sailboats as a screen for the dredge yard
- Creative design could help decrease the desire for homeless to sleep in or around the boats
- Provide water to hose off boats and equipment
- Create storage area reasonably close to the water for up to 14 boats
- Consider lowering fees for non-profit groups such as UCSB's sailing team - costs have recently jumped
- Streamline permitting procedures for UCSB hosted regattas and lower fee for boats, hand dollies, and trailers kept overnight on the sand (tents, overnight security require extra fees)
- Create a shared facility for sailing event management
- Design a covered BBQ area similar to the area at Goleta Beach
- Study the parking flow at the Harbor/Boat Launch lot; consider reassigning trailer spaces (UCSB hosted regattas have 50 trailers or more)
- Install additional restrooms - Sea Landing restrooms are not adequate
- Create better signage on all walkways and directions to boat launch

Coordination with other uses:

- All the sailing groups work together
- SB Seashells operate every Sunday March to October (no sailing in August)
- Semana Nautica coordinated with Yacht Club
- UCSB hosts beach-launched regattas in spring and summer
- Sailing groups have dialogue with outrigger groups, but do not really overlap

Effects of other activities:

- Events at WB pose temporary parking problems

Chumash – at West Beach - June 26, 2009

Attendees: Ray Ward, Grant House

West Beach Uses:

- Chumash are actively involved in the WBIP and specifically the extension of Ambassador Park with public art component on beach side
- Chumash launch their tomols off WB on various Sundays throughout the year (they store tomols at Arroyo Burro Beach Park)
- Tomols are 4-man and 24' long; they are currently building a 5-man and they actively train for Channel crossings

How could it be better:

- Construction of an opp made out of willow (Nicholas Canyon County Park in Malibu has recreated an entire village with opps, tomol houses or Aps and ceremonial dance circles in a secured/fenced setting)
- Construction of a tomol house to store their tomols – looks similar in shape to a tomol
- They would like to build a tomol at WB so people can watch the construction and learn more about their culture

Coordination with other uses:

- Compatible with other outrigger activities at WB
- Chumash Maritime Association

Sailing Groups #2 – at West Beach - July 3, 2009

Attendees: Mike Wolfe, John Long, Sherry Lutz

West Beach Uses:

- SB Seashell youth sailing

- SB Youth Foundation sailing
- UCSB collegiate sailing
- SB Sailing Club
- SB Sailing Center

What Works:

- Ability to launch boats
- Quiet water area for youth learning to sail - tourists and locals enjoy the colorful sails of the seashell boats
- Appreciation for the uniqueness of the SB commercial fishing Harbor - true working harbor
- Sailing is a very attractive sport to watch and it draws many people to the area

How could it be better:

- City should “market” the look and feel of sailing , e.g., “Santa Barbara the City of Sails”
- Continue to dredge - safer for small boats
- Use the aesthetics of the outrigger canoes and sailboats as a screen for the dredge yard
- Creative design could help decrease the desire for homeless to sleep in or around the boats
- Provide water to hose off boats and equipment
- Create a shared facility for sailing event management - Coast Guard Auxilliary had a quanset hut that burned down, so all the groups scramble to find meeting space now; could be Cape Cod style similar to the SB Sailing Center; local non-profits could share the space or an open pergola style with beams and boat storage
- Install additional restrooms - one restroom at Sea Landing is not adequate
- Create better signage on all walkways and improve directions to boat launch
- Create signage along the rock groin and other walkways that depicts all of the “stories” of WB and the Harbor - maritime history, wildlife, 60 year history of SB Seashells, historical map of the Harbor, Goleta Slough as “original” harbor, fresh fish market, etc.
- Install an additional dinghy dock parallel to the Sea Landing sidewalk - would need to excavate some of the existing rocks
- Consider an additional floating finger dock for the expanding dinghy fleet

Coordination with other uses:

- All the sailing groups work together
- SB Seashells operate every Sunday March to October (no sailing in August) - 60 year history
- Semana Nautica coordinated with Yacht Club
- UCSB hosts beach-launched regattas in spring and summer
- Sailing groups have dialogue with outrigger groups, but do not really overlap

Effects of other activities:

- Events at WB pose temporary parking problems

Other points:

- One interviewee would like to see the Myoporum trees removed and replaced with trees more consistent with Harbor area

Audubon Society – at West Beach - July 7, 2009

Attendee: Jai Ranganathan

West Beach Uses:

- Snowy Plover habitat on sandspit of major concern

How could it be better:

- In the smaller view, Audubon and other environmental groups would like to minimize the use of hard structures on the sand
- In the larger view, these groups would like to see a comprehensive study done of all of the City’s beaches; with the view towards environmental restoration and draw for the “eco-tourism” market as the beach has a natural beauty and value; this study could involve: replacement of iceplant with native plants, dog control, increased habitat for sea lions, pelicans, snowy plover, etc., fenced off habitat zones, establish habitat in area of outrigger canoes with fencing, increased signage about sensitivity of marine and beach habitats, etc.

Coordination with other uses:

- The local environmental groups are planning to have a vision statement within a few months

Effects of other activities:

- Audubon representative felt the Society would be neutral on the idea of moving the dredge yard and shielding it with the Seashell condos or other boats;
- They would not want to see a net increase in the number of outrigger canoes

Sea Landing - phone interview - July 7, 2009

Interviewee: Glen Fritzier

What Works:

- He likes all events and activities at WB

How could it be better:

- Improve signage - too obscure
- Improve parking with new loading zones- recent re-stripping eliminated some parking, trailer stalls often vacant, boating activities can be labor intensive especially dive boat patrons carrying heavy equipment
- Move Seashell condos onto Sea Landing sidewalk, excavate back towards Myoporum trees
- City should consider burying pipe and therefore eliminate need for dredge storage yard
- Increase City Police and Harbor Patrol presence in the area to address transient issues
- Add picnic tables and landscaping along Rock Groin

Effects of other activities:

- He likes all events but parking is a problem

Other points:

- He would like to do a restaurant someday with outdoor deck and boat storage underneath

Tall Ships - phone interview - August 14, 2009

Interviewee: James Lambden

West Beach Uses:

- Enjoys walking his dog

How could it be better:

- He feels that WB is too large and underutilized - it never draws large numbers of beachgoers like other beaches do
- He feels the area could be better utilized with shops or other development
- His vision is to dredge an area to dock 2 Tall Ships - which are approximately 100 feet long by 30 feet wide
- One ship would be from the 1800's with a "living museum" educational component to teach children about the limitations of the past, build an actual ship on WB with craftsmen wearing period clothing and using only period tools and methods, would take up to 3 years to craft
- The second ship would be from present day and have an educational component to teach children about current and future technologies - seek a donated boat from the America's Cup races and equip with: solar, electric propulsion, basic engineering and mechanical design (with assistance from UCSB and SBCC marine/engineering programs)
- The Tall Ships concept would be a draw for tourism and a benefit to all hotel and restaurant owners; concept is consistent with the 2 Tall Ships that appear on the City's flag and emblem
- He understands that the idea would be expensive, but feels there are many philanthropists in SB that could embrace the program
- His second idea if the Tall Ships program would not work is to embrace a fully renovated beach with natural dune habitat for people to walk through with footpaths and stairs to Stearns Wharf, as well as an expanded bike path

Appendix B-5

West Beach Planning Study Community Meeting #2 August 19, 2009

Attendees:

Mick Kronman
John Bridley
Brian Slagle
Ray Ward
John Long
Scott Reidman
Pat Saley
Janice Thomson
Steve Hyslop

Casmali Lopez
Chimaway Lopez
Marcus Lopez
Renee Saragosa
Susan Bardick
Skip Abed
Eric Friedman
Jai Ranganathan
Craig Wilberg

Sigrid Taye
Frank Hotchkiss
Linda Hofner
Molla Rosenberg
Melissa Hetrick
Dan Jahns
Tim Burgess
Jeanette Candau

Appendix B-5
 West Beach Community Meeting #2
 August 19, 2009

West Beach - Option 1

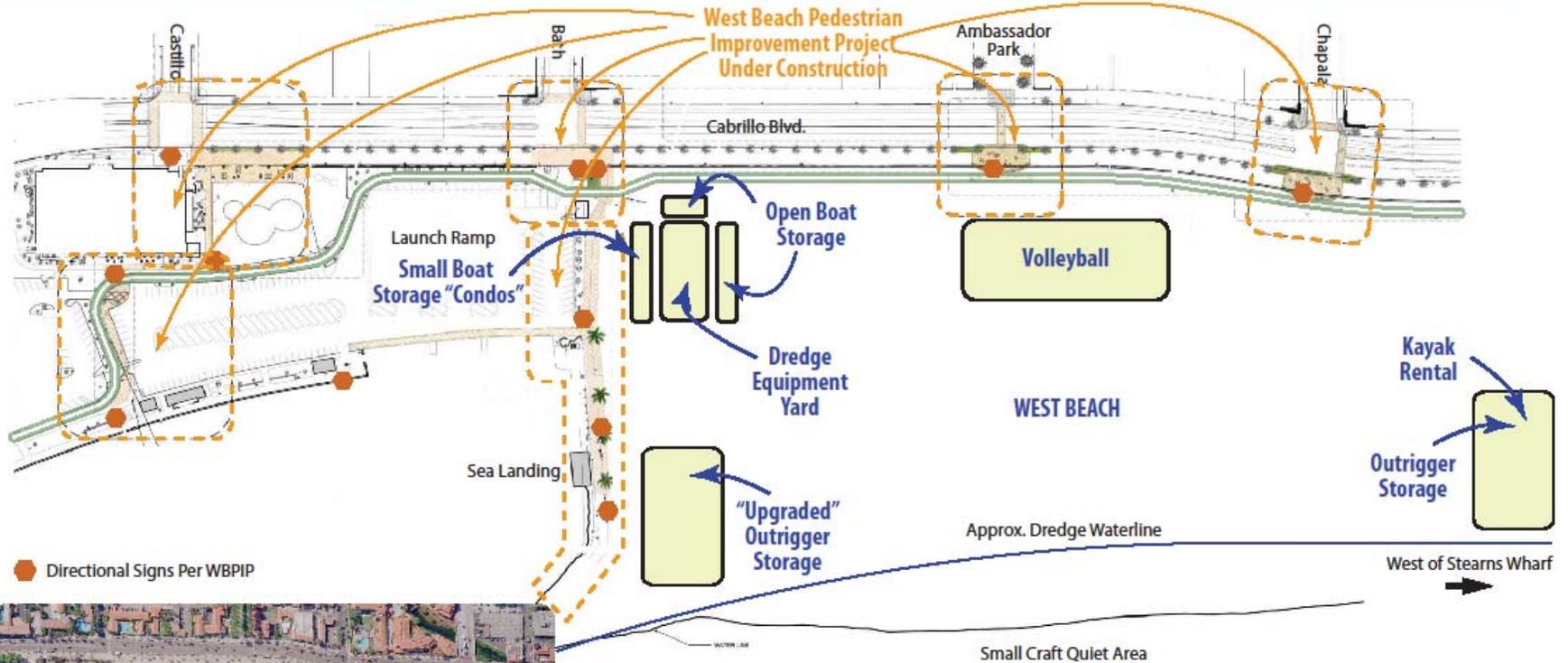


Photo: Existing West Beach Area (Fall 2008)

OPTION 1

- 1) Dredge yard remains in current location.
- 2) Reconfigure small boat storage "condos" and open boat storage around dredge yard.
- 3) "Upgraded" outrigger storage.
- 4) Assumes inclusion of educational elements throughout area as appropriate.

West Beach Workshop
 Marine Center Classroom
 Santa Barbara Harbor
 August 19, 2009

West Beach - Option 2

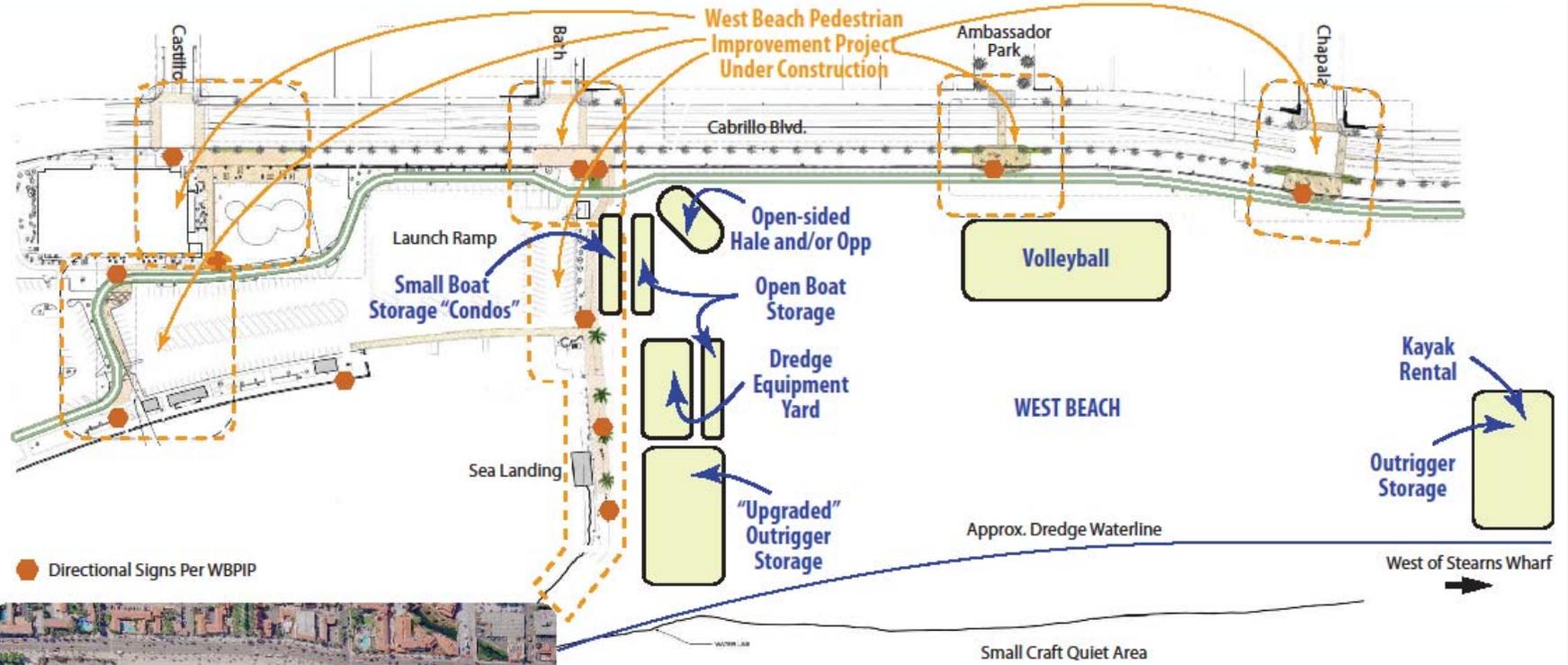


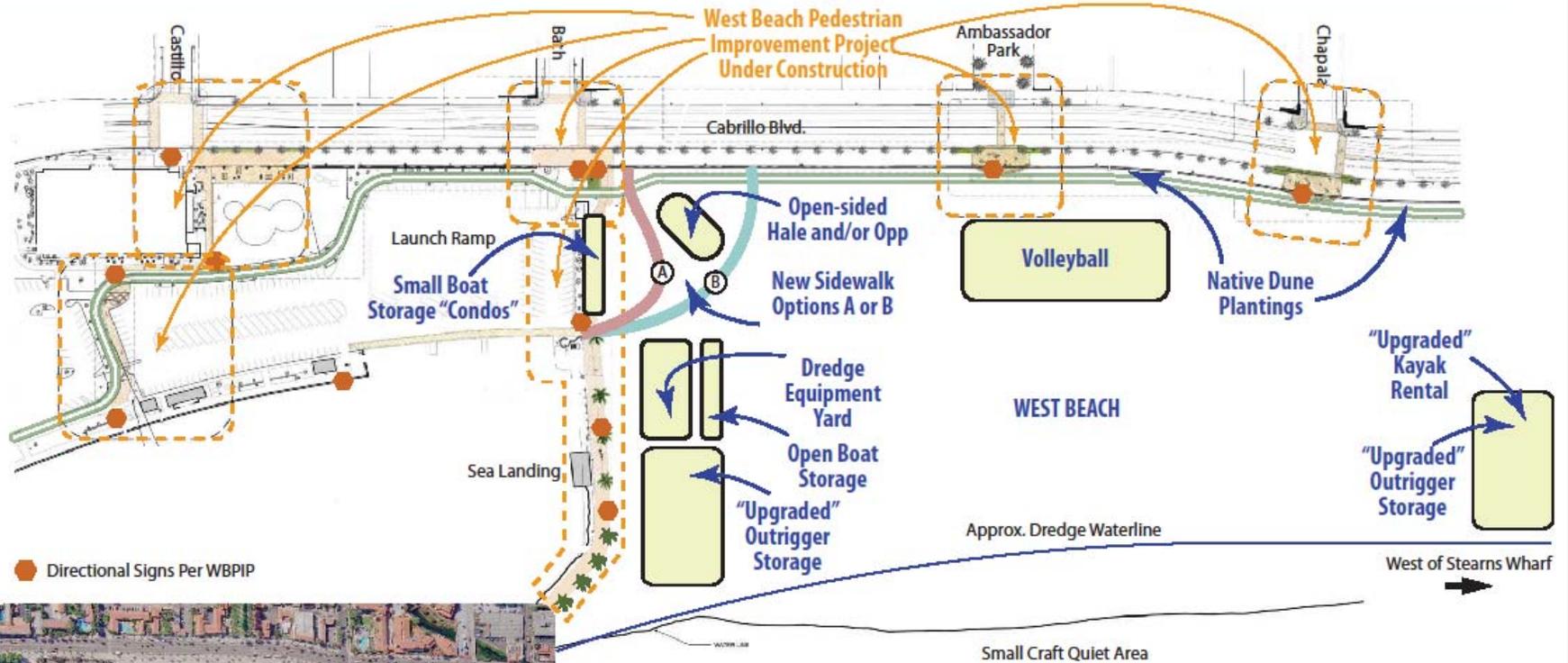
Photo: Existing West Beach Area (Fall 2008)

OPTION 2

- 1) Relocate dredge yard with open boat storage around yard.
- 2) No change to small boat storage "condos" and open boat storage.
- 3) "Upgraded" outrigger storage.
- 4) New open-sided Hale and/or Opp.
- 5) Assumes inclusion of educational elements throughout area as appropriate.

West Beach Workshop
 Marine Center Classroom
 Santa Barbara Harbor
 August 19, 2009

West Beach - Option 3



● Directional Signs Per WBPIP



Photo: Existing West Beach Area (Fall 2008)

OPTION 3

- 1) Relocate dredge yard with open boat storage around yard.
- 2) Relocate small boat storage "condos" to sidewalk and upgrade.
- 3) Relocate sidewalk to east at two possible locations A or B. Assumes no new net loss of usable sand area.
- 4) "Upgraded" outrigger storage areas.
- 5) Enhance Rock Groin path.
- 6) Add native dune plantings between path and Cabrillo seawall.
- 7) New open-sided Hale and/or Opp
- 8) Assumes inclusion of educational elements throughout area as appropriate.

West Beach Workshop
 Marine Center Classroom
 Santa Barbara Harbor
 August 19, 2009

Appendix B-6

Community Meeting #2 August 19, 2009 Marine Center Classroom Meeting Summary

Introduction from John Bridley, Waterfront Director
West Beach (WB) is an area for many types of activities; all of which are ocean-related

Pat Saley described existing conditions, incl. importance of the Small Craft Quiet Water Area

Consistent themes came out of the Stakeholder Interview process, especially the need to improve the appearance of the dredge yard.

Coastal Act policies are an important filter for any proposed options

Jeanette Candau, Redevelopment Agency (RDA) staff, responded to a question about the signage program for the WBIP – has not yet been approved by the Sign Committee, esp. not the 4-partition placards

Discussion of Option 1:

Marcos Lopez – SB has a unique cultural environment with its dynamic relationship to the sea; culture focused on fishing, gathering

Ray Ward – outrigger storage area would also be conducive to tomol storage

Outriggers – old platforms/rock area drop off causes problems for canoe storage and winds carve out the area

Mick Kronman, Waterfront staff – periodic re-leveling has occurred

John Bridley – Waterfront has a permit to maintain the “ideal beach configuration” which allows them to grade the beach; this area could be leveled with the next dredge cycle

Ray Ward – answered ques re: size of tomol; they vary in weight; the one they are building now is 500 lbs.; they are more interested in a tomol house than an Opp

Mick Kronman – raised fire concern for placement of an Opp near Cabrillo; would be better to locate near the outriggers

Skip Abed – could canoes and other boats be located on another finger dock with secured gates?

Discussion of Option 2:

Outriggers – canoes take up more space than the schematic indicates; six-man canoes weigh 400 lbs.; smaller ones are on racks

Eric Friedman – six-man canoes would be stored in the hale and therefore take up less room than at present

Skip Abed – w/ a hale near Cabrillo – is this too far to push an outrigger canoe?

Eric Friedman – w/ the right equipment they are easily moved;

10 people with wheels can move them; dredge yard would benefit from boats shielding the west side

Ray Ward – tomol house is different concept than an opp which would be more flammable and prone to vandalism; tomol house would be similar to a hale and would be a good fit; presents opportunity for storytelling

Susan Bardick, P/R staff – concerned about the space allocated between the dredge and seashell condos on the schematic which seems smaller

John Bridley – dredging operations need adequate staging area

Outriggers – clarified size of hale – 75' x 50' and open so people can see through it; slightly larger than the area occupied by the canoes now

Discussion of Option 3:

John Bridley – in WBIP decision was made not to have a bikepath across the launch ramp; Waterfront has concerns with all movement near the launch ramp that directs or encourages people into this area; thus they are concerned w/ the option for sidewalks A & B

Jeanette Candau – could possibly bring people in an “S” shape down towards a termination point at Sea Landing

Steve Hyslop – signage would be critical; likes idea of native dune plantings

Pat Saley – goal is for plantings to have a minimal establishment period and then less maintenance

John Bridley – made note that WBIP would be complete in December 2009 before this planning effort is complete, so signage and circulation will be better understood

Marcos Lopez – the idea of a hale or opp or tomol house would enhance the area; cultural opportunities change the character of an area; create focal point for cultural creativity – use of non-motorized vessels, visual/cultural gate to the entire WB area

Attendee – asked if parking could be added on WB?

Pat Saley – Coastal Commission said no

Attendee – City should create a compromise between the cultural and practical needs at WB – education about the maritime heritage of the City is very important

Pat Saley – goal of WBIP and improvements to WB is to entice people to move between the Harbor and Stearns Wharf

Eric Friedman – commented that Option 2 or 3 w/ tomol house and hale would be good; Option 3 would create a safety issue as boats would have to cross the proposed sidewalks

Appendix C

Santa Barbara Arts and Crafts Show Information:

Permit procedures

Interested Santa Barbara County artists apply through the Cultural Arts Programs Office of the City's Parks and Recreation Department. This office has a screening once a month where artists are invited to bring samples of their art work. An elected committee of show members screens the applicants. If the work meets the rules and regulations, then they are invited to join the show. An annual permit is currently \$494.

Waiting List Issues

There is no waiting list for the show right now. The economy has hit the artists very hard as it has other businesses in the community.

Dates it extends towards West Beach

During certain special events (4th of July and Fiesta) there are additional booths on West Beach sidewalks. These are not the members of the Santa Barbara Arts and Crafts Show. They are vendors recruited by the organizations that put on these special events.

Santa Barbara Arts and Crafts Show on West Beach

There has been no discussion on the Santa Barbara Arts and Crafts Show moving along West Beach after the pedestrian improvement project is completed. The show has been where it is for 44 years. The West Beach side does not provide significant space for set up for the show members and the West Beach sidewalk area is used for special events during the year. This would displace the art show. The show occurs every Sunday of the year and approximately 10 Saturdays. These dates would conflict with the other uses at West Beach.

**Source: Judith C. McCaffrey, Recreation Programs Manager
Cultural Arts Programs
Parks and Recreation Department
June, 2009**

Appendix D: Commission Review

Appendix D-1: West Beach Planning Study Draft Alternatives A and B (Nov 2009)

West Beach - Alternative A

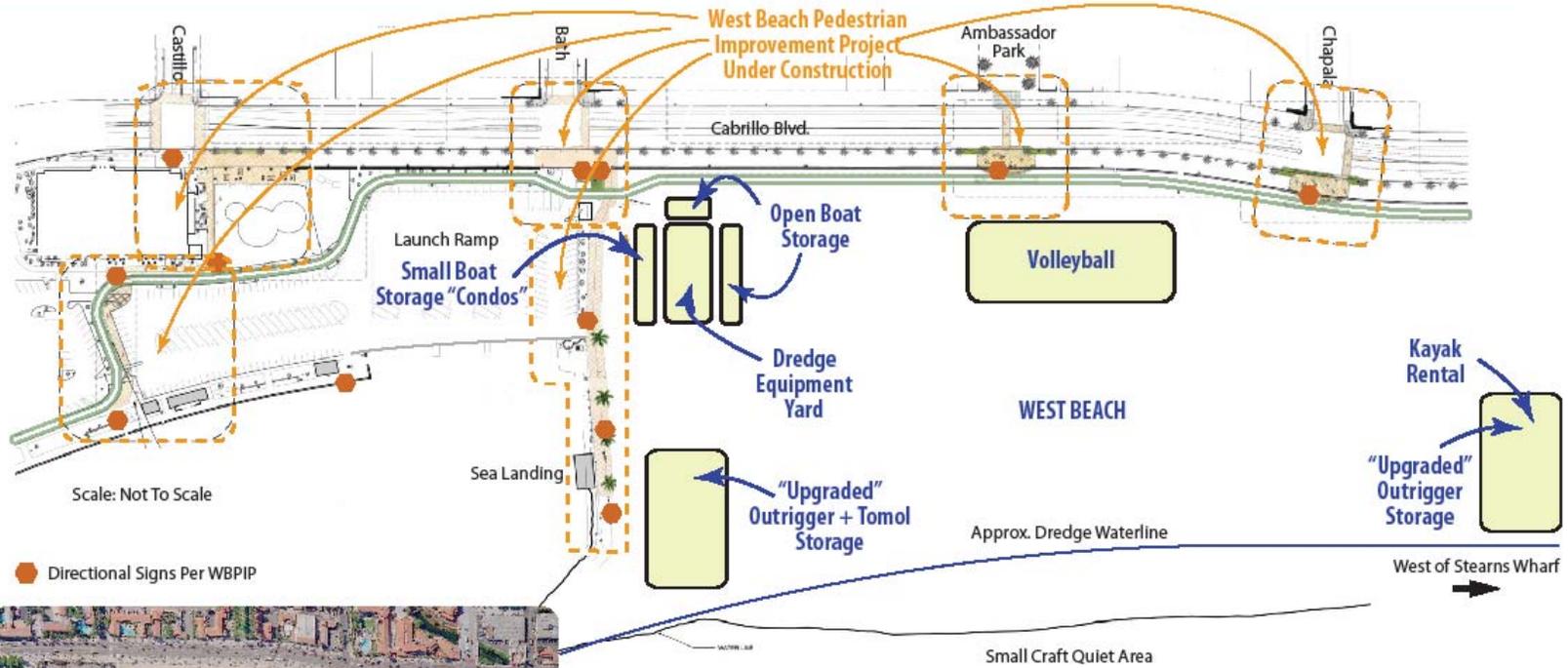


Photo: Existing West Beach Area (Fall 2008)

Alternative A

- 1) Dredge yard remains in current location.
- 2) Reconfigure small boat storage "condos" and open boat storage around dredge yard.
- 3) "Upgraded" outrigger storage (includes regrading, fixing drop off, etc. to "ideal beach configuration" per permit and possible water and/or electrical lines).
- 4) Assumes inclusion of educational elements throughout area as appropriate.

West Beach - Alternative B

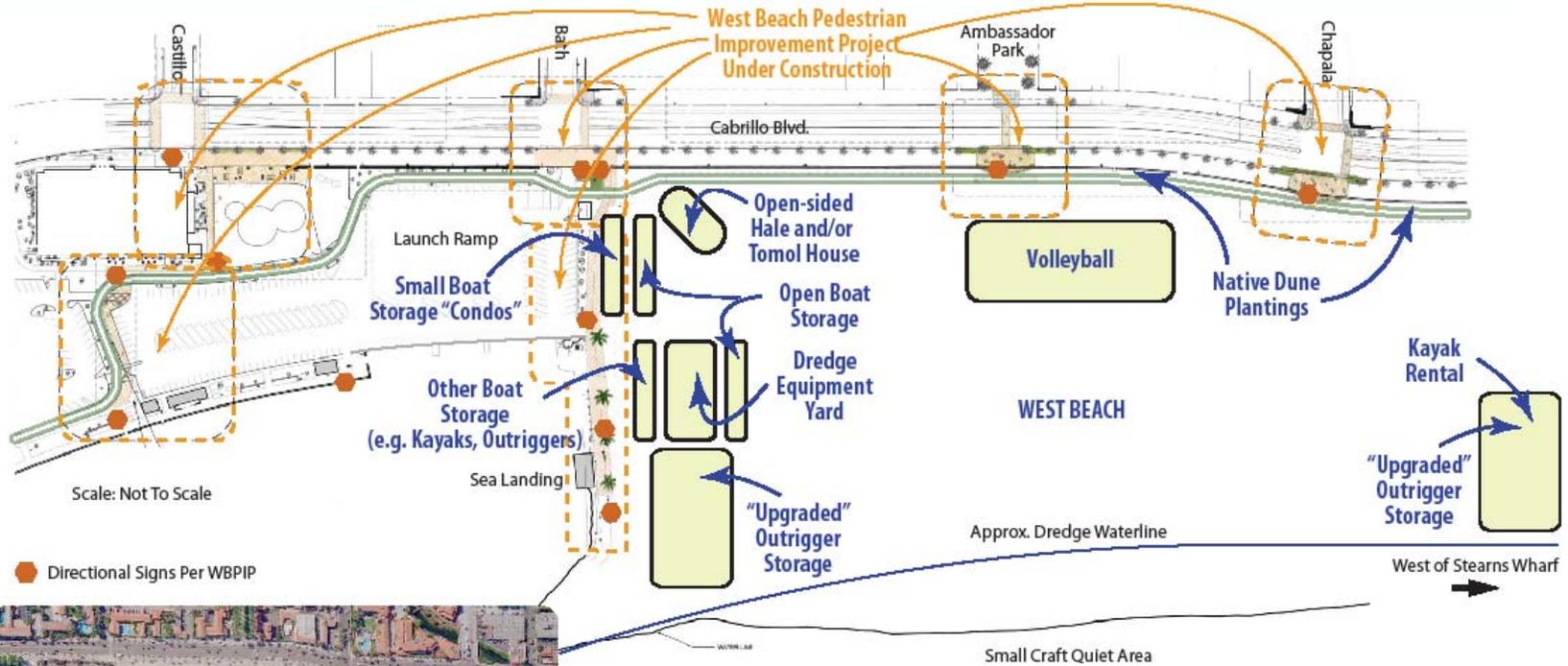


Photo: Existing West Beach Area (Fall 2008)

Alternative B

- 1) Relocate dredge yard with open boat storage around yard to east and west.
- 2) No change to small boat storage "condos," upgrade appearance of condos.
- 3) Retain open boat storage to east of condos.
- 4) "Upgraded" outrigger storage (includes regarding, fixing dropoff, etc. to "ideal beach configuration" per permit and possible water and/or electrical lines).
- 5) New open-sided Hale and/or Tomol House.
- 6) Add native dune plantings between path and Cabrillo seawall.
- 7) Assumes inclusion of educational elements throughout area as appropriate.

West Beach Study
 Santa Barbara Harbor
 August 31, 2009

Appendix D-2:

**Applicable Portions of Meeting Minutes (November 12, 2009)
Joint Session – Planning Commission and Parks and
Recreation Commission**



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

November 12, 2009

CALL TO ORDER:

Chair Larson called the meeting to order at 5:31 P.M.

ROLL CALL:

PLANNING COMMISSION:

Present:

Chair Stella Larson

Vice-Chair Addison S. Thompson

Commissioners Bruce Bartlett, Charmaine Jacobs, John Jostes, Sheila Lodge, and Harwood A. White, Jr.

Commissioner Charmaine Jacobs arrived at 6:00 P.M.

PARK AND RECREATION COMMISSION:

Present:

Chair Beebe Longstreet

Commissioners W. Scott Burns, and Daniel Hochman

Absent:

Commissioners Daraka Larimore Hall, Ada Conner and Diego Torres Santos

STAFF PRESENT:

Bettie Weiss, City Planner

John Bridley, Waterfront Director

N. Scott Vincent, Assistant City Attorney

Rob Dayton, Principal Transportation Planner

Steve Foley, Supervising Transportation Planner

Michael Berman, Project Planner/Environmental Analyst

Allison De Busk, Project Planner

Melissa Hetrick, Project Planner

Julie Rodriguez, Planning Commission Secretary

N. Scott Vincent, Assistant City Attorney arrived at 5:45 P.M.

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I. ROLL CALL

II. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

None.

- B. Announcements and appeals.

Ms. Weiss announced that on November 24, 2009 the new De la Guerra Plaza infrastructure concept plan will be presented to the City Council.

- C. Comments from members of the public pertaining to items not on this agenda.

Chair Larson opened the public hearing at 5:33 P.M.

1. Andrew Bermant asked the Planning Commission to ask City Hall for consideration of Target Corporation's offer to lease City Parcel 22 at 6100 Hollister Avenue and all the impacts and benefits that Target's presence would bring to the community.
2. Mark Whitehurst, Santa Barbara Beautiful, requested that the Planning Commission include in Plan SB an implementation measure for a Public Art Master Plan for Policy EF 18 Arts and Culture.

With no one else wishing to speak, closed the hearing at 5:37 P.M.

III. CONCEPT REVIEW:

ACTUAL TIME: 5:37 P.M.

DRAFT WEST BEACH AREA PLANNING STUDY

The West Beach Planning Study is a follow-up to the West Beach Pedestrian Improvement Project (WBPIP) process that reviews potential improvements to West Beach. The Study included a public participation process with community meetings and stakeholder interviews.

Staff: John Bridley, Waterfront Director
Email: JBridley@SantaBarbaraCA.gov

John Bridley, Waterfront Director, introduced Pat Saley and Janice Thomson, Pat Saley and Associates, who gave the Staff presentation.

Chair Larson opened the public hearing at 5:53 P.M.

The following people spoke in support of the project:

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1. Paul Castleberg, Santa Barbara Sea Shell Association, thanked the Commission and submitted comments.
2. Skip Abed, Santa Barbara Sailing Center, thanked the Commissions for the improvements.
3. Eric Friedman, Santa Barbara Outrigger Canoe Club, supports Option B for the Canoe Hale and the Chumash Tomol House.
4. Andy Roteman, Santa Barbara Seashell Association, supports keeping the sea shell "condos" in their current location.

The following people spoke in opposition to the project or with concerns:

1. Jé Gooleby does not feel that the plan for the Chumash Tomol House is representative of the Chumash culture and asked to uncover the springs that are near West Beach where the Chumash used to congregate.

With no one else wishing to speak, the public hearing was closed at 5:59 P.M.

Discussion was held regarding the inability to involve the Ty Warner Sea Center.

The Commissioners made the following comments:

1. Commissioners Jostes and Lodge thanked the consultants and were in support of Alternative A because it has a softer touch and felt that it could be build quicker.
2. Commissioner Thompson preferred Alternative B if cost was not a factor. Supports a phased plan that could be worked into without having to tear down anything. Alternative B also requires a Coastal Development Permit. Does not see RDA funding being attainable due to the area not being blighted.
3. Commissioner Jacobs likes Alternative B, but would like to see a non-profit such as the Ty Warner Sea Center or Maritime Museum become a partner. Suggested events, such as Fiesta event, that could bring more activity to the area. Supports a splash park, as opposed to a wading pool.
4. Commissioners Longstreet and Larson are not in favor of new structures at the beach. Both were concerned with funding for maintenance of any new improvements.
5. Commissioner Bartlett supports a phased implementation of Alternative B if funding were available, otherwise Alternative A could be attained.
6. Commissioner Hochman agrees with Chair Longstreet on the issue of maintenance. Questioned the availability of Chumash Tomol House that could be used for all the community all of the time.
7. Commissioner White supports Alternative A and would like to see story poles of the two structures before going forward with the alternative. Likes the condos around the dredging of the facility.
8. Commissioner Burns stated that the closer to the cement the better for managing the sea shells' boats. Would like to see the condos stay close to the concrete.

Appendix D-3:

Applicable Portions of Meeting Minutes (November 19, 2009) Harbor Commission

**BOARD OF HARBOR COMMISSIONERS
CITY OF SANTA BARBARA
MINUTES**
Regular Monthly Meeting
November 19, 2009
City Council Chambers - City Hall 6:30 p.m.

ROLL CALL 6:30 p.m.
Commissioners Present

Will Anikouchine
Betsy R. Cramer
Frank Kelly
Ken Owen
Bill Spicer

Staff Present

John Bridley, Waterfront Director
Scott Riedman, Business Manager
Karl Treiberg, Facilities Manager
Mick Kronman, Harbor Operations Manager
Mary Adams, Harbor Commission Secretary

Councilmembers Present

None

CHANGES TO THE AGENDA

None

PUBLIC COMMENT

John Panek: Marine Protection Act – Abandoned Vessels

1. Approval of Minutes

Moved to approve the minutes from the September 17, 2009, Harbor Commission meeting. Cramer/Kelly 5-0.

DIRECTOR'S REPORT

2. Department Update

- Council Actions
- Board of Harbor Commissioners – City Charter Amendment
- Tentative Agenda Items for December

3. Facilities Management Report

- Stearns Wharf
 - o Deck Fires – Pictures – reviewed damage
 - o Passenger Loading Ramp
 - Harbor
 - o Marina 1 Replacement Project – Phase I – Landside Improvements Began today – Convene public meetings in January
-

o West Beach Sand Management

4. Harbor Operations Report

- Harbor Festival Recap
- Reverse 911 Test Results
- Abandoned Vessel Bill Signed into Law
- MLPA Update
- Parade of Lights December 13th

NEW BUSINESS

5. Draft West Beach Planning Study

Harbor Commission received a presentation from Pat Saley & Associates outlining elements within the Draft West Beach Planning Study. Commissioners provided input on the recommendations and development alternatives therein.

Note: Copies of the Study are located online at www.santabarbaraca.gov/Government/Departments/Waterfront.

Public Speakers:

Paul Castleberg – Santa Barbara Sea Shells
Jim Muir – Incoming commodore of the Sea Shell Association
Eric Friedman – Representative for SB Outrigger – Nonprofit Organization
Steve Hyslop – Harbor Merchants Association
Cheryl Walker – Sea Bird Concerns
Sally Bromfield – Letter to Commission – read into the record.

Commissioners provided comments on the various elements presented in the draft West Beach Study and with certain caveats selected their preferred alternative.

Commissioner Anikouchine – Alternative B
Commissioner Cramer - Alternative A
Commissioner Kelly – Alternative A
Commissioner Owen – Alternative B
Commissioner Spicer – Alternative B

Appendix E:
Phased Implementation Plan Supporting Information

Appendix E-1:

**SB Outriggers Draft proposal for construction and
maintenance of Canoe Hale**

Note: Chumash representatives will be drafting a proposal for construction and maintenance of a Chumash Tomol Ap. Representatives from SBOCC have worked closely with the Chumash on the proposal to bring both an outrigger canoe hale and Tomol House or Ap to West Beach

Santa Barbara Outrigger Canoe Club (SBOCC) is a nonprofit public benefit corporation dedicated to promoting amateur athletics, specifically the sport of competitive outrigger canoe racing. We are committed to raising awareness of the cultural traditions and significant history associated with outrigger canoes. SBOCC was established in 1982 and has called West Beach home since 1988.

In addition to racing throughout California, SBOCC hosts the annual California State Sprints Championships at Leadbetter Beach and the winter personal water craft race based out of West Beach. A portion of these proceeds go to support Santa Barbara Water Rescue.

We have also developed a summer keiki (youth) program for 12-18 year olds. As part of this program, local youth are taught basic paddling techniques, team work and open water navigation. The program culminates when the youth compete against teams from throughout California at the State Championships at Leadbetter beach.

The proposal to build and maintain a canoe hale is presented as a means to expand upon the mission of SBOCC by providing a location on the beach where the canoes could be used year round. Currently, the canoes are removed during the winter months for maintenance reasons. Assuming that changes in the Local Coastal Plan and other governing ordinances are enacted to allow for the construction of a canoe hale and Chumash Tomol Ap on West Beach, the following is a draft proposal to build and maintain the canoe hale.

Construction: SBOCC has been in informal discussions with a potential donor and a licensed contractor who are interested in providing real world experience for “at-risk youth” in the construction industry. This would include training them to read blue prints for the structure and then participating in its construction. All other costs would be borne by SBOCC.

SBOCC envisions that the City would own the hale structure once built, with a long term lease agreement enacted. The lease would include provisions for construction and would be enacted prior to construction. As part of the lease, SBOCC would also be responsible for the maintenance of the structure and upkeep. (Note: the Harbor Commission entered into an agreement with the SB Chamber of Commerce for the visitors center that could be a model.)

Access for the public. As part of the lease agreement, specific days could be agreed upon to have the hale open for public events. Some possible examples include the 4th of July, coastal clean up day and perhaps the West Beach Music Festival and Pro Volley Ball tour.

The structure would be open to the public, but the canoes would not. In some instances they would need to be moved.

In addition to public access, the hale (and especially the Ap) provide a unique educational experience to connect the public with the history of Santa Barbara maritime culture. Canoes are an integral part of the history of Santa Barbara and the Pacific region. These structures would be part of a living legacy that brings the past to life by making the canoes more accessible to residents on a year round basis. An essential component of the educational experience is interpretive signage detailing the history of the canoes that would also fit in with the maritime museum, which SBOCC has previously had exhibits that included an outrigger canoe that is still in use today.

In closing, SBOCC would like to reiterate that the purpose for the hale is to celebrate and inform the public about local historical maritime culture and offer enhanced access for the outrigger canoes which are ocean dependent water craft.

For more information about SBOCC visit our website at www.sbocc.org

Please contact Eric Friedman at NDeric2000@gmail.com with questions about the canoe hale proposal.

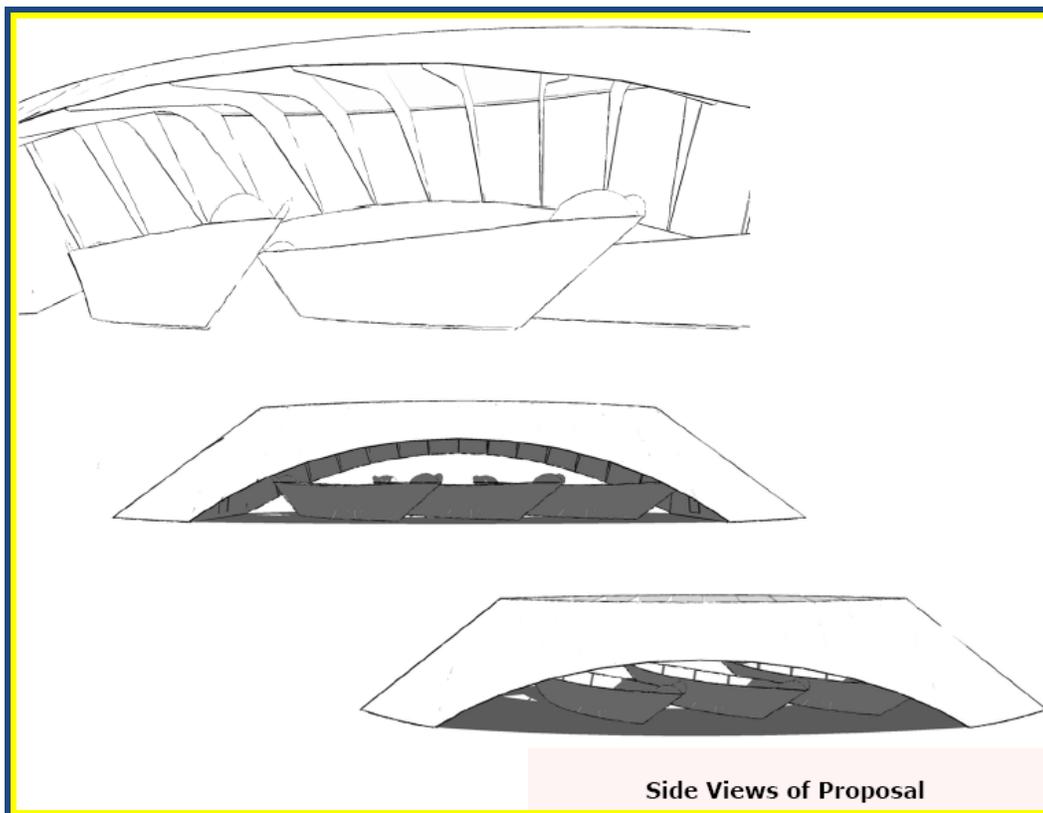
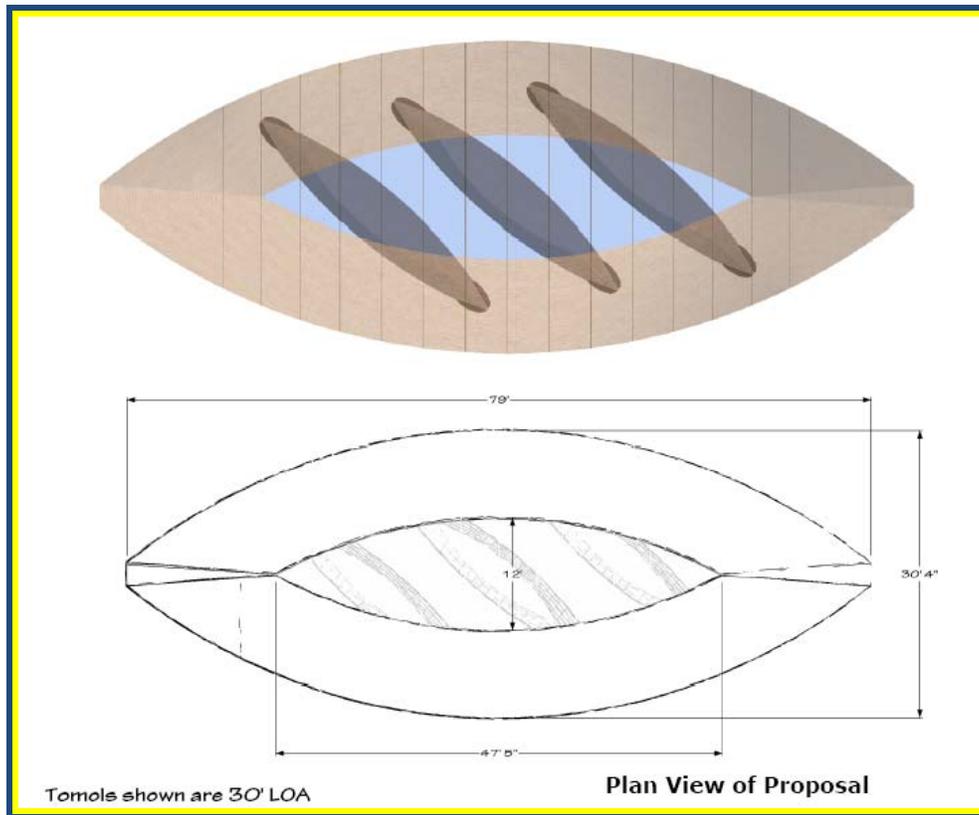
Appendix E-2:

**Chumash Maritime Association's proposal for
construction of a Tomol House or Ap**



**Tomol House (Ap)
for Chumash Maritime Association
Conceptual Design**

Interior View of Proposal



VII. References

California Coastal Commission, Staff Report, City of San Diego, 700 North Jetty Road Mission Beach, Lifeguard Station and Bulkhead Seawall, January 25, 2007

California Coastal Commission, Staff Report: Appeal Substantial Issue, County of Ventura, Silver Strand Beach, Lifeguard Tower and Public Restroom, January 22, 2009

City of Santa Barbara Planning Commission Staff Report, West Cabrillo Boulevard West Beach Pedestrian Improvement Project, May 1, 2008

City of Santa Barbara Redevelopment Agency, Funding Requests Fiscal Year 2008, March 2007

City of Santa Barbara, Zoning Ordinance

Judith C. McCaffrey, Recreation Programs Manager Cultural Arts Program, Permit Procedures for Santa Barbara Arts and Crafts Show, June 8, 2009

Parks and Recreation Department, Beach Maintenance – 6914 Quarterly Report April thru June, July 30, 2009

Pat Saley and Associates, Harbor Master Plan, June, 1996

SAIC, Biological Resources Analysis Santa Barbara Harbor Marine One Replacement Project, June 2007

SAIC, Western Snowy Plover Monitoring at Leadbetter, West and East Beaches, March 7, 2008, January 16, 2009, February 6, 2009, February 27, 2009, March 13, 2009, March 27, 2009, April 10, 2009, April 24, 2009, May 7, 2009, May 21, 2009

Santa Barbara Outrigger Canoe Club, Canoe Hale Proposed Site Plan, August 20, 2007

The Conceptual Motion Company, West Beach Pedestrian Improvement Project, October, 2008

Wishtoyo Foundation, Mission Statement Brochure, 2008



Agenda Item No. _____

File Code No. 130.03

CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: August 24, 2010
TO: Mayor and Council Members
FROM: Santa Barbara Sister Cities Board
SUBJECT: New Sister City With Patras, Greece

RECOMMENDATION:

That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Providing for the Establishment of a Sister City Relationship with the City of Patras, Greece.

DISCUSSION:

On June 24, 2010, the Santa Barbara Sister Cities Board met in a Special Meeting to receive a request from Theony Condos, Chair of the Patras Advocate Group for the Santa Barbara-Patras, Greece Sister City. This group stated that both Santa Barbara and Patras citizens have an interest in establishing a Sister City relationship uniting our two cities in a bond of friendship and culture.

The Board approved their request at the June 24, 2010, meeting.

There will be no City costs associated with Sister City status to Patras, Greece.

ATTACHMENT: Letter and Proposal from Patras, Greece
PREPARED BY: Linda Gunther, Administrator's Office Supervisor
SUBMITTED BY: Nina Johnson, Assistant to the City Administrator
APPROVED BY: City Administrator's Office

The Honorable Mayor and Members of the Santa Barbara City Council
Attn: Linda Gunther, Administrator's Office Supervisor
735 Anacapa St
Santa Barbara, CA 93101
August 2, 2010

Dear Mayor Schneider and Members of the Santa Barbara City Council,

The Greek community of Santa Barbara, well known in this area through its sponsorship of the annual Greek Festival, proposes to establish a Sister Cities relationship with Patras, Greece, as being a city compatible with Santa Barbara in terms of its culture, higher education and research institutions, and geographical situation.

Patras is the third largest city of Greece with a population of 180,000, roughly the same as that of the Greater Santa Barbara area. It is a center of the political, economic, administrative and cultural life of Western Greece. Patras' title as Greece's "Gate to the West" is justified by its role as international commercial center and busy port, by its excellent car-ferry links with the Ionian Islands--including Ithaca, the homeland of Odysseus-- and with the major Adriatic ports of Italy, and also by its function as a nodal point for the entry of goods, people, ideas and cultural influences from the European West. Patras is within easy reach of other important archaeological sites, including Ancient Olympia, where the Olympic Games began, while the recent discovery of Patras' ancient acropolis and the construction of the new archaeological museum, in addition to the ancient Roman theater and Venetian citadel above the city, have increased the archaeological importance of the city itself.

Like Santa Barbara, Patras' geographical situation, at the foot of Mount Panachaikon overlooking the Ionian Sea, combines sea and mountains; the area has a Mediterranean climate, with relatively cool yet humid summers and mild winters. An important common geophysical characteristic of the region is its great seismicity, which has been recorded since ancient times. Patras shares another cultural similarity with Santa Barbara: its long tradition of hospitality to visitors.

The indigenous cultural scene revolves around the performing and plastic arts and modern urban literature. Patras was chosen by the European Commission to be the European Capital of Culture for the year 2006. The current cultural activity of the city includes the Patras International Festival, the Patras Carnival and the Poetry Symposium. The International Festival of Patras takes place every summer, with a program consisting mostly of plays--both ancient drama and modern theatre--as well as various music concerts. There is one full-time theatre group in the city, the Patras Municipal Regional Theatre, as well as several amateur groups. The Patras Carnival, held every year from February to March, is one of the biggest tourist attractions. With its parade of mammoth satirical floats and extravagant balls, the Carnival is considered one of the most famous in the world after Rio de Janeiro and Venice. The Patras Poetry Symposium has been organized each year for the past 25 years by a special committee at the University of Patras.

In addition, Patras has a visual arts workshop, a school of icon painting, a carnival float workshop, a Municipal Gallery as well as private art galleries. The city hosts several conservatories and schools of music, including one devoted exclusively to Byzantine music, and several orchestras and choirs. Patras has also a very strong indie rock scene with critically acclaimed bands.

Patras is home to the largest cathedral in the Balkans, the cathedral of the Apostle Andrew, the patron saint of the city. The city is the seat of a Greek Orthodox archbishopric; there is an active Roman Catholic community and a historical Anglican church.

Having two Universities (the University of Patras and the Open University) and a Technological Institution and their connected research institutes, the city is an important scientific center, with a field of excellence in technical education. Like UCSB, the University of Patras enrolls about 25,000 students, and is located a small distance from the city. Patras also enrolls about 12,000 students in its two-year technical school (comparable to a community college in the U.S.).

Patras' research institutes include the Computer Technology Institute, Industrial Systems Institute, Patras Science Park, Institute of Chemical Engineering and High Temperature Chemical Processes, and the Institute of Biomedical Technology, while the Eoliki wind park is one of the first wind parks in Greece.

The region retains some of its traditional winemaking and foodstuff industries and a small agricultural and fishing sector. The Achaia Clauss winery, founded in 1861, is a symbol of Greek wine-making; it continues to produce and export wines of excellent quality throughout the world.

Greece is a republic with a parliamentary form of government and a member of the European Union. Patras has an elected mayor and city council serving for 4-year terms, assuring the area's political and economic stability.

A member of our advocate group has met with the mayor of Patras, who is strongly supportive of establishing a Sister City relationship with Santa Barbara. There is also a letter from the mayor of Patras to the mayor of Santa Barbara, attached, that provides endorsement of this proposal. The letter also names Mr. Spyros Politis, a member of the Patras City Council as contact person for the proposed relationship

Plan of action

During the first year of operation of the Sister Cities relationship, the advocate group will

- Exhibit samples of local products from Patras at the Santa Barbara Greek Festival on July 31-August 1, 2010, so that the proposed relationship will gain publicity and support.
- Establish a Patras Sister City Organization, open to the public, with annual membership fee.
- Work toward signing of a Memorandum of Understanding between the University of Patras and UCSB, to encourage scientific exchange and cooperation in several mutually agreed-upon fields. (No costs are anticipated for this initiative.)

- Invite a small delegation from Patras during the Greek Festival and Fiesta celebration in 2011. (The mayor of Patras notes that European Union funds are available to support such visits).
- Arrange the visit of a small delegation from Santa Barbara to Patras. (Some funds will be available; however, most individuals participating in the visit will pay their own travel costs.)
- Patras will happily accommodate 3-4 individuals from Santa Barbara, with most expenses paid at arrival, during the 2011 Patras Carnival in February, 2011.

The potential for long-term benefits to Santa Barbara can occur in the following ways:

- Through scientific exchange and cooperation between the University of Patras and UCSB
- Through cooperation in the field of commerce (e.g., wine-making)
- Through cultural exchange (festivals, art exhibits, concerts)
- Through increased tourism

Advocate Group

Our advocate group includes 14 members of the Santa Barbara Greek community drawn from the fields of education, culture, finance, and business, who are committed to work for a sustainable, mutually beneficial, Sister Cities relationship with Patras. We are also interested to participate actively in the Sister Cities Board through our representative.

The members of the advocate group are:

Apostolos Athanassakis	George Mamalakis
James Brown	Panagiotis Mitroulias, Vice Chair
Christopher Compogiannis	Gregory Pantages
Theony Condos, Chair	George Papazacharioudakis, Secretary
Constantinos Frangos	Carol Stathopoulos
Dean Gastouniotis	Mariella Stockmal, Treasurer
Georgia Gastouniotis	Vivi Tziouvaras

The advocate group has sufficient funds contributed by Greek community organizations to finance its first year of operation, including revision of the Sister Cities brochure and contribution to the annual anniversary event.

Patras has also formed an advocate group of 12 members, including the Mayor as a Chairman and members drawn from fields of mutual interest, such as education, business, and culture, who will work closely with our group for this Sister Cities relationship.

The members of the Patras advocate group are:

Konstantinos Antzoulatos, Chairman, Chamber of Commerce of Achaia
 Stathis Chrysiopoulos, Chairman of the Patras Carnival
 Andreas Fouras, Mayor of Patras, Chair
 Amalia Goudevenou, Public Relations Coordinator, Secretary

Sokratis Kaplanis, President, Technological Educational Institute of Patras
George Kepenos, Member of Hellenic Federation of Enterprises
Stavros Koumbias, Rector, University of Patras
Spyros Politis, Member of City Council, Vice Chair
Alexis Skarmneas, Deputy Mayor for Culture
Nicholaos Tzanakos, Deputy Mayor for Planning and Substitute Mayor
Manos Varvarigos, Professor, University of Patras
George Zafeiropoulos, Deputy Mayor for Administration and Finance, Treasurer

Mr. Spyros Politis is the contact person for the proposed relationship. He can be reached at spyrospolitis@patras.gr.

We strongly believe that the establishment of a Sister Cities relationship between Santa Barbara and Patras will be a firm, long-term, and mutually beneficial relationship, and we look forward to your acceptance of our proposal, which was approved by the Sister Cities Board on July 21, 2010.

Sincerely Yours,

Theony Condos, Chair
For the Advocate Group

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF
SANTA BARBARA PROVIDING FOR THE
ESTABLISHMENT OF A SISTER CITY RELATIONSHIP
WITH THE CITY OF PATRAS, GREECE

WHEREAS, the City of Santa Barbara has entered into Sister City affiliations with cities in different countries throughout the world;

WHEREAS, the desire to establish a Sister City relationship between the cities of Santa Barbara and Patras, Greece has been expressed by citizens of both cities;

WHEREAS, the Sister City People-to-People Citizen Diplomat Program promotes friendship and peace between countries, a vital concern between the world's nations;

WHEREAS, Patras, like Santa Barbara, is a seaside destination resort which attracts international crowds to its natural beauty and a variety of attributes and activities; both cities have working harbors and are geographically similar with a predominate mountain range, off shore islands and a Mediterranean climate; and

WHEREAS, the City of Santa Barbara, California and Patras, Greece both have established committees with their primary concern being the effectiveness and longevity of a Sister City as its single most important factor being the mutuality of interest among the people of both cities.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SANTA BARBARA that official approval is given to establishing a Sister City relationship between Patras, Greece and the City of Santa Barbara, California.



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: August 24, 2010

TO: Mayor and Councilmembers

FROM: City Administrator's Office

SUBJECT: Request From Councilmembers Frank Hotchkiss and Bendy White Regarding Automobile Lifts

RECOMMENDATION:

That Council receive information regarding a request from Councilmembers Frank Hotchkiss and Bendy White to hear a report from the Public Works Department Staff about automobile lifts.

DISCUSSION:

Councilmembers Frank Hotchkiss and Bendy White requested a staff presentation to the City Council regarding automobile lifts (see attached memo).

ATTACHMENTS:

1. Memo From Councilmembers Hotchkiss and White
2. Information From Public Works Department On Automobile Lifts

PREPARED BY: Linda Gunther, Administrator's Office Supervisor

SUBMITTED BY: Nina Johnson, Assistant to the City Administrator

APPROVED BY: City Administrator's Office



City of Santa Barbara
City Administrator's Office

Memorandum

DATE: June 21, 2010

TO: Jim Armstrong, City Administrator

FROM: Councilmember Frank Hotchkiss
Councilmember Bendy White

SUBJECT: Effectiveness of Automobile Lifts

Pursuant to Council Resolution 05-073 regarding the Conduct of City Council Meetings, we request that an item be placed on the Santa Barbara City Council Agenda regarding Automobile Lifts.

- Summary of information to be presented:

To receive information about the basis for a presentation of the following regarding automobile lifts:

- What are the advantages and drawbacks of automobile lifts?
- How do they affect building design?
- Do they put more pressure on on-street parking?
- Do they operate better if they have a subterranean component?
- What size car can they accommodate?
- Show specific examples of developments where lifts are in use.

- Statement of Specific Action:

The specific action to be taken by the City Council at this meeting will be to explore the reason that the City of Santa Barbara should allow automobile lifts.

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

A Council discussion of this subject is appropriate and within the jurisdiction of the City Council due to the issues that the automobile lift would have on planning architecture in the City of Santa Barbara.

We are requesting that this be scheduled for an upcoming Council meeting.

cc: Mayor and Council
City Attorney
Community Development Director

CITY OF SANTA BARBARA LAND DEVELOPMENT PROJECTS THAT HAVE INCLUDED PARKING LIFTS

The City has processed three applications that have parking lifts associated with the design. All three designs were developed by applicants and reviewed by staff for functionality and code requirements. All three original submittals required changes prior to staff being able to support each proposed parking design for board and commission approval.

320 East Victoria Street

On July 12, 2004 the applicant submitted a proposal which originally included the construction of three new residential units with an attached two-car garage for each of the units.

On March 16, 2006 at a Planning Commission (PC) lunch meeting, the applicant proposed providing parking on lifts in garages accessed from the public Laguna Alley. Staff expressed guarded support for the concept of the parking lifts due to the location being on a "dead end" alley and the community benefit of closing an existing curb cut on Victoria Street. Staff also wanted to explore the design because it implements the goals expressed in Section 7.4.1 of the Circulation Element which calls for incorporating innovative design standards, such as tandem parking, stacked parking, and valet parking in projects. The PC discussed the vehicle parking lifts proposal and was generally supportive. It was suggested that long-term maintenance be ensured by a condition requiring an inspection as part of the Zoning Information Report. The PC expressed some concern regarding massing above the garages. They wanted the units to be bolted down and permanent. They suggested that the location at the end of the alley made this a good test location.

On May 12, 2006 and August 28, 2006, staff stated that the designs were unacceptable. Garage widths were inadequate to accommodate the lifts, more information on the parking lift operation was needed and apparent maneuvering conflicts existed between the vehicles and the parking equipment caused by the limited alley width.

The applicant met with staff on multiple occasions between application submittals to discuss the parking lift design. Staff also simulated vehicle maneuver requirements from the parking lift specifications in the City's parking lot to demonstrate sufficient operation.

On November 1, 2006, the applicant obtained an easement from the property across the alley to allow additional maneuvering area and therefore eliminated the maneuvering conflicts. At that point staff was able to recommend the design.

On January 31, 2007 the project was presented to the Staff Hearing Officer at a public hearing and it was approved with conditions. HLC approval was attained November 14, 2007. The Building Permit was issued 4/10/08 and is currently active and the improvements are under construction and should be complete by the end of the year.

101 East Victoria Street

On December 22, 2006 applicant submitted a proposal to demolish an existing two-story commercial office building and construct a new one, two and three-story commercial building comprised of 50 condominium office units. Forty-five parking spaces were to be provided underground. PC approval required a modification to provide less than the required amount of parking spaces.

Staff stated in the pre-application letter that there were several parking design and functionality concerns. The applicant redesigned the garage over three Design Review Application (DART) submittals. Ultimately the applicant proposed the use of three Klaus Model 2062 parking lifts to provide parking for six vehicles and staff indicated potential support because the project was consistent with the Circulation Element goals expressed in Section 7.4.1.

On December 19, 2007 the applicant formally submitted the last DART application. Transportation Staff supported the Klaus Parking lift system particularly because the system did not require the maneuvering of any vehicle to park or retrieve another vehicle due to the provision of "pits" allowing the selection of any platform at any time.

On May 22, 2008 the project was presented to the PC at a public hearing and it was approved with conditions requiring additional lifts. However, on July 10, 2008 the project was reconsidered by the PC and approved with the originally proposed three lifts with the condition that a report be provided by an independent consultant to the PC on the parking garage and lift functionality. The report is to be provided two years after occupancy.

On December 23, 2008 the project was approved by the City Council on appeal. No building permit has been issued. The project's entitlements are currently valid until July 10, 2013.

825 De la Vina Street

On April 8, 2009, the applicant submitted a DART application with seven residential units and three attached commercial office spaces. Seven garages were proposed with vertically stacked parking lifts for the residential units. Staff indicated no support for the problematic parking design due to inadequate maneuvering room in the driveway and within the garages associated with the parking lifts.

Several meetings outside of the DART process took place between applicant and staff to discuss both the function of the parking lifts, different lift designs, and revisions to the driveway area and landscaping to allow for adequate vehicular maneuvering.

On August 24, 2009, the applicant responded with a revised DART proposal which included a revised parking lift and driveway design which was found acceptable for maneuvering. Support was also found because the project was mixed-use, which allows tandem parking, and the maneuvers required for parking lifts essentially match the maneuvering required for tandem parking. Other criteria for conceptual support included the downtown location of the project, where it is immediately adjacent to the Central Business District where the parking requirement is one space per unit and the project implements the goals expressed in Section 7.4.1 of the Circulation Element.

On December 3, 2009 the project was reviewed by the PC and continued indefinitely with the direction to eliminate all modification requests.

The project received PC approval March 18, 2010. On May 11, 2010 the project was approved by the City Council on appeal. On June 28, 2010 the ABR provided preliminary design approval. No building permit has been issued to date. The project's entitlement is currently valid until July 10, 2013.

Summary

As indicated in the recap of the three documented experiences with auto lifts as part of the land development process over the past six years, staff has used performance based requirements to determine acceptability of submittals. Given the variety of auto lift manufacturers, designers, the continually changing technology, and unique characteristics of each proposal, the performance standard approach is working and is covered within the existing land development review process and Parking Design Standards.



Agenda Item No. _____

File Code No. 440.05

CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: August 24, 2010
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 the Police Officers Association, Police Managers Association, the Treatment and Patrol Bargaining Units, Firefighters Association, and the Hourly Bargaining Unit, and regarding discussions with unrepresented management about salaries and fringe benefits.

SCHEDULING: Duration, 30 minutes; anytime
REPORT: None anticipated
PREPARED BY: Kristy Schmidt, Employee Relations Manager
SUBMITTED BY: Marcelo López, Assistant City Administrator
APPROVED BY: City Administrator's Office