

**CITY OF SANTA BARBARA  
CITY COUNCIL**

**Helene Schneider**  
*Mayor*  
**Frank Hotchkiss**  
*Mayor Pro Tempore*  
**Grant House**  
*Ordinance Committee Chair*  
**Dale Francisco**  
*Finance Committee Chair*  
**Cathy Murillo**  
**Randy Rowse**  
**Bendy White**



**James L. Armstrong**  
*City Administrator*

**Stephen P. Wiley**  
*City Attorney*

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

**NOVEMBER 13, 2012  
AGENDA**

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

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

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

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

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

**AMERICANS WITH DISABILITIES ACT:** 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 City Council meeting is broadcast live in English and Spanish on City TV Channel 18 and rebroadcast in English on Wednesdays and Thursdays at 7:00 p.m. and Saturdays at 9:00 a.m., and in Spanish on Sundays at 4:00 p.m. Each televised Council meeting is closed captioned for the hearing impaired. Check the City TV program guide at [www.citytv18.com](http://www.citytv18.com) for rebroadcasts of Finance and Ordinance Committee meetings, and for any changes to the replay schedule.

## **ORDER OF BUSINESS**

- 12:30 p.m. - Finance Committee Meeting, David Gebhard Public Meeting Room, 630 Garden Street
- 2:00 p.m. - City Council Meeting Begins
- 5:00 p.m. - Recess
- 6:00 p.m. - City Council Meeting Reconvenes

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

**Subject: Fiscal Year 2013 Interim Financial Statements For The Three Months Ended September 30, 2012**

Recommendation: That the Finance Committee recommend that Council accept the Fiscal Year 2013 Interim Financial Statements for the Three Months Ended September 30, 2012.

(See Council Agenda Item No. 3)

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

#### **AFTERNOON SESSION**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**CEREMONIAL ITEMS**

1. **Subject: Proclamation Declaring November 13, 2012, As Purple Heart Day (120.04)**

## CHANGES TO THE AGENDA

### PUBLIC COMMENT

### CONSENT CALENDAR

**2. Subject: Minutes**

Recommendation: That Council waive the reading and approve the minutes of the special meeting of October 24, 2012, and the regular meeting of November 6, 2012.

**3. Subject: Fiscal Year 2013 Interim Financial Statements For The Three Months Ended September 30, 2012 (250.02)**

Recommendation: That Council accept the Fiscal Year 2013 Interim Financial Statements for the Three Months Ended September 30, 2012.

**4. Subject: Introduction Of Zoning Ordinance Amendment, Municipal Code Section 28.87.300, Pertaining To Non-Residential Construction Projects (640.09)**

Recommendation: That Council:

- A. Introduce and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Amending Section 28.87.300 of Chapter 28.87 of Title 28 of the Municipal Code Regarding Limitations on Non-Residential Development Within the City; and
- B. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Establishing Procedures for Administration of the Amendments to Titles 28 and 29 of the Municipal Code Implementing the General Plan Update Growth Decisions, and Rescinding Resolution No. 09-058.

**5. Subject: Adoption Of Resolution Of Intent To Vacate Easement For Public Right-Of-Way On A Portion Of Lowena Drive (530.04)**

Recommendation: That Council:

- A. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Declaring the Intention of the Council of Said City to Vacate a Certain Portion of Lowena Drive Located Adjacent to Assessor's Parcel Nos. 029-202-001 and 029-201-004 as Hereinafter Described, and Providing for the Holding of a Public Hearing, the Posting of Required Notices, and the Publication of This Resolution; and

(Cont'd)

## CONSENT CALENDAR (CONT'D)

### 5. (Cont'd)

- B. Set the time and place for a hearing of persons interested in, or objecting to, the proposed vacation for December 4, 2012, at 2:00 p.m. at the regular meeting of said City Council to be held in the Council Chambers, City Hall, Santa Barbara.

### 6. **Subject: Approval Of Final Map And Execution Of Agreements For 457 North Hope Avenue (640.08)**

Recommendation: That Council approve and authorize the City Administrator to execute and record Final Map Number 20,803 and standard agreements relating to the approved subdivision at 457 North Hope Avenue, and authorize the City Engineer to record a recital document stating that the public improvements have been completed and that the previously recorded Land Development Agreement may be removed from the title document after the public improvements are complete.

### 7. **Subject: Approval Of Parcel Map And Execution Of Agreements For 1722 State Street (640.08)**

Recommendation: That Council approve and authorize the City Administrator to execute and record Parcel Map Number 20,802 and standard agreements relating to the approved subdivision at 1722 State Street and authorize the City Engineer to record a recital document stating that the public improvements have been completed, and that the previously recorded Land Development Agreement may be removed from the title document after the public improvements are complete.

### 8. **Subject: Agreement Between The City And The County Of Santa Barbara For Mobile Crisis And Recovery Emergency Services (CARES) (150.04)**

Recommendation: That Council authorize the City Administrator to execute a three-year agreement with the County of Santa Barbara for mobile Crisis and Recovery Emergency Services (CARES) to the City of Santa Barbara spanning Fiscal Year 2013 through Fiscal Year 2015. The amount shall not exceed \$56,503 in the first year and is subject to a 3.9% annual increase in the second and third years.

## **CONSENT CALENDAR (CONT'D)**

**9. Subject: Capital Improvement Projects First Quarter Report For Fiscal Year 2013 (230.01)**

Recommendation: That Council receive a report on the City's Capital Improvement Projects for the First Quarter of Fiscal Year 2013.

## **NOTICES**

10. The City Clerk has on Thursday, November 8, 2012, posted this agenda in the Office of the City Clerk, on the City Hall Public Notice Board on the outside balcony of City Hall, and on the Internet.

**This concludes the Consent Calendar.**

## **REPORT FROM THE FINANCE COMMITTEE**

### **PUBLIC HEARINGS**

**11. Subject: Proposed Landmark Designation Of Saint Anthony's Seminary Complex And Grounds (640.06)**

Recommendation: That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Designating Saint Anthony's Seminary Complex and Grounds at 2300 Garden Street as a City Landmark.

## **CITY COUNCIL ADMINISTRATIVE AND ATTORNEY REPORTS**

### **FINANCE DEPARTMENT**

**12. Subject: Status of Resource Recovery Project At The Tajiguas Landfill (630.01)**

Recommendation: That Council receive a report from staff regarding the Proposed Resource Recovery Park Project at the Tajiguas Landfill.

## **COUNCIL AND STAFF COMMUNICATIONS**

## **COUNCILMEMBER COMMITTEE ASSIGNMENT REPORTS**

## **RECESS**

## **EVENING SESSION**

**RECONVENE**

**ROLL CALL**

**PUBLIC COMMENT**

**MAYOR AND COUNCIL REPORTS**

**13. Subject: Interviews For City Advisory Groups (140.05)**

Recommendation: That Council:

- A. Hold interviews of applicants to various City Advisory Groups; and
- B. Continue interviews of applicants to November 20, 2012.  
(Continued from October 30, 2012, Agenda Item No. 10)

**ADJOURNMENT**

CITY OF SANTA BARBARA

**FINANCE COMMITTEE**

MEETING AGENDA

DATE: November 13, 2012

Dale Francisco, Chair

TIME: 12:30 P.M.

Bendy White

PLACE: David Gebhard Public Meeting Room  
630 Garden Street

Cathy Murillo

James L. Armstrong  
City Administrator

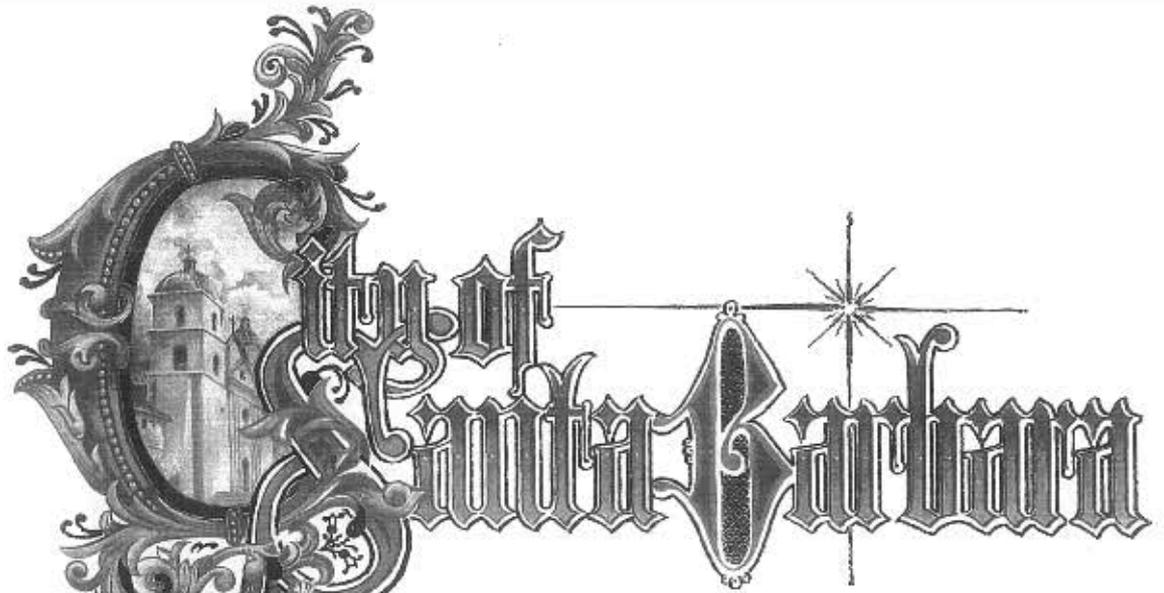
Robert Samario  
Finance Director

**ITEM TO BE CONSIDERED:**

**Subject: Fiscal Year 2013 Interim Financial Statements For The Three Months Ended September 30, 2012**

Recommendation: That the Finance Committee recommend that Council accept the Fiscal Year 2013 Interim Financial Statements for the Three Months Ended September 30, 2012.

(See Council Agenda Item No. 3)



## PROCLAMATION

### PURPLE HEART DAY

November 13, 2012

*WHEREAS, the City of Santa Barbara honors the men and women who have received the **Purple Heart Medal**; and*

*WHEREAS, the **Purple Heart Medal** is awarded to living members of the armed forces of the United States who were wounded in war at the hands of the enemy. This award is given posthumously to those who are killed in action or died of wounds; and*

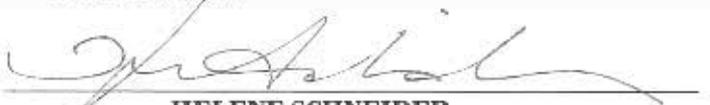
*WHEREAS, initially created as the Badge of Military Merit by General George Washington in 1782, the **Purple Heart** is the Oldest decoration; and*

*WHEREAS, the City of Santa Barbara recognizes and honors its Militants community, as well as **Purple Heart** recipients; and*

*WHEREAS, the City of Santa Barbara has joined together with **The Military Order of the Purple Heart** in celebrating this civic event.*

***NOW, THEREFORE, I HELENE SCHNEIDER**, by virtue of the authority vested in me as Mayor of the City of Santa Barbara, California, do hereby proclaim 13<sup>th</sup> day of November 2012 as **Purple Heart Day** in the City of Santa Barbara and recognize the value of our committed men and women who serve our nation.*

*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 13th day of November 2012.*

  
**HELENE SCHNEIDER**  
**MAYOR**





# CITY OF SANTA BARBARA CITY COUNCIL MINUTES

**SPECIAL MEETING  
October 24, 2012**

**DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET**

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## **CALL TO ORDER**

Mayor Helene Schneider called the meeting to order at 9:05 a.m.

## **ROLL CALL**

Councilmembers present: Dale Francisco, Cathy Murillo, Randy Rowse, Bendy White, Mayor Schneider.

Councilmembers absent: Frank Hotchkiss, Grant House.

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

The Planning Commission meeting was called to order, and the meeting continued in joint session.

Planning Commissioners present: Bruce Bartlett, John P. Campanella, Michael Jordan, Stella Larson, Deborah L. Schwartz, Addison Thompson, Chair Sheila Lodge.

Planning Commissioners absent: None.

## **PUBLIC COMMENT**

No one wished to speak.

## **NOTICES**

The City Clerk has on Thursday, October 18, 2012, 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.

## **WORK SESSIONS**

### **Subject: Joint Council And Planning Commission Work Session Regarding Planning Division Program Activities (650.01)**

Recommendation: That Council hold a joint work session with the Planning Commission to receive status reports and discuss major work program activities in the Planning Division, including: Zoning Information and Enforcement; Development and Environmental Review; Design Review and Historic Preservation; and Long Range Planning.

#### Documents:

- October 24, 2012, report from the Assistant City Administrator/Community Development Director.
- PowerPoint presentation prepared and made by Staff.

#### Speakers:

- Staff: City Planner Bettie Weiss, Senior Planner Jaime Limón, Principal Planner John Ledbetter.
- Members of the Public: Ginny Brush, Santa Barbara County Arts Commission.

#### Discussion:

City Planner Bettie Weiss discussed the activities of three work areas within the Planning Division, as follows: 1) Zoning Information and Enforcement: the impact of staffing problems, and collaboration with the Association of Realtors regarding the accuracy of Zoning Information Reports; 2) Design Review and Historic Preservation: the recent adoption of the Historic Resources Element and the ongoing work program related to preservation of the City's historic resources; and 3) Development and Environmental Review: staffing and the status of a number of private and public development projects.

Principal Planner John Ledbetter reviewed the progress of projects related to the implementation of the General Plan Update approved by the Council in December 2011.

Councilmembers and Planning Commissioners made comments, and their questions were answered.

The Planning Commission meeting was adjourned at 11:09 a.m.

**ADJOURNMENT**

Mayor Schneider adjourned the meeting at 11:09 a.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 November 6, 2012 COUNCIL CHAMBER, 735 ANACAPA STREET

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### CALL TO ORDER

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

### PLEDGE OF ALLEGIANCE

Mayor Schneider.

### ROLL CALL

Councilmembers present: Frank Hotchkiss, Grant House, Cathy Murillo, Randy Rowse, Bendy White, Mayor Schneider.

Councilmembers absent: Councilmember Francisco.

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

### 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 November 30, 2012.

#### Documents:

November 6, 2012, report from the Assistant City Administrator/  
Administrative Services Director.

#### Speakers:

Staff: City Administrator James Armstrong, Assistant Airport Director  
Hazel Johns.

(Cont'd)

1. (Cont'd)

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

5 YEARS

David B. Field, Librarian II, Library Department  
George Thomson, Project Planner, Parks and Recreation Department  
Dave Elliott, Tree Trimmer I, Parks and Recreation Department

10 YEARS

Erin Wojciechoski, Police Records Specialist, Police Department  
Jaime Herrera, Maintenance Worker II, Public Works Department  
Catherine Pare, Water Resources Specialist, Public Works Department

15 YEARS

Kristine Schmidt, Employee Relations Manager, City Administrator's Office  
Suzanne Riegler, Assistant Planner, Community Development Department  
Scott Riedman, Waterfront Director/Harbormaster, Waterfront Department

20 YEARS

Kristin Barrera, Public Safety Dispatch Supervisor, Police Department  
Frank Gomez, Streets Maintenance Crew Leader, Public Works Department

25 YEARS

Hazel Johns, Assistant Airport Director, Airport Department

30 YEARS

Jon Rocky Peebles, Water Distribution Superintendent, Public Works Department

**PUBLIC COMMENT**

Speakers: Kenneth Loch; Otto Layman, Santa Barbara High School; José A. Navarrete; Dr. Robert L. Johns, Ph.D.

Councilmember Francisco entered the meeting at 2:13 p.m.

**ITEM REMOVED FROM CONSENT CALENDAR**

SUCCESSOR AGENCY

**8. Subject: Proposed Amended And Restated Grant Agreement With Ensemble Theatre Company (620.06)**

Recommendation: That the Successor Agency approve, subject to approval as to form by the Successor Agency counsel, and recommend to the Oversight Board approval of the Ensemble Theatre's request for approval of an Amended and Restated Grant Agreement No. 540, originally approved by the Redevelopment Agency of the City of Santa Barbara on June 11, 2011.

(Cont'd)

**8. (Cont'd)**

Document:

November 6, 2012, report from the Waterfront Business Manager.

Speakers:

- Staff: City Administrator James Armstrong, City Attorney Stephen Wiley.
- Ensemble Theatre: Derek Westen, Board of Directors and Co-Chair of Capital Program.
- Members of the Public: Michael Lopez, Local 114 Plumbers and Pipefitters; Steven M. Weiner, Tri Counties Building and Construction Trades Council.

Motion:

Councilmembers White/Rowse to approve the recommendation.

Vote:

Majority voice vote (Noes: Councilmember Murillo).

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

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

Motion:

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

Vote:

Unanimous roll call vote.

**CITY COUNCIL**

**2. Subject: Minutes**

Recommendation: That Council waive the reading and approve the minutes of the special meeting of October 22, 2012 and the regular meetings of October 23 and October 30, 2012.

Action: Approved the recommendation.

**3. Subject: Adoption Of Ordinance Amending Municipal Code Title 17 Regarding Waterfront Department Operations (570.03)**

Recommendation: That Council adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Amending Title 17, Sections 17.12.150 and 17.20.010 of the Santa Barbara Municipal Code Pertaining to Operations at the Waterfront.

Action: Approved the recommendation; Ordinance No. 5602.

**4. Subject: Adoption Of Ordinance For Confidential Employees Salary Plan Amendment (440.02)**

Recommendation: That Council adopt, by reading of title only, an Ordinance of the Council of the City of Santa Barbara Amending the 2012-2013 Salary Plan Applicable to Unrepresented Non-supervisory Confidential Employees to Include Omitted Provisions.

Action: Approved the recommendation; Ordinance No. 5603.

**5. Subject: Acquisition Of Easements For The Chapala Street Bridge Replacement Project (330.03)**

Recommendation: That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara to Acquire and Accept A Permanent Easement and Various Temporary Construction Easement Interests Located at 134 Chapala Street, 203 Chapala Street, and 104 Los Aquajes Avenue Relating to the Chapala Street Bridge Replacement Project, and Authorize the Public Works Director to Execute Such Agreements and Related Documents as Necessary for the Acquisition and Acceptance of Said Permanent Easement and Temporary Construction Easements, and Record Said Permanent Easement Deed and Memorandums of Agreement for the Temporary Construction Easements in the Official Records of the County of Santa Barbara.

Action: Approved the recommendation; Resolution No. 12-074; Agreement Nos. 24,286 – 24,288 (November 6, 2012, report from the Public Works Director; proposed resolution).

**6. Subject: Contract For Update To Operations And Maintenance Manual With Related Standard Operating Procedures (540.13)**

Recommendation: That Council authorize the Public Works Director to execute a Professional Services Agreement with Kennedy/Jenks Consultants, in the amount of \$365,891 to update the El Estero Wastewater Treatment Plant Operation and Maintenance Manual and related documentation, including the development and update of the facility's Standard Operating Procedure documentation, with new electronic documentation management software and authorize the Public Works Director to approve expenditures of up to \$36,589 for extra services of Kennedy/Jenks Consultants that may result from necessary changes in the scope of work.

Action: Approved the recommendation; Contract No. 24,289 (November 6, 2012, report from the Public Works Director).

**7. Subject: Cancellation Of Certain Council Meetings In 2013 (120.09)**

Recommendation: That Council cancel the regular Council Meetings on the following dates: January 22, February 19, April 2, May 28, July 9, August 27, September 3, November 5, December 3, December 24, December 31, 2013.

Action: Approved the recommendation (November 6, 2012, report from the Assistant City Administrator/ Administrative Services Director).

NOTICES

9. The City Clerk has on Thursday, November 1, 2012, posted this agenda in the Office of the City Clerk, on the City Hall Public Notice Board on the outside balcony of City Hall, and on the Internet.

**This concluded the Consent Calendar.**

**REPORT FROM THE FINANCE COMMITTEE**

Finance Committee Chair Dale Francisco reported that the Committee received a presentation from staff regarding the purchase of a new Financial Management System, which will also be heard and considered by the full Council as Item No. 10.

**CITY COUNCIL ADMINISTRATIVE AND ATTORNEY REPORTS**

FINANCE DEPARTMENT

**10. Subject: Purchase Of A New Financial Management System (210.01)**

Recommendation: That Council:

- A. Approve a professional services agreement with Tyler Technologies, Inc., for the acquisition and implementation of the Munis Financial Management System (FMS), in an amount not to exceed \$1,393,470;
- B. Approve additional services that may be identified during the implementation of Munis, in an amount not to exceed \$250,275; and
- C. Approve a Munis technical support and maintenance agreement for up to five years in an annual amount not to exceed \$121,775 beginning in year two (year one fees have been waived) and increasing by 3% in year three and by 5% in years four and five.

Documents:

- November 6, 2012, report from the Finance Director.
- PowerPoint presentation prepared and presented by Staff.

(Cont'd)

**10. (Cont'd)**

Speakers:

Staff: Finance Manager Robert Samario, Information Technology Project Manager Robert Badger.

Motion:

Councilmembers Francisco/House to approve staff's recommendations; Agreement No. 24,290.

Vote:

Unanimous voice vote.

**COUNCILMEMBER COMMITTEE ASSIGNMENT REPORTS**

Information:

- Councilmember Murillo reported on her recent volunteer work for "Project Helping Neighbors" at Casa Esperanza.
- Mayor Schneider reported on her attendance, along with Councilmembers Rowse and White, at a recent meeting at the County of Santa Barbara for the Resource Recovery Project at Tajiguas Landfill. She expressed her appreciation to City staff for their efforts in collaborating with County staff on the project.

**ADJOURNMENT**

Mayor Schneider adjourned the meeting at 3:54 p.m.

SANTA BARBARA CITY COUNCIL

SANTA BARBARA  
CITY CLERK'S OFFICE

ATTEST:

\_\_\_\_\_  
HELENE SCHNEIDER  
MAYOR

\_\_\_\_\_  
SARAH FOX  
DEPUTY CITY CLERK



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** November 13, 2012

**TO:** Mayor and Councilmembers

**FROM:** Accounting Division, Finance Department

**SUBJECT:** Fiscal Year 2013 Interim Financial Statements For The Three Months Ended September 30, 2012

### RECOMMENDATION:

That Council accept the Fiscal Year 2013 Interim Financial Statements for the Three Months Ended September 30, 2012.

### DISCUSSION:

The interim financial statements for the three months ended September 30, 2012 (25% of the fiscal year) are attached. The interim financial statements include budgetary activity in comparison to actual activity for the General Fund, Enterprise Funds, Internal Service Funds, and select Special Revenue Funds.

**ATTACHMENT:** Interim Financial Statements for the Three Months Ended September 30, 2012

**PREPARED BY:** Doug Smith, Senior Accountant

**SUBMITTED BY:** Robert Samario, Finance Director

**APPROVED BY:** City Administrator's Office

**CITY OF SANTA BARBARA**  
**Interim Statement of Revenues and Expenditures**  
**Summary by Fund**  
**For the Three Months Ended September 30, 2012 (25% of Fiscal Year)**

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>
<b>GENERAL FUND</b>					
Revenue	105,981,730	21,023,965	-	84,957,765	19.8%
Expenditures	106,318,788	28,753,840	2,033,545	75,531,402	29.0%
<i>Addition to / (use of) reserves</i>	<u>(337,058)</u>	<u>(7,729,875)</u>	<u>(2,033,545)</u>		
<b>WATER OPERATING FUND</b>					
Revenue	33,792,362	10,819,783	-	22,972,579	32.0%
Expenditures	34,908,858	8,110,596	3,301,344	23,496,917	32.7%
<i>Addition to / (use of) reserves</i>	<u>(1,116,496)</u>	<u>2,709,187</u>	<u>(3,301,344)</u>		
<b>WASTEWATER OPERATING FUND</b>					
Revenue	17,207,200	4,567,970	-	12,639,230	26.5%
Expenditures	17,369,170	3,391,274	1,863,981	12,113,915	30.3%
<i>Addition to / (use of) reserves</i>	<u>(161,970)</u>	<u>1,176,696</u>	<u>(1,863,981)</u>		
<b>DOWNTOWN PARKING</b>					
Revenue	6,795,891	1,872,514	-	4,923,377	27.6%
Expenditures	7,905,307	1,814,119	658,077	5,433,112	31.3%
<i>Addition to / (use of) reserves</i>	<u>(1,109,416)</u>	<u>58,395</u>	<u>(658,077)</u>		
<b>AIRPORT OPERATING FUND</b>					
Revenue	14,774,556	3,639,346	-	11,135,210	24.6%
Expenditures	15,293,694	2,933,151	652,508	11,708,034	23.4%
<i>Addition to / (use of) reserves</i>	<u>(519,138)</u>	<u>706,195</u>	<u>(652,508)</u>		
<b>GOLF COURSE FUND</b>					
Revenue	1,872,903	483,501	-	1,389,402	25.8%
Expenditures	1,923,510	633,671	22,678	1,267,160	34.1%
<i>Addition to / (use of) reserves</i>	<u>(50,607)</u>	<u>(150,170)</u>	<u>(22,678)</u>		
<b>INTRA-CITY SERVICE FUND</b>					
Revenue	5,930,750	1,460,992	-	4,469,758	24.6%
Expenditures	6,607,428	1,491,560	1,267,392	3,848,477	41.8%
<i>Addition to / (use of) reserves</i>	<u>(676,679)</u>	<u>(30,568)</u>	<u>(1,267,392)</u>		

**CITY OF SANTA BARBARA**  
**Interim Statement of Revenues and Expenditures**  
**Summary by Fund**  
**For the Three Months Ended September 30, 2012 (25% of Fiscal Year)**

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>
<b>FLEET REPLACEMENT FUND</b>					
Revenue	2,549,018	642,771	-	1,906,248	25.2%
Expenditures	2,384,199	52,437	835,096	1,496,666	37.2%
<i>Addition to / (use of) reserves</i>	164,819	590,334	(835,096)		
<b>FLEET MAINTENANCE FUND</b>					
Revenue	2,441,918	616,352	-	1,825,566	25.2%
Expenditures	2,521,089	562,298	316,004	1,642,787	34.8%
<i>Addition to / (use of) reserves</i>	(79,171)	54,053	(316,004)		
<b>SELF INSURANCE TRUST FUND</b>					
Revenue	6,101,986	1,916,644	-	4,185,342	31.4%
Expenditures	5,949,472	1,402,120	362,863	4,184,489	29.7%
<i>Addition to / (use of) reserves</i>	152,514	514,524	(362,863)		
<b>INFORMATION SYSTEMS ICS FUND</b>					
Revenue	2,358,079	590,657	-	1,767,422	25.0%
Expenditures	2,765,492	567,040	442,681	1,755,770	36.5%
<i>Addition to / (use of) reserves</i>	(407,413)	23,617	(442,681)		
<b>WATERFRONT FUND</b>					
Revenue	12,072,564	3,648,429	-	8,424,135	30.2%
Expenditures	13,162,748	3,082,724	895,692	9,184,332	30.2%
<i>Addition to / (use of) reserves</i>	(1,090,184)	565,704	(895,692)		
<b>TOTAL FOR ALL FUNDS</b>					
Revenue	211,878,957	51,282,923	-	160,596,034	24.2%
Expenditures	217,109,755	52,794,830	12,651,862	151,663,063	30.1%
<i>Addition to / (use of) reserves</i>	(5,230,799)	(1,511,908)	(12,651,862)		

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

**CITY OF SANTA BARBARA**  
**General Fund**  
**Interim Statement of Budgeted and Actual Revenues**  
**For the Three Months Ended September 30, 2012 (25% of Fiscal Year)**

	Annual Budget	YTD Actual	Remaining Balance	Percent Received	Previous YTD
<b>TAXES</b>					
Sales and Use	19,933,931	3,939,426	15,994,505	19.8%	3,576,006
Property Taxes	24,626,561	301,863	24,324,698	1.2%	-
Utility Users Tax	7,015,200	1,743,350	5,271,850	24.9%	1,840,815
Transient Occupancy Tax	14,489,200	5,063,819	9,425,381	34.9%	4,725,853
Business License	2,220,780	449,073	1,771,707	20.2%	386,552
Real Property Transfer Tax	356,180	172,225	183,955	48.4%	95,277
<i>Total</i>	<u>68,641,852</u>	<u>11,669,756</u>	<u>56,972,096</u>	17.0%	<u>10,624,504</u>
<b>LICENSES &amp; PERMITS</b>					
Licenses & Permits	208,988	38,308	170,680	18.3%	57,836
<i>Total</i>	<u>208,988</u>	<u>38,308</u>	<u>170,680</u>	18.3%	<u>57,836</u>
<b>FINES &amp; FORFEITURES</b>					
Parking Violations	2,382,621	693,946	1,688,675	29.1%	703,642
Library Fines	120,331	26,294	94,037	21.9%	29,995
Municipal Court Fines	162,352	26,755	135,597	16.5%	24,652
Other Fines & Forfeitures	305,000	53,818	251,182	17.6%	57,561
<i>Total</i>	<u>2,970,304</u>	<u>800,813</u>	<u>2,169,491</u>	27.0%	<u>815,850</u>
<b>USE OF MONEY &amp; PROPERTY</b>					
Investment Income	729,077	275,168	453,909	37.7%	234,227
Rents & Concessions	453,827	92,921	360,906	20.5%	56,015
<i>Total</i>	<u>1,182,904</u>	<u>368,089</u>	<u>814,815</u>	31.1%	<u>290,241</u>
<b>INTERGOVERNMENTAL</b>					
Grants	438,610	81,181	357,429	18.5%	6,866
Vehicle License Fees	-	48,265	(48,265)	100.0%	198,535
Reimbursements	14,040	292	13,749	2.1%	1,323
<i>Total</i>	<u>452,650</u>	<u>129,738</u>	<u>322,912</u>	28.7%	<u>206,724</u>
<b>FEES &amp; SERVICE CHARGES</b>					
Finance	848,301	213,759	634,542	25.2%	206,527
Community Development	4,495,945	1,040,697	3,455,248	23.1%	1,167,429
Recreation	2,441,584	817,321	1,624,263	33.5%	710,802
Public Safety	555,980	144,467	411,513	26.0%	147,340
Public Works	5,407,003	1,387,506	4,019,497	25.7%	1,376,455
Library	673,140	8,126	665,014	1.2%	33,631
Reimbursements	4,271,753	1,075,062	3,196,691	25.2%	1,476,475
<i>Total</i>	<u>18,693,706</u>	<u>4,686,938</u>	<u>14,006,768</u>	25.1%	<u>5,118,659</u>
<b>OTHER REVENUES</b>					
Miscellaneous	1,470,548	583,621	886,927	39.7%	535,340
Franchise Fees	3,509,700	864,653	2,645,047	24.6%	870,187
Indirect Allocations	5,841,852	1,460,463	4,381,389	25.0%	1,527,955
Operating Transfers-In	3,009,226	421,586	2,587,640	14.0%	453,671
<i>Total</i>	<u>13,831,326</u>	<u>3,330,323</u>	<u>10,501,003</u>	24.1%	<u>3,387,153</u>
<b>TOTAL REVENUES</b>	<u>105,981,730</u>	<u>21,023,965</u>	<u>84,957,765</u>	19.8%	<u>20,500,967</u>

**CITY OF SANTA BARBARA**  
**General Fund**  
**Interim Statement of Appropriations, Expenditures and Encumbrances**  
**For the Three Months Ended September 30, 2012 (25% of Fiscal Year)**

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>** Remaining Balance</u>	<u>YTD Expended and Encumbered</u>	<u>Previous YTD</u>
<b>GENERAL GOVERNMENT</b>						
<u>Mayor &amp; City Council</u>						
MAYOR	737,693	191,742	1,604	544,347	26.2%	
<i>Total</i>	<u>737,693</u>	<u>191,742</u>	<u>1,604</u>	<u>544,347</u>	26.2%	<u>179,042</u>
<u>City Attorney</u>						
CITY ATTORNEY	2,011,215	597,059	8,325	1,405,831	30.1%	
<i>Total</i>	<u>2,011,215</u>	<u>597,059</u>	<u>8,325</u>	<u>1,405,831</u>	30.1%	<u>524,945</u>
<u>Administration</u>						
CITY ADMINISTRATOR	1,551,018	402,084	1,604	1,147,330	26.0%	
CITY TV	473,554	97,978	83,332	292,243	38.3%	
<i>Total</i>	<u>2,024,572</u>	<u>500,062</u>	<u>84,936</u>	<u>1,439,574</u>	28.9%	<u>480,349</u>
<u>Administrative Services</u>						
CITY CLERK	461,229	115,234	23,027	322,968	30.0%	
HUMAN RESOURCES	1,258,017	293,735	25,261	939,021	25.4%	
ADMIN SVCS-EMPLOYEE DEVELOPMENT	14,447	-	-	14,447	0.0%	
<i>Total</i>	<u>1,733,693</u>	<u>408,969</u>	<u>127,341</u>	<u>1,197,383</u>	30.9%	<u>423,307</u>
<u>Finance</u>						
ADMINISTRATION	241,585	64,069	3,000	174,516	27.8%	
TREASURY	530,592	113,455	20,000	397,137	25.2%	
CASHIERING & COLLECTION	438,330	117,703	-	320,627	26.9%	
LICENSES & PERMITS	446,773	122,008	-	324,765	27.3%	
BUDGET MANAGEMENT	434,881	107,496	20,380	307,005	29.4%	
ACCOUNTING	493,940	120,549	45,160	328,231	33.5%	
PAYROLL	286,604	73,858	-	212,746	25.8%	
ACCOUNTS PAYABLE	218,948	56,340	-	162,608	25.7%	
CITY BILLING & CUSTOMER SERVICE	647,851	148,243	-	499,608	22.9%	
PURCHASING	698,481	154,013	3,415	541,053	22.5%	
CENTRAL STORES	160,944	35,336	427	125,181	22.2%	
MAIL SERVICES	108,448	27,730	427	80,291	26.0%	
<i>Total</i>	<u>4,707,377</u>	<u>1,140,800</u>	<u>92,809</u>	<u>3,473,768</u>	26.2%	<u>1,046,048</u>
<b>TOTAL GENERAL GOVERNMENT</b>	<u>11,214,550</u>	<u>2,838,633</u>	<u>315,014</u>	<u>8,060,903</u>	28.1%	<u>2,653,691</u>
<b>PUBLIC SAFETY</b>						
<u>Police</u>						
CHIEF'S STAFF	994,588	372,875	855	620,859	37.6%	
SUPPORT SERVICES	626,474	145,444	1,458	479,572	23.4%	
RECORDS	1,173,614	280,359	13,457	879,797	25.0%	
COMMUNITY SVCS	994,713	240,119	7,116	747,477	24.9%	
PROPERTY ROOM	155,893	33,136	820	121,937	21.8%	
TRNG/RECRUITMENT	412,970	130,476	11,462	271,032	34.4%	
RANGE	1,157,431	295,995	27,887	833,548	28.0%	

**CITY OF SANTA BARBARA**  
**General Fund**  
**Interim Statement of Appropriations, Expenditures and Encumbrances**  
**For the Three Months Ended September 30, 2012 (25% of Fiscal Year)**

	Annual Budget	YTD Actual	Encum- brances	** Remaining Balance	YTD Expended and Encumbered	Previous YTD
<b>PUBLIC SAFETY</b>						
<u>Police</u>						
BEAT COORDINATORS	825,860	218,445	-	607,415	26.5%	
INFORMATION TECHNOLOGY	1,320,105	505,156	8,545	806,405	38.9%	
INVESTIGATIVE DIVISION	4,697,571	1,137,049	4,214	3,556,308	24.3%	
CRIME LAB	132,701	33,723	-	98,978	25.4%	
PATROL DIVISION	15,258,604	3,978,674	192,782	11,087,148	27.3%	
TRAFFIC	1,373,035	337,350	1,100	1,034,585	24.6%	
SPECIAL EVENTS	786,140	433,421	-	352,719	55.1%	
TACTICAL PATROL FORCE	1,303,426	329,222	-	974,204	25.3%	
STREET SWEEPING ENFORCEMENT	306,625	59,933	-	246,692	19.5%	
NIGHT LIFE ENFORCEMENT	287,755	74,311	-	213,444	25.8%	
PARKING ENFORCEMENT	944,849	233,118	27,800	683,931	27.6%	
CCC	2,389,953	603,126	605	1,786,222	25.3%	
ANIMAL CONTROL	629,335	138,380	-	490,955	22.0%	
<i>Total</i>	<u>35,771,642</u>	<u>9,580,313</u>	<u>298,103</u>	<u>25,893,227</u>	27.6%	<u>9,310,870</u>
<u>Fire</u>						
ADMINISTRATION	768,141	214,748	4,850	548,543	28.6%	
EMERGENCY SERVICES AND PUBLIC ED	246,443	66,525	-	179,918	27.0%	
PREVENTION	1,149,192	275,594	-	873,598	24.0%	
WILDLAND FIRE MITIGATION PROGRAM	174,860	45,440	5,490	123,930	29.1%	
OPERATIONS	17,711,629	5,171,611	63,800	12,476,217	29.6%	
ARFF	1,740,953	469,359	-	1,271,594	27.0%	
<i>Total</i>	<u>21,791,218</u>	<u>6,243,278</u>	<u>74,140</u>	<u>15,473,800</u>	29.0%	<u>5,477,981</u>
<b>TOTAL PUBLIC SAFETY</b>	<u>57,562,860</u>	<u>15,823,591</u>	<u>372,243</u>	<u>41,367,027</u>	28.1%	<u>14,788,851</u>
<b>PUBLIC WORKS</b>						
<u>Public Works</u>						
ADMINISTRATION	1,005,992	250,032	8,270	747,690	25.7%	
ENGINEERING SVCS	4,650,713	1,213,739	3,750	3,433,223	26.2%	
PUBLIC RT OF WAY MGMT	1,000,166	213,606	2,328	784,232	21.6%	
ENVIRONMENTAL PROGRAMS	557,906	57,739	302,150	198,017	64.5%	
<i>Total</i>	<u>7,214,777</u>	<u>1,735,413</u>	<u>316,498</u>	<u>5,162,866</u>	28.4%	<u>1,655,925</u>
<b>TOTAL PUBLIC WORKS</b>	<u>7,214,777</u>	<u>1,735,413</u>	<u>316,498</u>	<u>5,162,866</u>	28.4%	<u>1,655,925</u>
<b>COMMUNITY SERVICES</b>						
<u>Parks &amp; Recreation</u>						
PRGM MGMT & BUS SVCS	413,527	113,441	371	299,714	27.5%	
FACILITIES	828,084	195,677	32,723	599,684	27.6%	
YOUTH ACTIVITIES	714,977	345,042	5,866	364,068	49.1%	
SR CITIZENS	723,198	191,788	1,564	529,846	26.7%	
AQUATICS	1,096,927	475,838	38,659	582,430	46.9%	

**CITY OF SANTA BARBARA**  
**General Fund**  
**Interim Statement of Appropriations, Expenditures and Encumbrances**  
**For the Three Months Ended September 30, 2012 (25% of Fiscal Year)**

	Annual Budget	YTD Actual	Encum- brances	** Remaining Balance	YTD Expended and Encumbered	Previous YTD
<b>COMMUNITY SERVICES</b>						
<u>Parks &amp; Recreation</u>						
SPORTS	484,909	109,625	8,032	367,252	24.3%	
TENNIS	255,362	74,809	-	180,553	29.3%	
NEIGHBORHOOD & OUTREACH SERV	947,586	261,013	13,432	673,142	29.0%	
ADMINISTRATION	599,031	158,156	2,477	438,397	26.8%	
PROJECT MANAGEMENT TEAM	223,076	62,375	-	160,701	28.0%	
BUSINESS SERVICES	310,413	95,455	1,996	212,962	31.4%	
FACILITY & PROJECT MGT	973,211	347,028	1,025	625,158	35.8%	
GROUNDS MANAGEMENT	4,357,754	1,076,473	90,037	3,191,243	26.8%	
FORESTRY	1,182,017	278,447	138,492	765,078	35.3%	
BEACH MAINTENANCE	151,599	41,916	22,736	86,947	42.6%	
<i>Total</i>	13,261,671	3,827,421	357,412	9,076,837	31.6%	3,628,904
<u>Library</u>						
ADMINISTRATION	537,794	121,399	-	416,395	22.6%	
PUBLIC SERVICES	2,126,837	522,328	700	1,603,809	24.6%	
SUPPORT SERVICES	1,785,985	392,544	87,743	1,305,698	26.9%	
<i>Total</i>	4,450,616	1,036,271	88,443	3,325,902	25.3%	906,102
<b>TOTAL COMMUNITY SERVICES</b>	<b>17,712,287</b>	<b>4,863,692</b>	<b>445,855</b>	<b>12,402,739</b>	<b>30.0%</b>	<b>4,535,006</b>
<b>COMMUNITY DEVELOPMENT</b>						
<u>Community Development</u>						
ADMINISTRATION	577,992	168,593	4,597	404,802	30.0%	
ECON DEV	47,384	11,266	-	36,118	23.8%	
CITY ARTS ADVISORY PROGRAM	427,260	328,225	-	99,035	76.8%	
HUMAN SVCS	926,170	98,020	530,357	297,793	67.8%	
LR PLANNING/STUDIES	966,481	240,307	633	725,541	24.9%	
DEV & DESIGN REVIEW	1,251,412	315,225	22,201	913,987	27.0%	
ZONING	1,204,968	290,672	1,992	912,304	24.3%	
DESIGN REV & HIST PRESERVATN	1,083,146	281,838	8,566	792,741	26.8%	
BLDG PERMITS	1,097,900	288,248	5,468	804,184	26.8%	
RECORDS & ARCHIVES	543,242	134,909	9,466	398,866	26.6%	
PLAN CK & COUNTER SRV	1,308,665	319,577	655	988,433	24.5%	
<i>Total</i>	9,434,620	2,476,889	583,935	6,373,795	32.4%	2,758,106
<b>TOTAL COMMUNITY DEVELOPMENT</b>	<b>9,434,620</b>	<b>2,476,889</b>	<b>583,935</b>	<b>6,373,795</b>	<b>32.4%</b>	<b>2,758,106</b>
<b>NON-DEPARTMENTAL</b>						
<u>Non-Departmental</u>						
DUES, MEMBERSHIPS, & LICENSES	22,272	1,027	-	21,245	4.6%	
COMMUNITY PROMOTIONS	1,536,799	496,153	-	1,040,646	32.3%	
SPECIAL PROJECTS	381,073	70,550	-	310,523	18.5%	
TRANSFERS OUT	43,500	10,875	-	32,625	25.0%	

**CITY OF SANTA BARBARA**  
**General Fund**  
**Interim Statement of Appropriations, Expenditures and Encumbrances**  
**For the Three Months Ended September 30, 2012 (25% of Fiscal Year)**

	Annual Budget	YTD Actual	Encum- brances	** Remaining Balance	YTD Expended and Encumbered	Previous YTD
<b>NON-DEPARTMENTAL</b>						
<u>Non-Departmental</u>						
DEBT SERVICE TRANSFERS	349,125	299,959	-	49,166	85.9%	
CAPITAL OUTLAY TRANSFER	548,234	137,059	-	411,175	25.0%	
APPROP. RESERVE	298,691	-	-	298,691	0.0%	
<i>Total</i>	3,179,694	1,015,622	-	2,164,072	31.9%	1,082,161
<b>TOTAL NON-DEPARTMENTAL</b>	3,179,694	1,015,622	-	2,164,072	31.9%	1,082,161
<b>TOTAL EXPENDITURES</b>	106,318,788	28,753,840	2,033,545	75,531,402	29.0%	27,473,739

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

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

**CITY OF SANTA BARBARA**  
**Special Revenue Funds**  
**Interim Statement of Revenues and Expenditures**  
**For the Three Months Ended September 30, 2012 (25% of Fiscal Year)**

	Annual Budget	YTD Actual	Encum- brances	Remaining Balance	Percent of Budget
<b>TRAFFIC SAFETY FUND</b>					
Revenue	506,204	92,436	-	413,768	18.3%
Expenditures	506,204	92,436	-	413,768	18.3%
<i>Revenue Less Expenditures</i>	-	-	-	-	
<b>CREEK RESTORATION/WATER QUALITY IMPRVMT</b>					
Revenue	3,002,872	1,052,434	-	1,950,438	35.0%
Expenditures	3,780,959	691,619	464,519	2,624,821	30.6%
<i>Revenue Less Expenditures</i>	(778,087)	360,815	(464,519)	(674,383)	
<b>SOLID WASTE PROGRAM</b>					
Revenue	18,509,144	4,579,833	-	13,929,311	24.7%
Expenditures	18,677,350	4,362,487	248,082	14,066,780	24.7%
<i>Revenue Less Expenditures</i>	(168,206)	217,346	(248,082)	(137,469)	
<b>COMM.DEVELOPMENT BLOCK GRANT</b>					
Revenue	2,132,621	169,486	-	1,892,159	7.9%
Expenditures	2,132,621	127,993	313,124	1,691,505	20.7%
<i>Revenue Less Expenditures</i>	-	41,493	(313,124)	200,654	
<b>COUNTY LIBRARY</b>					
Revenue	1,821,003	44,916	-	1,776,087	2.5%
Expenditures	1,972,623	439,414	67,137	1,466,072	25.7%
<i>Revenue Less Expenditures</i>	(151,620)	(394,498)	(67,137)	310,015	
<b>STREETS FUND</b>					
Revenue	9,983,673	2,391,719	-	7,591,954	24.0%
Expenditures	13,751,673	2,251,986	1,960,179	9,539,508	30.6%
<i>Revenue Less Expenditures</i>	(3,768,000)	139,733	(1,960,179)	(1,947,554)	
<b>MEASURE A</b>					
Revenue	3,021,238	513,127	-	2,508,111	17.0%
Expenditures	3,322,218	510,893	1,238,981	1,572,344	52.7%
<i>Revenue Less Expenditures</i>	(300,980)	2,234	(1,238,981)	935,767	

**CITY OF SANTA BARBARA**  
**Interim Statement of Revenues and Expenses**  
**For the Three Months Ended September 30, 2012 (25% of Fiscal Year)**

**WATER OPERATING FUND**

	<b>Annual Budget</b>	<b>YTD Actual</b>	<b>Encum- brances</b>	<b>Remaining Balance</b>	<b>Percent of Budget</b>	<b>Previous YTD</b>
<b>REVENUES</b>						
Water Sales - Metered	29,800,000	9,466,123	-	20,333,877	31.8%	9,117,085
Service Charges	537,000	123,320	-	413,680	23.0%	176,061
Cater JPA Treatment Charges	2,405,482	636,610	-	1,768,872	26.5%	652,441
Investment Income	500,000	154,997	-	345,003	31.0%	175,915
Reimbursements	519,880	420,074	-	99,806	80.8%	-
Miscellaneous	30,000	18,659	-	11,341	62.2%	29,532
Operating Transfers-In	-	-	-	-	100.0%	126,375
<b>TOTAL REVENUES</b>	<b>33,792,362</b>	<b>10,819,783</b>	<b>-</b>	<b>22,972,579</b>	<b>32.0%</b>	<b>10,277,409</b>
<b>EXPENSES</b>						
Salaries & Benefits	7,830,597	2,009,771	-	5,820,826	25.7%	1,875,868
Materials, Supplies & Services	9,187,970	1,602,878	2,446,343	5,138,750	44.1%	1,460,579
Special Projects	1,282,374	80,097	603,185	599,092	53.3%	62,723
Water Purchases	7,728,477	1,993,841	205,185	5,529,451	28.5%	2,402,274
Debt Service	4,989,408	1,546,892	-	3,442,516	31.0%	1,707,799
Capital Outlay Transfers	3,426,649	856,662	-	2,569,987	25.0%	2,821,104
Equipment	150,193	8,336	11,593	130,264	13.3%	40,397
Capitalized Fixed Assets	128,189	7,541	35,039	85,609	33.2%	7,919
Other	35,000	4,578	-	30,422	13.1%	4,092
Appropriated Reserve	150,000	-	-	150,000	0.0%	-
<b>TOTAL EXPENSES</b>	<b>34,908,858</b>	<b>8,110,596</b>	<b>3,301,344</b>	<b>23,496,917</b>	<b>32.7%</b>	<b>10,382,754</b>

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

**CITY OF SANTA BARBARA**  
**Interim Statement of Revenues and Expenses**  
**For the Three Months Ended September 30, 2012 (25% of Fiscal Year)**

**WASTEWATER OPERATING FUND**

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>	<u>Previous YTD</u>
<b>REVENUES</b>						
Service Charges	16,337,000	4,293,953	-	12,043,047	26.3%	3,917,251
Fees	614,000	217,002	-	396,998	35.3%	205,567
Investment Income	206,200	45,003	-	161,197	21.8%	56,748
Public Works	25,000	7,513	-	17,487	30.1%	11,205
Miscellaneous	25,000	4,500	-	20,500	18.0%	9,368
Operating Transfers-In	-	-	-	-	100.0%	168,524
<b>TOTAL REVENUES</b>	<u>17,207,200</u>	<u>4,567,970</u>	<u>-</u>	<u>12,639,230</u>	<u>26.5%</u>	<u>4,368,663</u>
<b>EXPENSES</b>						
Salaries & Benefits	5,423,604	1,425,024	-	3,998,580	26.3%	1,264,822
Materials, Supplies & Services	6,708,910	1,208,403	1,856,976	3,643,531	45.7%	1,164,758
Special Projects	326,300	4,020	-	322,281	1.2%	4,101
Debt Service	1,646,192	-	-	1,646,192	0.0%	-
Capital Outlay Transfers	3,000,121	750,030	-	2,250,091	25.0%	1,148,140
Equipment	83,044	2,798	44	80,202	3.4%	297
Capitalized Fixed Assets	26,000	-	6,961	19,039	26.8%	-
Other	5,000	1,000	-	4,000	20.0%	1,000
Appropriated Reserve	150,000	-	-	150,000	0.0%	-
<b>TOTAL EXPENSES</b>	<u>17,369,170</u>	<u>3,391,274</u>	<u>1,863,981</u>	<u>12,113,915</u>	<u>30.3%</u>	<u>3,583,118</u>

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

**CITY OF SANTA BARBARA**  
**Interim Statement of Revenues and Expenses**  
**For the Three Months Ended September 30, 2012 (25% of Fiscal Year)**  
**DOWNTOWN PARKING**

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>	<u>Previous YTD</u>
<b>REVENUES</b>						
Improvement Tax	840,000	254,653	-	585,347	30.3%	223,021
Parking Fees	5,757,166	1,569,571	-	4,187,595	27.3%	1,529,557
Investment Income	112,800	28,330	-	84,470	25.1%	29,832
Rents & Concessions	40,925	10,231	-	30,694	25.0%	-
Miscellaneous	1,500	(1,146)	-	2,646	-76.4%	(51)
Operating Transfers-In	43,500	10,875	-	32,625	25.0%	88,465
<b>TOTAL REVENUES</b>	<u>6,795,891</u>	<u>1,872,514</u>	<u>-</u>	<u>4,923,377</u>	<u>27.6%</u>	<u>1,870,824</u>
<b>EXPENSES</b>						
Salaries & Benefits	4,024,353	1,023,121	-	3,001,232	25.4%	1,010,990
Materials, Supplies & Services	1,915,082	361,769	199,679	1,353,634	29.3%	339,519
Special Projects	531,806	75,825	452,898	3,083	99.4%	54,460
Transfers-Out	297,121	74,280	-	222,841	25.0%	74,280
Capital Outlay Transfers	1,111,945	277,986	-	833,959	25.0%	260,817
Equipment	25,000	1,137	5,500	18,363	26.5%	1,212
<b>TOTAL EXPENSES</b>	<u>7,905,307</u>	<u>1,814,119</u>	<u>658,077</u>	<u>5,433,112</u>	<u>31.3%</u>	<u>1,741,279</u>

**CITY OF SANTA BARBARA**  
**Interim Statement of Revenues and Expenses**  
**For the Three Months Ended September 30, 2012 (25% of Fiscal Year)**  
**AIRPORT OPERATING FUND**

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>	<u>Previous YTD</u>
<b>REVENUES</b>						
Leases - Commercial / Industrial	4,345,075	1,128,379	-	3,216,696	26.0%	1,075,788
Leases - Terminal	5,043,600	1,210,980	-	3,832,620	24.0%	1,218,711
Leases - Non-Commerical Aviation	1,498,800	392,439	-	1,106,361	26.2%	371,972
Leases - Commerical Aviation	3,549,000	876,656	-	2,672,344	24.7%	619,963
Investment Income	171,700	29,816	-	141,884	17.4%	48,014
Miscellaneous	166,381	1,077	-	165,304	0.6%	78,723
Operating Transfers-In	-	-	-	-	100.0%	75,041
<b>TOTAL REVENUES</b>	<u>14,774,556</u>	<u>3,639,346</u>	<u>-</u>	<u>11,135,210</u>	<u>24.6%</u>	<u>3,488,213</u>
<b>EXPENSES</b>						
Salaries & Benefits	5,101,719	1,336,333	-	3,765,386	26.2%	1,325,192
Materials, Supplies & Services	7,079,052	1,447,726	649,170	4,982,156	29.6%	1,441,016
Special Projects	736,200	105,120	-	631,080	14.3%	112,017
Transfers-Out	18,295	4,574	-	13,721	25.0%	11,053
Debt Service	1,780,853	-	-	1,780,853	0.0%	-
Capital Outlay Transfers	428,504	36,174	-	392,330	8.4%	485,943
Equipment	63,569	3,225	3,338	57,006	10.3%	3,600
Appropriated Reserve	85,502	-	-	85,502	0.0%	-
<b>TOTAL EXPENSES</b>	<u>15,293,694</u>	<u>2,933,151</u>	<u>652,508</u>	<u>11,708,034</u>	<u>23.4%</u>	<u>3,378,822</u>

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

**CITY OF SANTA BARBARA**  
**Interim Statement of Revenues and Expenses**  
**For the Three Months Ended September 30, 2012 (25% of Fiscal Year)**

**GOLF COURSE FUND**

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>	<u>Previous YTD</u>
<b>REVENUES</b>						
Fees & Card Sales	1,559,903	415,938	-	1,143,965	26.7%	422,095
Investment Income	6,300	2,720	-	3,580	43.2%	2,574
Rents & Concessions	306,000	64,853	-	241,147	21.2%	77,944
Miscellaneous	700	(10)	-	710	-1.4%	11,316
Operating Transfers-In	-	-	-	-	100.0%	25,906
<b>TOTAL REVENUES</b>	<u>1,872,903</u>	<u>483,501</u>	<u>-</u>	<u>1,389,402</u>	<u>25.8%</u>	<u>539,835</u>
<b>EXPENSES</b>						
Salaries & Benefits	989,689	279,556	-	710,133	28.2%	292,291
Materials, Supplies & Services	560,984	133,699	16,678	410,607	26.8%	129,305
Special Projects	300	-	-	300	0.0%	-
Debt Service	185,650	161,887	-	23,763	87.2%	159,507
Capital Outlay Transfers	158,373	39,593	-	118,780	25.0%	23,009
Equipment	27,500	18,422	6,000	3,078	88.8%	1,013
Other	1,014	513	-	501	50.6%	847
<b>TOTAL EXPENSES</b>	<u>1,923,510</u>	<u>633,671</u>	<u>22,678</u>	<u>1,267,160</u>	<u>34.1%</u>	<u>605,972</u>

**CITY OF SANTA BARBARA**  
**Interim Statement of Revenues and Expenses**  
**For the Three Months Ended September 30, 2012 (25% of Fiscal Year)**

**INTRA-CITY SERVICE FUND**

	<b>Annual Budget</b>	<b>YTD Actual</b>	<b>Encum- brances</b>	<b>Remaining Balance</b>	<b>Percent of Budget</b>	<b>Previous YTD</b>
<b>REVENUES</b>						
Service charges	99,584	24,896	-	74,688	25.0%	24,896
Work Orders - Bldg Maint.	3,085,446	801,650	-	2,283,796	26.0%	956,641
Grants	321,388	75,062	-	246,325	23.4%	199,354
Service Charges	2,057,130	514,283	-	1,542,847	25.0%	508,142
Miscellaneous	367,202	45,100	-	322,102	12.3%	1,988
Operating Transfers-In	-	-	-	-	100.0%	83,726
<b>TOTAL REVENUES</b>	<b>5,930,750</b>	<b>1,460,992</b>	<b>-</b>	<b>4,469,758</b>	<b>24.6%</b>	<b>1,774,747</b>
<b>EXPENSES</b>						
Salaries & Benefits	3,290,726	906,477	-	2,384,249	27.5%	811,951
Materials, Supplies & Services	1,158,398	261,449	222,142	674,807	41.7%	241,419
Special Projects	1,857,597	137,973	1,024,156	695,469	62.6%	515,168
Equipment	15,000	-	-	15,000	0.0%	-
Capitalized Fixed Assets	285,708	185,662	21,094	78,952	72.4%	263,037
<b>TOTAL EXPENSES</b>	<b>6,607,428</b>	<b>1,491,560</b>	<b>1,267,392</b>	<b>3,848,477</b>	<b>41.8%</b>	<b>1,831,574</b>

**CITY OF SANTA BARBARA**  
**Interim Statement of Revenues and Expenses**  
**For the Three Months Ended September 30, 2012 (25% of Fiscal Year)**

**FLEET REPLACEMENT FUND**

	<b>Annual Budget</b>	<b>YTD Actual</b>	<b>Encum- brances</b>	<b>Remaining Balance</b>	<b>Percent of Budget</b>	<b>Previous YTD</b>
<b>REVENUES</b>						
Vehicle Rental Charges	2,146,217	536,554	-	1,609,663	25.0%	450,299
Investment Income	128,400	34,706	-	93,694	27.0%	33,115
Rents & Concessions	224,401	56,100	-	168,301	25.0%	56,100
Miscellaneous	50,000	15,410	-	34,590	30.8%	42,584
<b>TOTAL REVENUES</b>	<b>2,549,018</b>	<b>642,771</b>	<b>-</b>	<b>1,906,248</b>	<b>25.2%</b>	<b>582,097</b>
<b>EXPENSES</b>						
Salaries & Benefits	185,579	50,739	-	134,840	27.3%	43,259
Materials, Supplies & Services	3,059	427	-	2,632	14.0%	275
Special Projects	300,000	-	-	300,000	0.0%	-
Capitalized Fixed Assets	1,895,561	1,270	835,096	1,059,194	44.1%	254,929
<b>TOTAL EXPENSES</b>	<b>2,384,199</b>	<b>52,437</b>	<b>835,096</b>	<b>1,496,666</b>	<b>37.2%</b>	<b>298,463</b>

**CITY OF SANTA BARBARA**  
**Interim Statement of Revenues and Expenses**  
**For the Three Months Ended September 30, 2012 (25% of Fiscal Year)**

**FLEET MAINTENANCE FUND**

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>	<u>Previous YTD</u>
<b>REVENUES</b>						
Vehicle Maintenance Charges	2,371,918	592,979	-	1,778,939	25.0%	592,979
Reimbursements	10,000	2,500	-	7,500	25.0%	-
Miscellaneous	60,000	20,872	-	39,128	34.8%	6,412
Operating Transfers-In	-	-	-	-	100.0%	24,701
<b>TOTAL REVENUES</b>	<u>2,441,918</u>	<u>616,352</u>	<u>-</u>	<u>1,825,566</u>	<u>25.2%</u>	<u>624,093</u>
<b>EXPENSES</b>						
Salaries & Benefits	1,220,922	333,891	-	887,031	27.3%	310,540
Materials, Supplies & Services	1,185,057	226,010	278,977	680,070	42.6%	207,527
Special Projects	105,110	2,207	37,027	65,876	37.3%	5,391
Equipment	10,000	190	-	9,810	1.9%	-
<b>TOTAL EXPENSES</b>	<u>2,521,089</u>	<u>562,298</u>	<u>316,004</u>	<u>1,642,787</u>	<u>34.8%</u>	<u>523,457</u>

**CITY OF SANTA BARBARA**  
**Interim Statement of Revenues and Expenses**  
**For the Three Months Ended September 30, 2012 (25% of Fiscal Year)**

**SELF INSURANCE TRUST FUND**

	<b>** Annual Budget</b>	<b>YTD Actual</b>	<b>Encum- brances</b>	<b>Remaining Balance</b>	<b>Percent of Budget</b>	<b>Previous YTD</b>
<b>REVENUES</b>						
Insurance Premiums	2,598,025	649,506	-	1,948,519	25.0%	636,771
Workers' Compensation Premiums	2,600,000	650,000	-	1,950,000	25.0%	625,000
OSH Charges	187,961	-	-	187,961	0.0%	-
Investment Income	116,000	16,815	-	99,185	14.5%	33,122
Miscellaneous	-	322	-	(322)	100.0%	2,110
Accel - Return of Premium	600,000	600,000	-	-	100.0%	-
<b>TOTAL REVENUES</b>	<b>6,101,986</b>	<b>1,916,644</b>	<b>-</b>	<b>4,185,342</b>	<b>31.4%</b>	<b>1,297,003</b>
<b>EXPENSES</b>						
Salaries & Benefits	517,317	134,709	-	382,608	26.0%	125,288
Materials, Supplies & Services	5,076,048	1,178,409	362,863	3,534,776	30.4%	1,161,295
Special Projects	100	-	-	100	0.0%	-
Transfers-Out	356,007	89,002	-	267,005	25.0%	923,488
<b>TOTAL EXPENSES</b>	<b>5,949,472</b>	<b>1,402,120</b>	<b>362,863</b>	<b>4,184,489</b>	<b>29.7%</b>	<b>2,210,071</b>

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

**CITY OF SANTA BARBARA**  
**Interim Statement of Revenues and Expenses**  
**For the Three Months Ended September 30, 2012 (25% of Fiscal Year)**

**INFORMATION SYSTEMS ICS FUND**

	Annual Budget	YTD Actual	Encum- brances	Remaining Balance	Percent of Budget	Previous YTD
<b>REVENUES</b>						
Service charges	2,358,079	589,519	-	1,768,560	25.0%	571,598
Miscellaneous	-	1,138	-	(1,138)	100.0%	1,209
Operating Transfers-In	-	-	-	-	100.0%	4,935
<b>TOTAL REVENUES</b>	<b>2,358,079</b>	<b>590,657</b>	<b>-</b>	<b>1,767,422</b>	<b>25.0%</b>	<b>577,742</b>
<b>EXPENSES</b>						
Salaries & Benefits	1,642,999	424,671	-	1,218,328	25.8%	407,539
Materials, Supplies & Services	795,547	136,164	395,621	263,762	66.8%	157,502
Special Projects	14,500	914	5,000	8,586	40.8%	2,704
Equipment	295,864	5,292	42,060	248,512	16.0%	28,935
Capitalized Fixed Assets	1,000	-	-	1,000	0.0%	-
Appropriated Reserve	15,582	-	-	15,582	0.0%	-
<b>TOTAL EXPENSES</b>	<b>2,765,492</b>	<b>567,040</b>	<b>442,681</b>	<b>1,755,770</b>	<b>36.5%</b>	<b>596,680</b>

**CITY OF SANTA BARBARA**  
**Interim Statement of Revenues and Expenses**  
**For the Three Months Ended September 30, 2012 (25% of Fiscal Year)**

**WATERFRONT FUND**

	Annual Budget	YTD Actual	Encum- brances	Remaining Balance	Percent of Budget	Previous YTD
<b>REVENUES</b>						
Leases - Commercial	1,657,000	473,843	-	1,183,157	28.6%	432,165
Leases - Food Service	2,423,000	820,957	-	1,602,043	33.9%	730,008
Slip Rental Fees	4,041,464	1,016,513	-	3,024,951	25.2%	989,553
Visitors Fees	383,000	132,341	-	250,659	34.6%	139,936
Slip Transfer Fees	450,000	126,650	-	323,350	28.1%	138,200
Parking Revenue	1,886,360	709,460	-	1,176,900	37.6%	706,218
Wharf Parking	248,880	77,394	-	171,486	31.1%	77,198
Other Fees & Charges	235,008	60,450	-	174,558	25.7%	97,222
Investment Income	150,900	59,521	-	91,379	39.4%	58,755
Rents & Concessions	310,952	94,112	-	216,840	30.3%	99,123
Miscellaneous	286,000	77,188	-	208,812	27.0%	24,625
Operating Transfers-In	-	-	-	-	100.0%	113,370
<b>TOTAL REVENUES</b>	<b>12,072,564</b>	<b>3,648,429</b>	<b>-</b>	<b>8,424,135</b>	<b>30.2%</b>	<b>3,606,374</b>
<b>EXPENSES</b>						
Salaries & Benefits	5,741,416	1,569,076	-	4,172,340	27.3%	1,530,083
Materials, Supplies & Services	3,621,195	801,900	852,111	1,967,183	45.7%	696,617
Special Projects	140,685	19,821	-	120,864	14.1%	19,255
Debt Service	1,849,105	290,462	-	1,558,643	15.7%	123,503
Capital Outlay Transfers	1,540,978	385,244	-	1,155,734	25.0%	233,621
Equipment	129,369	16,221	43,580	69,568	46.2%	12,681
Capitalized Fixed Assets	40,000	-	-	40,000	0.0%	-
Appropriated Reserve	100,000	-	-	100,000	0.0%	-
<b>TOTAL EXPENSES</b>	<b>13,162,748</b>	<b>3,082,724</b>	<b>895,692</b>	<b>9,184,332</b>	<b>30.2%</b>	<b>2,615,760</b>

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



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** November 13, 2012

**TO:** Mayor and Councilmembers

**FROM:** Planning Division, Community Development Department

**SUBJECT:** Introduction Of Zoning Ordinance Amendment, Municipal Code Section 28.87.300, Pertaining To Non-Residential Construction Projects

**RECOMMENDATION:** That Council:

- A. Introduce and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Amending Section 28.87.300 of Chapter 28.87 of Title 28 of the Municipal Code Regarding Limitations on Non-Residential Development Within the City; and
- B. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Establishing Procedures for Administration of the Amendments to Titles 28 and 29 of the Municipal Code Implementing the General Plan Update Growth Decisions, and Rescinding Resolution No. 09-058.

**DISCUSSION:**

The City's non-residential growth management program (City "Measure E") is currently implemented through the Development Plan Review and Approval Ordinance SBMC 28.87.300 (DPO). This ordinance is set to expire on January 1, 2013. A one-year extension of the DPO is being requested to January 1, 2014 in order to complete the processing of the comprehensive zoning amendments currently underway for compliance with the recently adopted General Plan policies related to the non-residential Growth Management Program.

This zoning ordinance section contains many key provisions including definitions, allocation categories such as Community Priority, Small Additions, etc., and standards for processing all non-residential projects in the city.

In November 1989, city voters approved an amendment to the City Charter establishing Section 1508 to regulate non-residential growth in the community (Measure E). The DPO would have expired on January 1, 2010; however, in July 2009, the Council

## Council Agenda Report

Introduction Of Zoning Ordinance Amendment, Municipal Code Section 28.87.300,  
Pertaining to Non-Residential Construction Projects

November 13, 2012

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granted a three year extension of the DPO as the Plan Santa Barbara process to adopt the General Plan was expected to be approved soon. The regulations were extended to January 1, 2013, and all other provisions of the Zoning Ordinance remained the same. Staff is actively processing the overall zoning amendments necessary to carry out the General Plan policies related to non-residential growth that were adopted in December 2011. On May 17, 2012, the zoning amendments were initiated by Planning Commission. On June 21, 2012 and September 6, 2012 meetings were held with the Planning Commission on the traffic component of the Growth Management Program.

In accordance with the City Charter, an ordinance becomes effective 30 days after adoption. Based on the current expiration date in the ordinance, Council would need to act before December 1 of this year, and that is not feasible given the hearings and consideration that is still needed. Time is necessary to finalize the ordinance amendments and resolution; have review and a recommendation by the Council Ordinance Committee, and to have the Council review, introduction and adoption of the proposed ordinance amendment. Staff anticipates that Council adoption will happen by the spring of next year. Therefore, we recommend that the date specified in Section 28.87.300 be changed from January 1, 2013 to January 1, 2014.

Section 28.87.300 establishes that approvals under the ordinance shall not exceed three million square feet above the October 1988 baseline condition through January 1, 2013. This clause is proposed to be amended to change 2013 to 2014. Therefore, the ordinance would continue to cover the original three million square feet. Staff recommends that the ordinance continue to operate in the manner that it currently operates until 2014.

Pursuant to Section 28.87.300, the allocation from the Small Addition category was limited to no more than 30,000 square feet per year. Any portion of the annual allocation for Small Additions that remained at the end of the year was transferred to the Economic Development category. As a part of the extension granted in 2009, Council approved 90,000 square feet from the Economic Development category returned to the Small Addition category to cover the three year time extension.

Since January 1, 2010 to the present, a total of 20,022 square feet of the 90,000 has been allocated out of Small Additions to projects. A total of 45,118 square feet unused Small Addition square footage from 2010 and 2011 was returned to Economic Development. Staff is requesting that similarly, 30,000 square feet from the Economic Development category be returned to the Small Addition category to cover the one year time extension for the year 2013.

Since January 2010, 10,600 square feet has been allocated to Economic Development projects. Currently there are 503,828 square feet of unallocated Economic Development square footage. As before, the annual un-allocated Small Addition square feet would continue to be transferred into the Economic Development category. The

entire amount of the proposed 30,000 square feet of re-allocation is contained within the original three million square feet as approved in the original Charter Section 1508 and implementing ordinances. This proposal in no way expands the amount of potential non-residential development beyond the original three million square foot limit approved by Measure E.

The Planning Commission reviewed the extension request on September 20, 2012 and unanimously recommended approval of the one-year time extension.

On October 23, 2012, the Ordinance Committee considered the proposed amendment and voted 3 to 0 to forward the ordinance amendment to Council for introduction and adoption.

### **ENVIRONMENTAL REVIEW**

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15305, Minor Alterations in Land Use Limitations. The City's adopted list of projects that are consistent with this exemption class include:

- Creation of minor new, and minor amendments to existing land use plans, ordinances, guidelines, regulations and/or development standards which do not result in any changes in land use density and which have no potential for significant environmental effects.
- Minor Zoning Ordinance amendments that do not significantly change plan uses in an area.

### **BUDGET/FINANCIAL INFORMATION:**

The processing of this proposed amendment is being done by existing City staff and the associated costs of public notices and meetings can be accommodated within the existing budget for the Community Development Department.

**ATTACHMENT:** Projects with Preliminary or Final Economic Development Designations

**PREPARED BY:** Beatriz Gularte, Project Planner

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

**APPROVED BY:** City Administrator's Office

**PROJECTS WITH PRELIMINARY OR FINAL  
ECONOMIC DEVELOPMENT DESIGNATIONS**

<b>PROJECT/ADDRESS</b>	<b>PRELIM. DESIG. (SQ. FT.)</b>	<b>FINAL DESIG. (SQ. FT.)</b>	<b>STATUS/ COMMENT</b>
Gateway Project (Miravant) 6100 Hollister Avenue MST97-00715		80,320	Approved 5/28/2000 Expired/Pending
Architectural Millworks 815 Quinientos Street MST97-00320		15,000	C of O 1/20/2004
Penfield and Smith 111 E Victoria St MST2002-00243		7,905	BP 2/11/2005
Software.com 630-634 Anacapa Street MST97-00520	<del>26,493</del>		Withdrawn
Alliance Manufacturing Software 1035 Chapala Street MST98-00051	<del>30,257</del>		Withdrawn
<del>Fielding Institute</del> Sansum Clinic 4151 Foothill Road <del>MST2001-00840</del> MST2008-00496	<del>22,499</del>	13,526	Prelim with MST2001-00840 - New Case is MST2008-00496 Apvd 6/12/2012
Santa Barbara Auto Gallery 352 Hitchcock Way MST2009-00015	<del>7,925</del>		Withdrawn
Airport Mobile Structure 500 Fowler Rd MST2002-00265		720	Approved 6/20/02
Cottage Hospital 320 W Pueblo St MST2003-00152		182,541 <u>+ 10,600</u> 193,141	Under Construction Add'l s.f. approved 10/19/10
Granada Theatre 1216 State St MST2004-00005		13,360	C of O
101 E Victoria MST2006-00758		2,703	Approved 12/23/2008
34 W. Victoria MST2009-00266		3,413	Approved 4/26/11
SUBTOTALS		330,088	SUBTOTALS
<b>ALLOCATED TO DATE: 330,088 SQFT*</b> <b>REMAINING UNALLOCATED: 503,828 SQFT</b>			
*Does not include SF from Software.Com, SB Autogroup or Alliance, which have been withdrawn			

ORDINANCE \_\_\_\_\_

AN ORDINANCE OF THE COUNCIL OF THE CITY OF  
SANTA BARBARA AMENDING SECTION 28.87.300 OF  
CHAPTER 28.87 OF TITLE 28 OF THE MUNICIPAL CODE  
REGARDING LIMITATIONS ON NON-RESIDENTIAL  
DEVELOPMENT WITHIN THE CITY

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

SECTION ONE: Section 28.87.300 of Chapter 28.87 of Title 28 of the Santa Barbara Municipal Code is hereby amended to read as follows:

28.87.300 Development Plan Review and Approval.

A. DEVELOPMENT PLAN.

1. Requirement for Development Plan.

a. Planning Commission Review Required. No application for a land use permit for a nonresidential construction project as defined in Subsection B of this Section will be accepted or approved on or after December 6, 1989 unless the project falls within one or more of the categories outlined in Paragraph 2 of this Subsection and defined in Subsection B of this Section. Before any nonresidential construction project is hereafter constructed in any zone including zones at the Santa Barbara Municipal Airport, a complete development plan for the proposed development shall be submitted to the Planning Commission for review and approval. In addition, before residential floor area in any building or structure located in any zone including zones at the Santa Barbara Municipal Airport is converted to nonresidential use, a complete development plan for the proposed conversion shall be submitted to the Planning Commission for review and approval. Before any transfer of existing development rights may be approved pursuant to Chapter 28.95, development plans for both the sending site(s) and receiving site(s) as defined therein shall be approved by Planning Commission or

City Council on appeal pursuant to this section.

Any nonresidential project except for Transfer of Existing Development Rights projects, which involves an addition of greater than three thousand (3,000) and less than ten thousand (10,000) square feet of floor area and which does not require the preparation of an Environmental Impact Report, shall be placed on the Planning Commission Consent Calendar for review and action. The only findings in Paragraph D.1 applicable to these projects are Findings d, e, f, and g. These findings shall be made at the time of Planning Commission approval.

b. Exceptions.

(1) Notwithstanding the provisions of Subparagraph a. of this Subsection, any nonresidential project which involves an addition of one thousand (1,000) square feet or less, and which does not require the preparation of an Environmental Impact Report, shall not be required to receive development plan approval.

(2) Notwithstanding the provisions of Subparagraph a. of this Subsection, any nonresidential construction project which involves the following shall not be required to receive development plan approval from the Planning Commission:

a. an addition of greater than one thousand (1,000) and less than or equal to three thousand (3,000) square feet of floor area, and;

b. does not require the preparation of an Environmental Impact Report, and;

c. does not require some other form of discretionary approval from the Planning Commission under other applicable provisions of this Code.

(3) Development plan approval for projects not requiring Planning Commission approval under subparagraph (2) above shall be required from the Staff

Hearing Officer if the application requires discretionary review by the Staff Hearing Officer under another provision of this Code. Otherwise, development plan approval for projects not requiring Planning Commission approval under subparagraph (2) above shall be required at the time of Preliminary Approval from the Architectural Board of Review, or the Historic Landmarks Commission if the property is located within El Pueblo Viejo Landmark District or another landmark district, or if the structure is a designated City Landmark. Such projects are subject to the findings in Subsection E of this Section and the provisions of Section 28.87.350.

2. Development Potential.

a. Nonresidential Construction Project. Nonresidential construction projects, as defined in Subsection B of this Section, shall be restricted to no more than three million (3,000,000) square feet until the year ~~2013~~2014. This allowable square footage shall be allocated in the following categories, as defined in Subsection B of this Section.

<u>Category</u>	<u>Square Footage</u>
Approved Projects	900,000 s.f.
Pending Projects	700,000 s.f.
Vacant Property	500,000 s.f.
Minor Additions	Exempt
Small Additions	600,000 s.f.
Community Priorities	300,000 s.f.

Small Additions shall be limited to no more than thirty thousand (30,000) square feet annually. Procedures for allocating square footage under these categories shall be established by resolution of City Council.

Notwithstanding the development restrictions established above, the Planning Commission or City Council on appeal may approve nonresidential development projects determined by the City Council to promote Economic Development. However, the total development square footage of all Economic

Development Projects approved prior to January 1, ~~2013~~2014, shall not exceed the total square footage of "Approved" or "Pending" projects which have expired or been abandoned and any unused development square footage remaining from the annual allotment in the "Small Additions" category as of the date the Planning Commission or City Council on appeal approves a particular Economic Development Project. Nothing herein shall be deemed to authorize the approval of nonresidential development totalling in excess of three (3) million square feet above the October 1988 baseline condition until January 1, ~~2013~~2014.

b. Other Nonresidential Development. Other nonresidential development may occur so long as it falls within the following categories, as defined in Subsection B of this Section.

- (1) Government Displacement Project.
- (2) Hotel Room for Room Replacement Project.

#### B. DEFINITIONS.

1. Approved Projects or Revisions thereto. A project which satisfies any of the following criteria:

a. An application for a land use permit for the project (other than an application for Specific Plan approval) which was approved on or before October 26, 1989 and the approval is still valid.

b. The project pertains to implementation of a Specific Plan which was approved prior to April 16, 1986, and the Plan required the construction of substantial circulation system improvements, and all of those improvements were either:

- (1) Installed prior to the effective date of this ordinance; or
- (2) Subsequently constructed pursuant to an Owner Participation Agreement (OPA) and installed prior to the approval of any development plan(s).

c. The project consists of a revision to a project which qualifies under either Subparagraph a. or b. of this Paragraph B.2, provided the revision will result in no increase in floor area over the approved amount. Once a revision to a project has been approved that reduces the floor area from the originally approved amount, the unused floor area shall not be reallocated to the project as part of a future revision. The unused floor area shall be available for Economic Development Projects.

2. Community Priority. A project which has been designated by the City Council as a community priority necessary to meet a present or projected need directly related to public health, safety or general welfare.

3. Economic Development Project. A project which has been designated by the City Council as a project that is consistent with the City Charter, General Plan and this Title, will enhance the standard of living for City and South Coast residents and will strengthen the local or regional economy by either creating new permanent employment opportunities or enhancing the City's revenue base. An Economic Development Project should also accomplish one or more of the following:

a. Support diversity and balance in the local or regional economy by establishing or expanding businesses or industries in sectors which currently do not exist on the South Coast or are present only in a limited manner; or

b. Provide new recreational, educational, or cultural opportunities for City residents and visitors; or

c. Provide products or services which are currently not available or are in limited supply either locally or regionally.

For purposes of this Section, "standard of living" is defined as wages, employment, environment, resources, public safety, housing, schools, parks and recreation, social and human services, and cultural arts.

4. Floor Area. Floor Area is the area included within the surrounding exterior walls of a building or portion thereof, exclusive of the area occupied by the surrounding walls, vent shafts and courts, or areas or structures used exclusively for parking. Nonhabitable areas used exclusively for regional public utility facilities shall not count toward the calculation of floor area. Any floor area which was constructed, approved, demolished or converted in violation of any provision of this Municipal Code, shall not give rise to any right to rebuild or transfer floor area.

5. Floor Area Ratio. The area expressed as the ratio of floor area to total square footage of a parcel.

6. General Welfare. A community priority project which has a broad public benefit (for example: museums, child care facilities, or community centers) and which is not principally operated for private profit.

7. Government Displacement Project. A project which involves the relocation, replacement, or repair of a structure or use acquired, removed or damaged by direct condemnation or negotiated acquisition by the government (federal, state or local), provided the square footage of a project constructed to replace a building acquired or removed by the government does not exceed the square footage of the building so acquired or removed.

8. Hotel Room for Room Replacement Project. A project which consists of replacement or remodeling of existing hotel rooms at the same location on a room for room basis.

9. Land Use Permit. A governmental decision concerning a permit, license, certificate, or other entitlement for use of land, including a conditional use permit, variance, modification, development plan, specific plan, general plan amendment,

coastal development permit, conversion permit, subdivision map (except those creating new single family lots), building permit, grading permit, demolition permit, water service connection or any similar approval or use.

10. Minor Addition. A project which consists of a minor addition defined as:

a. A nonresidential addition of one thousand (1,000) square feet or less of floor area to an existing structure; or

b. Construction of a free standing nonresidential structure of one thousand (1,000) square feet or less of floor area on a parcel containing another structure; or

c. Conversion of residential floor area to no more than one thousand (1,000) square feet of nonresidential floor area; or

d. Concurrent construction of nonresidential floor area of one thousand (1,000) square feet or less associated with a new structure constructed under the Approved, Pending, Community Priority or Vacant Property categories.

e. The one thousand square foot limitation defined in subparagraphs a. through d. above is a cumulative total available per parcel. Once a cumulative total of 1,000 square feet of Minor Additions has been reached, any further additions up to a total of 3,000 square feet (including the Minor Additions) shall be allocated from the Small Addition category.

(1) EXCEPTION: If an existing or proposed building occupies two or more parcels created prior to October 1988, the maximum square footage available for a Minor Addition shall equal the sum of the Minor Additions which could be approved on the individual parcels pursuant to the findings in Subsection E of this Section. For parcels created after October 1988, any remaining Minor Addition allocation shall be divided evenly between all of the parcels created from each parcel eligible for a Minor Addition. The remaining allocation may be divided in a different manner between the

parcels created if this division is executed in a legal instrument that is recorded with the County recorder and approved as to form by the City Attorney for each parcel involved at the time of recordation of the Final or Parcel map for the subdivision.

11. Nonresidential Construction Project. A project, or portion thereof, which consists of the construction of or addition of new floor area for other than residential use or the conversion of existing residential floor area to nonresidential use. Repair or replacement of existing floor area is not included in the calculation of new floor area for the purpose of this Section.

12. Pending Project or Revisions thereto. A project which satisfies any of the following criteria:

a. An application for a land use permit for the project was accepted on or before October 26, 1989 and the application: (1) has not been denied by the City; (2) has not been withdrawn by the applicant; (3) has not yet received City approval or (4) has received City approval after October 26, 1989 and that approval is still valid.

b. The project pertains to implementation of a Specific Plan which was approved prior to April 16, 1986 and the project does not qualify under Subparagraph 1.b. of this Subsection.

c. The project consists of a revision to a project which qualifies under either Subparagraph a. or b. of this Paragraph 12, provided the revision will result in no increase in floor area over the amount shown on the pending application. Once a revision to a project has been approved that reduces the floor area from the originally approved amount, the unused floor area shall not be reallocated to the project as part of a future revision. The unused floor area shall be available for Economic Development Projects.

13. Residential Unit: A dwelling unit as defined in Chapter 28.04, but not

including any of the following:

a. A hotel or boarding house as defined in Chapter 28.04 which includes a motel, bed and breakfast inn, or similar facility in which the average duration of stay of the residents, during the six month period prior to February 1, 1990, was less than thirty (30) days.

b. A mobile-home or recreation vehicle as defined in Chapter 28.04.

14. Small Addition. A project which consists of a small addition defined as:

a. A nonresidential addition of more than one thousand (1,000) and less than or equal to three thousand (3,000) square feet of floor area to an existing structure; or

b. Construction of a free standing nonresidential structure of more than one thousand (1,000) and less than or equal to three thousand (3,000) square feet of floor area on a parcel containing another structure; or

c. Conversion of residential floor area to more than one thousand (1,000) and less than three thousand (3,000) square feet of nonresidential floor area; or

d. Concurrent construction of nonresidential floor area of more than one thousand (1,000) and less than or equal to three thousand (3,000) square feet associated with a new structure constructed under the Approved, Pending, Community Priority or Vacant Property categories.

e. The limitations on floor area defined in subparagraphs a. through d. above establish the cumulative total available per parcel. In any case, the combined total of Minor and Small Additions shall not exceed a cumulative total of three thousand (3,000) square feet.

(1) EXCEPTION: In the case where an existing or proposed building occupies two or more parcels created prior to October 1988, the maximum square footage available for a Small Addition shall equal the sum of the Small Additions which

could be approved on the individual parcels pursuant to the findings in Subsection E of this Section. For parcels created after October 1988, any remaining Small Addition allocation shall be divided evenly between all of the parcels created from each parcel eligible for a Small Addition. The remaining allocation may be divided in a different manner between the parcels created if this division is executed in a legal instrument that is recorded with the County recorder and approved as to form by the City Attorney for each parcel involved at the time of recordation of the Final or Parcel map for the subdivision.

f. Procedures for allocating square footage in the Small Addition category shall be established by resolution of the City Council.

15. Vacant Property. A project on a parcel of land which was vacant in October 1988, which consists of construction of a nonresidential structure with a floor area ratio of no more than 0.25.

C. REVIEW BY PRE-APPLICATION REVIEW TEAM. All nonresidential construction projects requiring the preparation of an Environmental Impact Report or involving greater than 3,000 square feet of floor area and subject to this Section shall be reviewed by the Pre-Application Review Team as provided in Chapter 27.07 of this Code.

D. STANDARDS FOR REVIEW. Unless specifically exempt, the following findings shall be made in order to approve a development plan submitted pursuant to this Section.

1. Findings:

- a. The proposed development complies with all provisions of this Title; and
- b. The proposed development is consistent with the principles of sound community planning; and

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

d. The proposed development will not have a significant unmitigated adverse impact upon City and South Coast affordable housing stock; and

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

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

g. Resources will be available and traffic improvements will be in place at the time of project occupancy.

## 2. Potential for Overriding Considerations:

a. A finding of significant adverse impact under Subparagraph 1.c above can be overridden if it is determined that the economic, social or public benefits of the proposed development outweigh its significant adverse impacts.

b. A finding of significant adverse impact under Subparagraphs 1.a or 1.b above cannot be overridden.

c. A finding of unmitigated significant adverse impact under Subparagraphs 1.d, 1.e, 1.f, or 1.g above for a Minor Addition Project, Government Displacement Project or that portion of a project which qualifies as a Government Displacement Project, a Community Priority Project, and an Approved Project or Revision thereto can be overridden if it is determined that the benefits of the proposed development outweigh its significant adverse impacts.

3. Exception. Notwithstanding any provision of this Section to the contrary, a development plan shall not be denied based on a finding pursuant to Subparagraph 1.d

of this Subsection E if (i) the plan incorporates revisions to a development plan approved by the Planning Commission under this Section prior to February 25, 1988, and (ii) the project shown on the plan will not generate a demand for new housing in excess of the demand generated by the previously approved project.

E. DEVELOPMENT PLAN NOTICE AND HEARING. The Staff Hearing Officer, Planning Commission, or City Council on appeal, shall hold a public hearing prior to taking action on any development plan. Notice of the public hearing shall be given in accordance with Section 28.87.380.

F. SUSPENSIONS AND APPEALS.

1. A decision by the Staff Hearing Officer under this Section may be suspended or appealed according to the provisions of Section 28.05.020.

2. A decision by the Planning Commission under this Section may be appealed according to the provisions of Chapter 1.30. In addition to the procedures specified in Chapter 1.30, notice of the public hearing before the City Council on an appeal from a decision of the Planning Commission regarding a decision of the Staff Hearing Officer shall be provided in the same manner as notice was provided for the hearing before the Planning Commission.

G. FEES. Fees for filing applications and appeals shall be established by resolution of the City Council.

H. EXPIRATION OF DEVELOPMENT PLANS. A development plan approved pursuant to this Section shall expire pursuant to the provisions of Section 28.87.350. For projects with floor area allocated from the Approved, Pending, Economic Development and Small Addition categories, the unused floor area shall be made available for allocation to Economic Development Projects upon expiration of the development plan. For projects with floor area allocated from the Community Priority

and Vacant Property categories, the unused floor area shall revert to the category from which the floor area was allocated upon expiration of the development plan.

I. MULTIPLE DEVELOPMENT PLANS. When more than one valid approved development plan exists for a lot, upon issuance of a building or grading permit for any work authorized by one of the approved development plans, all other development plans approved for that lot are deemed abandoned by the property owner. No building or grading permit shall be issued for any work authorized by a development plan following abandonment of that plan. For projects with floor area allocated from the Approved, Pending, Economic Development and Small Addition categories, any unused floor area shall be made available for allocation to Economic Development Projects upon abandonment of a development plan. For projects with floor area allocated from the Community Priority and Vacant Property categories, any unused floor area shall revert to the category from which the floor area was allocated upon abandonment of a development plan.

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA BARBARA ESTABLISHING PROCEDURES FOR ADMINISTRATION OF THE AMENDMENTS TO TITLES 28 AND 29 OF THE MUNICIPAL CODE IMPLEMENTING THE GENERAL PLAN UPDATE GROWTH DECISIONS, AND RESCINDING RESOLUTION NO. 09-058

A. On April 27, 1989, the City Council adopted a series of recommendations on proposed amendments to the City's General Plan and instructed the staff to begin preparation of ordinances and resolutions to implement those recommendations.

B. On November 7, 1989, the voters of the City of Santa Barbara adopted a charter amendment restricting the amount of nonresidential growth which can occur over the next twenty years and directing the Council to adopt measures to assure that those restrictions are not exceeded.

C. On February 12, 1991, the City Council adopted amendments to the Zoning Ordinance to implement the Growth Decisions and Charter Section 1508.

D. On June 18, 1991, the City Council, recognizing the need to allow for large institutions to plan with a comprehensive, long range perspective, amended Resolution 91-017 in order to allow certain types of projects the ability to reserve square footage in the Community Priority Development Allocation Category.

E. On December 13, 1994, the City Council amended the City's S-D-2 Zone to eliminate development plan processing requirements which were different from the requirements of Municipal Code Section 28.87.300.

F. On November 7, 1995, the voters of the City of Santa Barbara amended Charter Section 1508 to create an "Economic Development" floor area allocation category in order to reallocate unused square footage from the "Approved," "Pending" and "Small Addition" allocation categories to nonresidential development projects which promote the economic development of the City.

G. In 1997, the City Council, recognizing the need to allow more flexibility for the expansion of existing businesses during times of economic growth, amended Resolution 96-027 to allow a greater number of Small Addition projects to proceed within the three million square foot growth cap established by Charter Section 1508.

H. In 1999, the City Council, recognizing the need to reaffirm the fairness of the allocation procedure for Small Addition square footage, amended Resolution 97-048 to allow Small Addition square footage to be allocated by lottery.

I. Pursuant to its own language, Charter Section 1508 expired on December 31, 2009.

J. In the Spring of 2007, the City Council initiated the public process for an update of the General Plan known as *Plan Santa Barbara*.

K. On July 14, 2009, the City Council adopted an ordinance amending Section 28.87.300 of the Municipal Code extending the regulations relating to

nonresidential growth through January 1, 2013. The City Council extended Section 28.87.300 for the purpose of maintaining the status quo concerning nonresidential growth management until the completion of *Plan Santa Barbara* and to allow for the orderly implementation of the *Plan Santa Barbara* policies regarding nonresidential growth management.

L. In order to maintain the continued operation of the nonresidential growth regulations in their present form, the City Council hereby reallocated 90,000 square feet of floor area from the Economic Development category to the Small Additions category effective January 1, 2010, to cover the period from January 1, 2010, through January 1, 2013.

M. On December 1, 2011, the City Council adopted *Plan Santa Barbara*. The General Plan Update established new growth limitations for the next 20 years, along with policies and standards to implement the Growth Management Program. This new growth limitation necessitates amendments to the Development Plan Review and Approval Ordinance which are currently underway.

N. Staff recommends an additional extension of the current Development Plan Review and Approval ordinance for one more year to January 1, 2014, to allow completion of the Zoning Ordinance amendments consistent with the General Plan Update.

O. This Resolution includes the administrative procedures necessary to implement the City's Development Plan Review and Approval ordinance (Municipal Code Section 28.87.300) through January 1, 2014.

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

The following are the administrative procedures required by SBMC §28.87.300:

1. Reallocation Floor Area from Economic Development Category to the Small Additions Category.

Pursuant to Municipal Code Section 28.87.300, 600,000 square feet of floor area was allocated to the Small Additions category for the period from 1989 through December 31, 2009. Section 28.87.300 limited Small Additions to no more than 30,000 square feet of floor area per year. At the end of each year, any unused square footage from the annual allotment for Small Additions was transferred to the Economic Development category. By December 31, 2009, the entire allocation of 600,000 square feet assigned to the Small Addition category will have been assigned or developed as Small Additions or transferred to the Economic Development category.

On July 14, 2009, the City Council adopted an ordinance extending the regulations found in Section 28.87.300 through January 1, 2013. In order to provide for a continued allotment of 30,000 square feet per year for Small Additions, 90,000 square feet of floor area is hereby reallocated from the Economic Development category to the Small Additions category, effective January 1, 2010.

The City Council adopted an ordinance extending the regulations found in Section 28.87.300 from January 1, 2013, through January 1, 2014. In order to provide

for a continued allotment of 30,000 square feet per year for Small Additions, an additional 30,000 square feet of floor area is hereby reallocated from the Economic Development category to the Small Additions category, effective January 1, 2013.

2. Minor Additions, Small Additions, Projects on Vacant Property, Government Displacement Projects, and Revisions to Approved Projects. An application for a land use permit for a nonresidential construction project consisting of a minor addition, small addition, project on vacant property, Government Displacement or revision on an approved project, as those terms are defined in Section 28.87.300 of Chapter 28.87 of Title 28 shall be subject to the following procedure:

a. Application.

(1) Minor Additions, Projects on Vacant Property, Government Displacement Projects, and, Revisions to Approved Projects. An application for a land use permit for a nonresidential construction project involving a proposed minor addition, project on vacant property, government displacement project or revision to an approved project shall be submitted to the Community Development Department in accordance with the standard application requirements in place at the time of submittal.

(2) Small Additions. An application for a land use permit for a nonresidential construction project involving a proposed small addition shall be submitted to the Community Development Department in accordance with the following procedures:

(a) **Initial Application Period.** Beginning on January 1 of each year, completed applications for small additions will be accepted for a period of the first two (2) business days of each year. Applications received during this two (2) day period will be reviewed by staff to determine the total amount of square footage requested from the small addition category. If the total amount of small addition square footage requested is less than or equal to the 30,000 square foot annual allotment, the accepted applications will be allocated square footage in the amounts requested. Subsequent applications for small additions will be accepted on a first-come, first-served basis until the 30,000 square foot annual limit has been reached.

Applications submitted after this point will be returned to the applicant, with the names of the applicants for the next 10,000 square feet of small additions placed on a Reallocation List for use in the event that projects originally accepted are reduced in size, withdrawn, abandoned or denied. All other potential applicants will be advised to reapply in January of the following year.

(b) **Allocation By Lot.** If the total amount of small addition square footage requested exceeds the 30,000 square foot annual limit, priority for square footage allocations will be determined by the casting of lots in a manner deemed appropriate by the Community Development Director. Each proposed development project for which an application has been received will have one lot in the lottery, regardless of the number of small additions requested or the number of properties involved in the proposed project. Projects will be allocated small addition square footage in the order drawn until the 30,000 square foot limit has been reached. Projects which were not drawn during the initial 30,000 square foot allocation will

continue to be drawn for priority placement on a Reallocation List for use in the event that projects originally accepted are reduced in size, withdrawn, abandoned, or denied. Subsequent to the lottery, all other potential applicants will be advised to reapply in January of the following year.

b. Action.

(1) Minor Additions, Government Displacement Projects, and Revisions to Approved Projects. An application for a minor addition, government displacement project, or revision to an approved project may be considered even if the project will cause a significant unavoidable environment effect or create a traffic impact in violation of adopted City policies. The discretion to approve such a project upon a finding of overriding considerations rests solely with the reviewing body.

(2) Small Additions and Projects on Vacant Property. An application for a small addition or project on vacant property shall not be approved if the project will cause an unavoidable and unmitigated significant adverse environmental effect (as documented in an environmental impact report) other than a cumulative air pollution impact, or create a traffic impact in violation of adopted City policies, including the Circulation Element of the General Plan.

c. Tracking.

(1) Minor Additions. The cumulative total Minor Additions on a parcel shall not exceed 1,000 square feet.

(2) Minor Additions and Small Additions. Minor Addition square footage developed in conjunction with a Small Addition shall be counted as a Minor Addition. The annual total square footage of such projects shall be subtracted annually from the total square footage available in the Economic Development category. In no case shall the combined total of Small Addition square footage and Minor Addition square footage on a parcel exceed 3,000 square feet.

3. Community Priority Project or Economic Development Project. An application for a land use permit for a nonresidential construction project which has been designated by the City Council as a community priority or economic development project shall be subject to the following procedure:

a. Application. An application for a land use permit for a nonresidential construction project proposed as a community priority or economic development project shall be submitted to the Community Development Department for a recommendation of community priority or economic development status. The following information shall be included in the application packet:

- A completed Master Application form;
- 3 copies of a Plot Plan including the following:
  - Vicinity Map
  - North Arrow
  - Scale (not smaller than 1" = 20')
  - Project address and property owners
  - Land Use Zone

- Total site acreage
  - Property boundaries
  - Setback dimensions
  - Assessor's Parcel Number(s)
  - Location of proposed Structures
  - Indication of removal of any structures
  - Major trees should be indicated including those proposed for removal
  - Footprint of structures on adjacent properties
  - Location of existing and proposed parking spaces
  - Legend including: net lot area of parcel in square feet and acres, site statistics showing both square footage and percentage of site coverage for all buildings and parking statistics showing the number of spaces required by ordinance and the total number of on-site space (existing and proposed);
- Letter from the applicant containing a description of the project including but not limited to the square footage of existing and proposed structures (consistent with the definition of Floor Area contained in Section 28.87.300 of the Zoning Ordinance), and the square footage associated with any proposed demolition;
  - For Community Priority Projects, a Needs Assessment providing Staff and the Council with information necessary to make the finding that the proposed project meets a "present or projected need directly related to public health, safety or general welfare". The content of the Needs Assessment should be as follows:
    - Introduction outlining the proposal
    - Development history of the site; past development activity at the site should be documented, noting types and dates of past permits
    - Existing uses and associated square footage. This section should address the need for expansion and reasons why an allocation is necessary.
  - For Economic Development Projects, an assessment providing Staff and the Council with information necessary to make the finding that the proposed project will "enhance the standard of living for City and South Coast Residents and will strengthen the local and regional economy". The content of the assessment should be as follows:
    - Introduction outlining the proposal

- Development history of the site; past development activity at the site should be documented, noting types and dates of past permits
- Existing uses and associated square footage. This section should address the need for expansion and reasons why an allocation is necessary.
- Documentation of how the project meets the definition of an Economic Development Project in Section 28.87.300 of the Zoning Ordinance.

The staff recommendation shall be presented to the City Council for a preliminary and non-binding identification of community priority or economic development status. The Preliminary Community Priority Designation or Preliminary Economic Development Designation permits acceptance of the application for processing, but does not commit the City Council, or any City agency, board or commission to approval of the project.

b. Action.

(1) If a project is granted a Preliminary Designation as a community priority or economic development project, the project application shall continue through the review process in place at the time of application. The Planning Commission shall, as part of the review, be asked to make a recommendation to the City Council concerning the project's ability to meet the Zoning Ordinance definition of a community priority project or an economic development project found in SBMC Section 28.87.300(B). Should the project not require Planning Commission review as part of the established review process, the Commission shall be asked to consider the application for purposes of making that recommendation only. Once the project review is complete, the application shall be forwarded to the City Council, together with the Planning Commission's recommendation for a Final Designation as a community priority or economic development project.

(2) Reserving Square Footage in the Community Priority or Economic Development Categories. If an application meets the following criteria, square footage in these categories can be reserved without applying for a land use permit. The application process for a reservation shall be the same as outlined in (a) above. In order to be eligible for a reservation of square footage, the project must exceed 10,000 square feet and be a component of a recognized Facilities Master Plan with interrelated phases of construction, which has been reviewed by the Planning Commission and can be fully implemented within 10 years.

For the purposes of a community priority or economic development project square footage reservation, a Facilities Master Plan shall be a plan which includes the following information:

- The potential for short and long range development for the facility and site;
- A brief history of development occurring at the facility;
- Description of the type and number of parking spaces existing;

- Plans to indicate the size and conceptual location of proposed structures;
- Proposed schedule of implementation of each component.

If Council makes the finding that the project meets the Zoning Ordinance definition of a community priority project or an economic development project found in SBMC Section 28.87.300(B), a reservation of square footage in this Category may be granted by a resolution of the City Council for a period not to exceed five years. Prior to expiration of the Resolution, the applicant shall submit a complete application for a land use permit and a Final Designation as a Community Priority or Economic Development Project.

4. Hotel Replacement. An application for a land use permit for a nonresidential construction project which involves the replacement or remodeling of existing hotel rooms on a room for room basis at the same location shall be subject to the following process:

(a) Application. An application for a land use permit for a proposed hotel room replacement project shall be submitted to the Community Development Department in accordance with the standard application process in place at the time of submittal. All applications shall include a site plan identifying the location and size of all existing hotel rooms. An additional site plan showing the proposed size and location of all rooms after the replacement project is completed shall also be submitted.

(b) Action. Hotel room replacement projects shall not be approved if the project will cause an unavoidable and unmitigated significant adverse environmental effect (as documented in an environmental impact report) other than a cumulative air pollution impact, or create a traffic impact in violation of adopted City policies, including the Circulation Element of the General Plan.

5. Resolution No. 09-058 is hereby rescinded.

6. This resolution shall become effective upon the effective date of the Ordinance of the Council of the City of Santa Barbara Amending Section 28.87.300 of Chapter 28.87 of Title 28 of the Municipal Code Regarding Limitations on Non-Residential Development Within the City.



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** November 13, 2012

**TO:** Mayor and Councilmembers

**FROM:** Engineering Division, Public Works Department

**SUBJECT:** Adoption Of Resolution Of Intent To Vacate Easement For Public Right-Of-Way On A Portion Of Lowena Drive

**RECOMMENDATION:** That Council:

- A. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Declaring the Intention of the Council of Said City to Vacate a Certain Portion of Lowena Drive Located Adjacent to Assessor's Parcel Nos. 029-202-001 and 029-201-004 as Hereinafter Described, and Providing for the Holding of a Public Hearing, the Posting of Required Notices, and the Publication of This Resolution; and
- B. Set the time and place for a hearing of persons interested in, or objecting to, the proposed vacation for December 4, 2012, at 2:00 p.m. at the regular meeting of said City Council to be held in the Council Chambers, City Hall, Santa Barbara.

### DISCUSSION:

#### BACKGROUND

The Santa Barbara Bowl Foundation (SBBF) has submitted an application for a conditional use permit proposing a new box office and pedestrian plaza on the property owned by SBBF known as 1130 North Milpas. This property is adjacent to the County of Santa Barbara (County) owned property (1122 North Milpas), where the existing Santa Barbara Bowl box office and parking lot are located. They are accessed via the Lowena Drive entrance from Milpas Street. SBBF has an existing long term lease with the County for the use of this property in relation to the operation of the Santa Barbara Bowl amphitheater.

Built in 1936, the Santa Barbara Bowl is the largest outdoor amphitheater in Santa Barbara County with seating for approximately 4600 patrons. Approximately 30 shows are produced each year with additional use by non-profit organizations. The Santa Barbara Bowl facilities are located on three parcels as shown below and on Attachment 1.

APN	Address	Acreage	Owner
029-110-023	1126 N. Milpas Street	15.16 acres	Santa Barbara County
029-202-001	1122 N. Milpas Street	1.66 acres	Santa Barbara County
029-201-004	1130 N. Milpas Street	0.66 acres	Santa Barbara Bowl Foundation

The majority of the Santa Barbara Bowl is located on County-owned property within the City of Santa Barbara. The County-owned parcels are leased by SBBF, the organization that manages the facility. In 2005, the SBBF acquired the adjacent parcel located at 1130 North Milpas Street.

#### PROPOSED PROJECT

The purpose of the project is to provide an improved box office facility, pedestrian access, and vehicular circulation for concert patrons, and service providers. Currently, limited vehicular and all pedestrian access is provided along Lowena Drive at the entrance from Milpas Street. The proposed project includes:

1. New 2,210 square foot administration building with box office services and public restrooms.
2. New pedestrian entrance plaza, pathway and security check areas. New landscaping with most existing oak trees to remain.
3. Removal of a portion of the stone wall along Milpas Street and installation of new stone walls.
4. Eight new bicycle parking spaces.
5. New shuttle bus stop to provide patrons with access to the upper Concession Plaza.

On January 31, 2012, staff presented a concept review of the project and proposed street vacation so that Council would have an opportunity to review the vacation and the proposed development on a conceptual level, prior to the applicant submitting a formal application. At this meeting, Council conceptually approved the street vacation.

On November 1, 2012, the City Planning Commission unanimously approved the project, including the vacation of a portion of Lowena Drive as presented (Attachment 2).

The proposed improvements under the conditional use permit require the vacation of a portion of the City street easement known as Lowena Drive. New parallel parking, patron shuttle bus stop (with handicap access), pedestrian pathway with new

landscaping as discussed above will be within the Lowena Drive easement requiring vacation of the portion of Lowena Drive located on the County-owned property. The request to vacate the portion of the Lowena Drive easement that is on the County property is a joint request of SBBF and the County, as indicated by the County Board of Supervisor's letter of support dated November 2, 2010 (Attachment 3).

#### LOWENA DRIVE VACATION

The Lowena Drive easement on the County property begins at the driveway to the Santa Barbara Bowl from Milpas Street. The easement crosses the County property, and then crosses onto private property creating a loop through to Anapamu Street and serves as a public street easement (Attachment 4). There are seven existing private properties that are served by the Lowena Drive easement. The remaining portion of the street easement would continue to serve these properties. Service access is primarily through the Anapamu Street connection. There are no existing street improvements such as curb, gutter, or lane markings indicating there is a public street on the County property, and as such, it is not used by residents or service access. This portion of the existing street easement is not necessary for present or prospective public street purposes, or a non-motorized transportation facility such as bike or walk way. However, a public service easement maintaining the rights of existing public utilities shall be reserved.

The City's easements for Lowena Drive, and many other streets, were set forth in City Resolution No. 2737, adopted by Council on February 24, 1955. At that time, the City accepted the responsibility to maintain the roadway already known as Lowena Drive, which was created as a private road. This was done in conjunction with many other existing poorly maintained private roads that were being used by the public.

The vacation of this portion of Lowena Drive means that any existing City easements would be removed and the City would no longer be responsible for maintenance, although historically, maintenance on this portion has generally been provided by the SBBF staff. The County owns the real property underlying Lowena Drive; however, there is the potential that other private easements in the affected area may exist. The County and the SBBF are aware of this and have circulated notification of the potential vacation and survey to affected owners. At this date, staff has no knowledge of owners or residents making claims of private easements or objecting to the proposed vacation. Additionally, in discussions with Traffic Engineering, Transportation Planning, Fire and Public Safety, it was determined that a cul-de-sac with sufficient area for vehicular turn around to include a vehicle gate with attached Fire Department Knox Box (for emergency access) and a pedestrian gate at the termination point of Lowena Drive, where the vacation is proposed would be required. In order to complete this improvement, SBBF would also dedicate to the City a portion of their adjacent property for street easement purposes prior to the commencement of construction. The cul-de-sac, gates, and any appurtenant public street frontage improvements in this area shall be constructed to City standards and documented with C-1 public improvement plans.

## GENERAL PLAN CONFORMANCE

The subject site is located in the Lower Riviera neighborhood and, unlike the County-owned parcels that have a Land Use designation of Institutional, the subject parcel has a Land Use designation of Medium-High Density Residential (15-27 du/acre). At the November 1, 2012 hearing, the Planning Commission initiated a General Plan Map Amendment to change the Land Use designation of the project site to Institutional as well. With the map amendment, the proposed project can be found consistent with the policies of the General Plan.

The street easement vacation, having been reviewed as part of the overall box office project, also meets environmental compliance pursuant to Government Code Section 65402.

## CONCLUSION

Public Works Department staff has reviewed the proposed project and supports the vacation of the City's easement. Discussions with the Santa Barbara Police and Fire Departments have also proved favorable to the vacation.

Having received the appropriate board and commission approvals for the overall SBBF project, staff recommends the adoption by Council for the Resolution of Intent to Vacate the easement on a portion of Lowena Drive. With this approval, staff will post the site, publish a notice in the Montecito Journal, or other appropriate publication for two weeks, and hold a public hearing for the presentation of any and all relevant information before appropriate action is initiated for the subsequent Adoption of a Resolution of Order to Vacate said easement.

**ATTACHMENTS:**

1. Aerial Map of Parcels
2. Bowl Box Office Site Plan and Perspective
3. County Supervisors letter of request to vacate
4. Exhibit Map of Lowena Drive and portion for vacation (shaded)

**PREPARED BY:** John Ewasiuk, Principal Civil Engineer/DT/mj

**SUBMITTED BY:** Christine F. Andersen, Public Works Director

**APPROVED BY:** City Administrator's Office

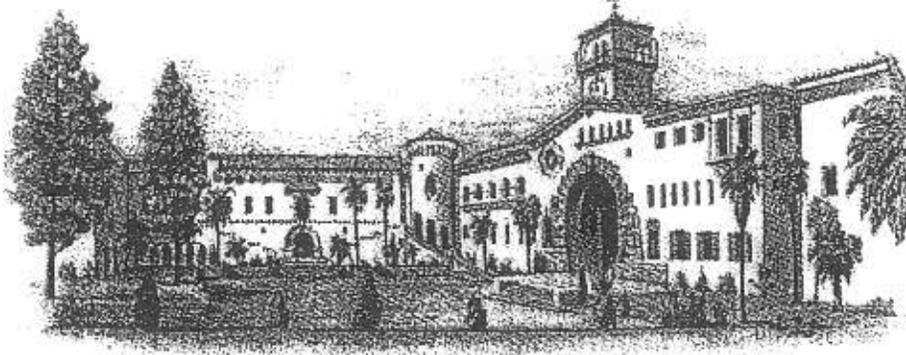
# Santa Barbara Bowl: Aerial Map of Parcels







COUNTY OF SANTA BARBARA



**BOB NISBET**  
Director

**Ronn Carlentine, SR/WA**  
Real Property Manager

**Mitch Guenthart**  
Fleet Manager

**Paddy Langlands**  
Assistant Director

**Jack T. Williams**  
Facilities Manager

**Robert Ooley, AIA**  
County Architect

**GENERAL SERVICES DEPARTMENT**

**SUPPORT SERVICES DIVISION**

1105 Santa Barbara Street  
Santa Barbara, California 93101

Mr. Don Irelan  
City of Santa Barbara  
Public Works Department (Engineering)  
P.O. Box 1990  
Santa Barbara, CA 93102-1990

Bowl Foundation Request Road Abandonment of Lowena Road

Dear Mr. Irelan,

This letter shall serve as support of the Santa Barbara Bowl Foundation proposal to seek the City's approval of vacating an existing City public road easement on a portion of Lowena Drive. The vacation of Lowena Drive and the proposed design of the Santa Barbara Bowl-Box Office Plaza project will provide improved pedestrian and vehicle access for concert patrons entering the County facility known as the Santa Barbara Bowl.

It is our understanding the following history relates to that certain portion of Lowena Drive:

- 1936 the County was granted a public road easement that affects the same roadway  
City annexed that portion of County into the City limits
- 1955 City Resolution No. 2742 created City public road easement over Lowena Drive
- 1957 Executor Deed – conveyed Lowena Drive in fee to the County of Santa Barbara
- 1957 County Resolution No. 16496 – accepted Lowena Drive in fee which left the City public road easement in-place
- Present – When the County accepted Lowena Drive in fee in 1957, it merged the County's 1936 road easement on Lowena Drive, and therefore Lowena Drive is recognized as a County-owned property.

The County in its proprietary duty of that certain real property stated herein, does support the vacation of the City's public road easement of that certain portion of Lowena Drive consisting of approximately 15,880 square feet. The proposed Box Office Plaza project designed by the Bowl Foundation will provide more efficient and safer pedestrian and vehicle access to this County facility. Also, the improved walkway through the Box Office Plaza will eliminate the existing conflicts with pedestrian and vehicles using the same passage way to this County facility.

Ronn Carlentine,  
Real Property Manager  
(805) 568-3078



BOARD OF SUPERVISORS  
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

Department Name: General Services  
Department No.: 063  
For Agenda Of: November 2, 2010  
Placement: Administrative  
Estimated Tme:  
Continued Item: No  
If Yes, date from:  
Vote Required: Majority

---

TO: Board of Supervisors  
FROM: General Services Bob Nisbet, Director (805) 560-1011  
General Services Department  
Contact Info: Paddy Langlands, Assistant Director (805) 568-3096  
Support Services Division  
SUBJECT: **SB Bowl Foundation Letter of Support to Vacate a Portion of Lowena Drive, Santa Barbara; First Supervisorial District; ORES 001076**

---

County Counsel Concurrence

As to form Yes

Auditor-Controller Concurrence

As to form N/A

Other Concurrence: Risk Manager

As to form N/A

Recommended Actions:

That the Board of Supervisors authorize the General Services Department Director to send the attached letter of support to the City of Santa Barbara seeking approval of the vacation of an existing City public road easement on a portion of Lowena Drive, within the City of Santa Barbara, which right of way currently is the route through the County Bowl's parking lot and serves as passage way for pedestrian and vehicle access to the Bowl facility.

Summary Text:

The County's support of this will enable the Bowl Foundation to seek the vacation of the City's public road easement of that certain portion of Lowena Drive. The Bowl Foundation is proposing a Box Office Plaza project on property they own at 1130 N. Milpas Street, Santa Barbara, which is adjacent to the County Bowl property. The proposed Box Office Plaza project will improve pedestrian and vehicle access to this County facility.

Background:

The Santa Barbara Bowl Foundation is proposing the Box Office Plaza project that consists of a new administration building with box office services and a new pedestrian entrance plaza on property they own at 1130 N. Milpas Street, Santa Barbara. The project will also consist of the vacation of Lowena Drive; improvements on Lowena Drive, restriping, hardscape and landscape changes to the existing parking lot, and a change of use to the property they own. This project will provide a "Lobby" space to

Subject: SB Bowl Foundation Letter of Support to Vacate a Portion of Lowena Drive First  
Supervisory District  
Agenda Date: November 2, 2010  
Page: 2 of 2

the existing Santa Barbara Bowl outdoor amphitheater which is located on the adjacent County property at 1122 N. Milpas Street. It is anticipated that the proposed design will reduce the friction between the pedestrians and vehicles that are currently sharing the same passage way to the Bowl facility. This project will better serve the concert patrons by providing more efficient and safer access to the Santa Barbara Bowl facility.

The City's vacation of that certain portion of Lowena Drive will remove a public road easement, and the underlined property will remain as County-owned property held, in fee, by the County of Santa Barbara.

**Fiscal and Facilities Impacts:**

No fiscal or facility impact to the County on this action.

**Special Instructions:** Please forward the Minute Order to Office of Real Estate Services, Attn: Ronn Carlentine

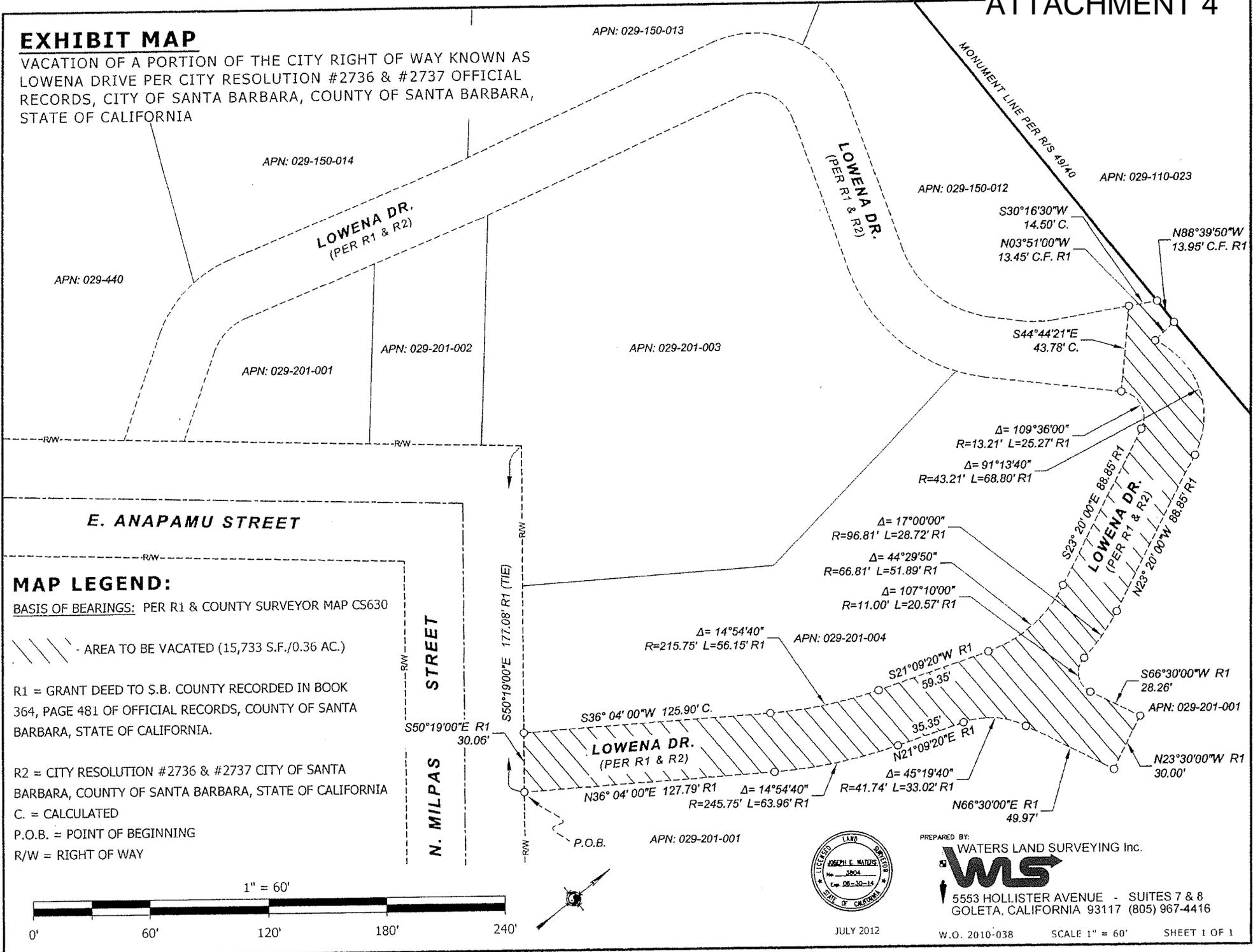
**Attachments:**

Letter to the City of Santa Barbara, dated November 2, 2010

**Authored by:** Ronn Carlentine, Office of Real Estate Services

**EXHIBIT MAP**

VACATION OF A PORTION OF THE CITY RIGHT OF WAY KNOWN AS LOWENA DRIVE PER CITY RESOLUTION #2736 & #2737 OFFICIAL RECORDS, CITY OF SANTA BARBARA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA



**MAP LEGEND:**

BASIS OF BEARINGS: PER R1 & COUNTY SURVEYOR MAP CS630

- AREA TO BE VACATED (15,733 S.F./0.36 AC.)

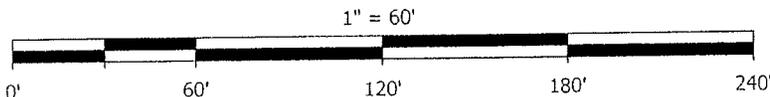
R1 = GRANT DEED TO S.B. COUNTY RECORDED IN BOOK 364, PAGE 481 OF OFFICIAL RECORDS, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA.

R2 = CITY RESOLUTION #2736 & #2737 CITY OF SANTA BARBARA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

C. = CALCULATED

P.O.B. = POINT OF BEGINNING

R/W = RIGHT OF WAY



PREPARED BY: WATERS LAND SURVEYING Inc.



5553 HOLLISTER AVENUE - SUITES 7 & 8  
GOLETA, CALIFORNIA 93117 (805) 967-4416

JULY 2012

W.O. 2010-038

SCALE 1" = 60'

SHEET 1 OF 1

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA BARBARA DECLARING THE INTENTION OF THE COUNCIL OF SAID CITY TO VACATE A CERTAIN PORTION OF LOWENA DRIVE LOCATED ADJACENT TO ASSESSOR'S PARCEL NOS. 029-202-001 and 029-201-004 AS HEREINAFTER DESCRIBED, AND PROVIDING FOR THE HOLDING OF A PUBLIC HEARING, THE POSTING OF REQUIRED NOTICES, AND THE PUBLICATION OF THIS RESOLUTION

WHEREAS, the public Streets, Highways and Service Easements Vacation Law (herein referred to as "General Vacation Procedure"), as set forth in Part 3 of Division 9 (Sections 8300et seq.) of the Streets and Highways Code of the State of California, as amended, provides both for the power and method for the vacation of all or part of any City street or public service easement;

WHEREAS, The Santa Barbara Bowl Foundation (SBBF), Lessee of the Real Property owned by the County of Santa Barbara (County) commonly known as 1122 and 1130 North Milpas Street, Assessor's Parcel Numbers (APNs) 029-202-001, 029-110-023 respectively, and the County have jointly requested the vacation by the Council of a portion of Lowena Drive;

WHEREAS, at its meeting on January 31, 2012, the City Council conceptually reviewed the SBBF Box Office Plaza Project (Project) and proposed vacation of Lowena Drive, and conceptually approved the project and street vacation;

WHEREAS, on November 1, 2012, at a regularly scheduled hearing the City of Santa Barbara Planning Commission approved the Project, subject to the City Council final approval of an Order to Vacate Lowena Drive;

WHEREAS, by way of this Resolution the City Council hereby approves the initiation of proceedings to vacate that certain portion of Lowena Drive that is presently open for street purposes but is not necessary for present or prospective public street purposes;

WHEREAS, the City makes no claim as to the underlying fee ownership of the portion of Lowena Drive as described;

WHEREAS, the City additionally makes no claim as to any underlying fee ownership, or any easement rights related to what is commonly known as Cove Mound Drive on the County property; and

WHEREAS, said portion of Lowena Drive is not necessary for a non-motorized transportation facility.

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

SECTION 1. The City Council hereby elects to proceed herein under the General Vacation Procedure as amended.

SECTION 2. It is the intention of the City Council to vacate that certain street easement underlying the portion of Lowena Drive, said portion of Lowena Drive being more particularly described as follows:

#### DESCRIPTION

Those certain portions of street easement known as Lowena Drive, in the City of Santa Barbara, County of Santa Barbara, State of California, more particularly described on Exhibit "A", and generally depicted on Exhibit Map "B" attached hereto.

SECTION 3. The proposed street vacation is subject to the City Council's reserving and excepting from said vacation a public service easement for existing utilities, consisting of water mains, sewer mains, gas pipelines, electrical transmission lines, communication lines, cable television conduits, storm drain facilities, and other limited-use public easements other than for street or highway purposes.

SECTION 4. The time and place for hearing all persons interested in or objecting to the proposed street vacation shall be on December 4, 2012 at 2:00 p.m. at the regular meeting of the City Council to be held in the Council Chambers, City Hall, Santa Barbara, California, said date being not less than fifteen (15) days from and after the adoption of this Resolution of Intention.

SECTION 5. The Public Works Director of said City is hereby directed, upon and after publication of this Resolution as hereinafter provide, and in any events, not less than two (2) weeks prior to the aforementioned hearing, to cause notices of vacation to be conspicuously posted along that easement hereinabove proposed to be vacated. Such notices shall:

- a. Be posted not more than three hundred (300) feet apart, but at least three (3) such notices shall be posted;
- b. Describe the portion of the street proposed to be vacated and include its lawful or official name by which it is commonly known;
- c. State the time and place for the hearing of all persons interested in or objecting to the vacation; and
- d. Refer to the adoption of this Resolution of Intention.

SECTION 6. The City Clerk is hereby directed, at least two (2) successive weeks prior to the hearing, to cause such Resolution to be published twice in the Montecito Journal, a daily newspaper of general circulations, published and circulated in said City, and hereby designated for that purpose.

SECTION 7. The above set forth determinations, statements, descriptions, public hearings and directives are all to be in compliance with the provisions of the General Vacation Procedure.

**EXHIBIT "A"**

**LEGAL DESCRIPTION:**

Abandonment of a portion of the City of Santa Barbara's Easement known as "Lowena Drive"

All that portion of "Lowena Drive" granted in the Deed to the County of Santa Barbara, recorded July 13, 1936, in Book 364, Page 461 of Official Records in the office of the Santa Barbara County Recorder, and accepted as an Easement for "Street Purposes" by the City of Santa Barbara per City Resolution Nos. 2736 and 2737 adopted February 24, 1955, that portion to be abandoned is described as follows:

Beginning at a point on the Northeasterly line of Milpas Street, said point bears South 50°19'00" East 177.08 feet from the intersection of said Northeasterly line of Milpas Street with the Northwesterly line of Anapamu Street;

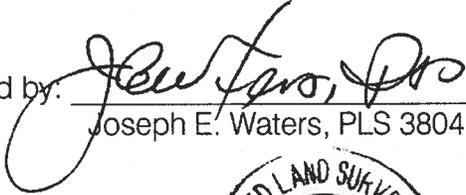
- Thence North 36°04'00" East, 127.79 to the beginning of a curve to the left with a radius of 245.75 feet and a delta of 14°54'40";
- Thence Along the arc of said curve a distance of 63.96 feet to the end of said curve;
- Thence North 21°09'20" East 35.35 feet to the beginning of a curve to the right with a radius of 41.74 feet and a delta of 45°19'40";
- Thence Along the arc of said curve a distance of 33.02 feet to the end of said curve;
- Thence North 66°30'00" East 49.97 feet to a point;
- Thence North 23°30'00" West 30.00 feet to a point;
- Thence South 66°30'00" West 28.26 feet to the beginning of a curve to the right with a radius of 11.00 feet and a delta of 107°10';
- Thence Along the arc of said curve a distance of 20.57 feet to the end of said curve and the beginning of a reverse curve to the left with a radius of 96.81 feet and a delta of 17°00';
- Thence Along the arc of said curve a distance of 28.72 feet to the end of said curve;
- Thence North 23°20'00" West 88.85 feet to the beginning of a curve to the left with a radius of 43.21 feet and a delta of 91°13'40";
- Thence Along the arc of said curve a distance of 68.80 feet to the end of said curve;
- Thence North 3°51'00" West 13.45 feet more or less to intersect the Pueblo Line of the City of Santa Barbara and the monument line shown on Record of Survey Book 49, Page 40 Santa Barbara County Records;
- Thence Along the Pueblo Line North 88°39' 50" West 13.95 feet to a point on the Northwesterly line of Lowena Drive as shown on said map;

Thence South 30°16'30" West along said Northwesterly line 14.50 feet to a point;  
Thence South 44°44'21" East 43.78 feet to a point on the Southeasterly line of Lowena Drive, said point being the beginning of a curve to the right having a radius of 13.21 feet and a delta of 109°36';  
Thence Along the arc of said curve a distance of 25.27 feet to the end of said curve;  
Thence South 23°20'00" East 88.85 feet to the beginning of a curve to the right with a radius of 66.81 feet and a delta of 44°29'50";  
Thence Along the arc of said curve a distance of 51.89 feet to the end of said curve;  
Thence South 21°09'20" West 59.35 feet to the beginning of a curve to the right with a radius of 215.75 feet and a delta of 14°54'40";  
Thence Along the arc of said curve a distance of 56.15 feet to the end of said curve;  
Thence South 36°04'00" West 125.90 feet to intersect the Northeasterly line of Milpas Street;  
Thence South 50°19'00" East along said Northeasterly line 30.06 feet to the Point of Beginning.

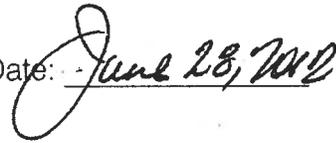
End of Description

Calculated Area: 15,733 Sq. Ft. / 0.36 Acres

Prepared by:

  
Joseph E. Waters, PLS 3804

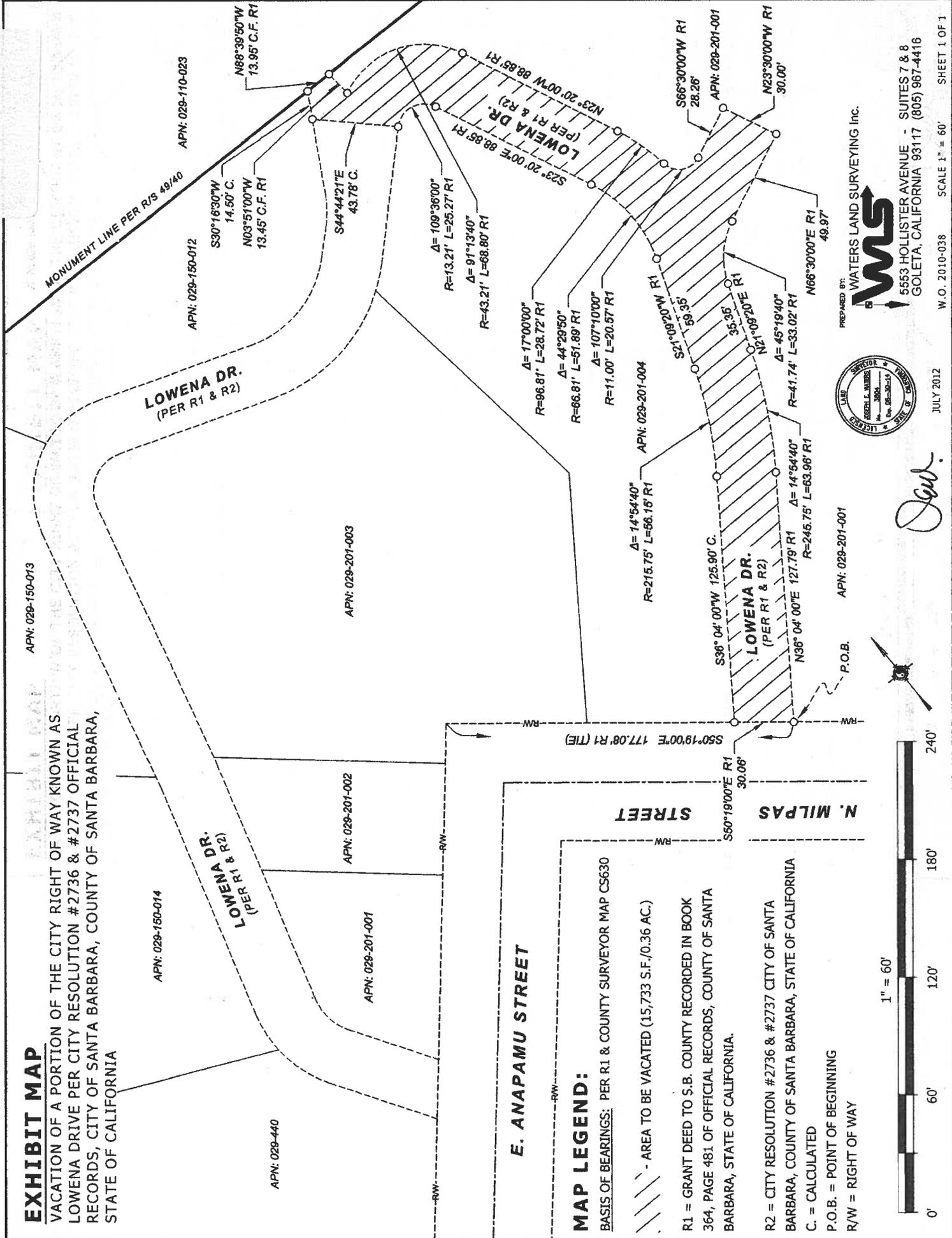
Date:

  
June 28, 2012



**EXHIBIT MAP**

VACATION OF A PORTION OF THE CITY RIGHT OF WAY KNOWN AS LOWENA DRIVE PER CITY RESOLUTION #2736 & #2737 OFFICIAL RECORDS, CITY OF SANTA BARBARA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA



**MAP LEGEND:**

- BASIS OF BEARINGS: PER R1 & COUNTY SURVEYOR MAP CS630
- AREA TO BE VACATED (15,733 S.F./0.36 AC.)
- R1 = GRANT DEED TO S.B. COUNTY RECORDED IN BOOK 364, PAGE 481 OF OFFICIAL RECORDS, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA.
- R2 = CITY RESOLUTION #2736 & #2737 CITY OF SANTA BARBARA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA
- C. = CALCULATED
- P.O.B. = POINT OF BEGINNING
- R/W = RIGHT OF WAY



PREPARED BY: **WMS** WATERS LAND SURVEYING Inc.  
 5553 HOLLISTER AVENUE - SUITES 7 & 8  
 GOLETA, CALIFORNIA 93117 (805) 967-4416

APR 2012

W.O. 2010-038 SCALE 1" = 60' SHEET 1 OF 1

LAND SURVEYOR  
 SPECIAL LICENSE  
 No. 10000  
 Exp. 06-30-2015

July 2012

*Jan.*



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** November 13, 2012

**TO:** Mayor and Councilmembers

**FROM:** Engineering Division, Public Works Department

**SUBJECT:** Approval Of Final Map And Execution Of Agreements For 457 North Hope Avenue

### **RECOMMENDATION:**

That Council approve and authorize the City Administrator to execute and record Final Map Number 20,803 and standard agreements relating to the approved subdivision at 457 North Hope Avenue, and authorize the City Engineer to record a recital document stating that the public improvements have been completed and that the previously recorded Land Development Agreement may be removed from the title document after the public improvements are complete.

### **DISCUSSION:**

A Tentative Map for the subdivision located at 457 North Hope Avenue (Attachment 1), was conditionally approved on October 6, 2011 by adoption of the Planning Commission (PC) Conditions of Approval, Resolution Number 020-11 (Attachment 2). The project involves a 9-lot subdivision. As part of the project, the site has been annexed to the City of Santa Barbara on August 6, 2012 per recorded Instrument No. 2012-00511116.

Staff has reviewed the Map and has found it to be in substantial compliance with the previously approved Tentative Map, the Conditions of Approval, the State Subdivision Map Act, and the City's Subdivision Ordinance.

In accordance with the PC approval, the Owner(s) (Attachment 3) have signed and submitted the Final Map and the required Agreements to the City, tracked under Public Works Permit Number PBW2012-00423. Council approval is required if Council agrees with the staff determination that the Map conforms to all the requirements of the Subdivision Map Act and the Municipal Code applicable at the time of the approval of the Tentative Map (Municipal Code, Chapter 27.09.060, City Council Action).

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

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/FINAL MAP IS AVAILABLE FOR REVIEW IN THE CITY CLERK'S OFFICE.**

- ATTACHMENTS:**
1. Vicinity Map
  2. Conditions required to be recorded concurrent with Final Map Number 20,803 by the Planning Commission Conditions of Approval Resolution No. 020-11
  3. List of Owners/Trustees

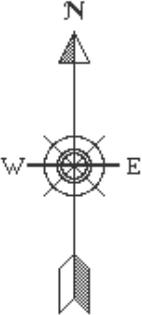
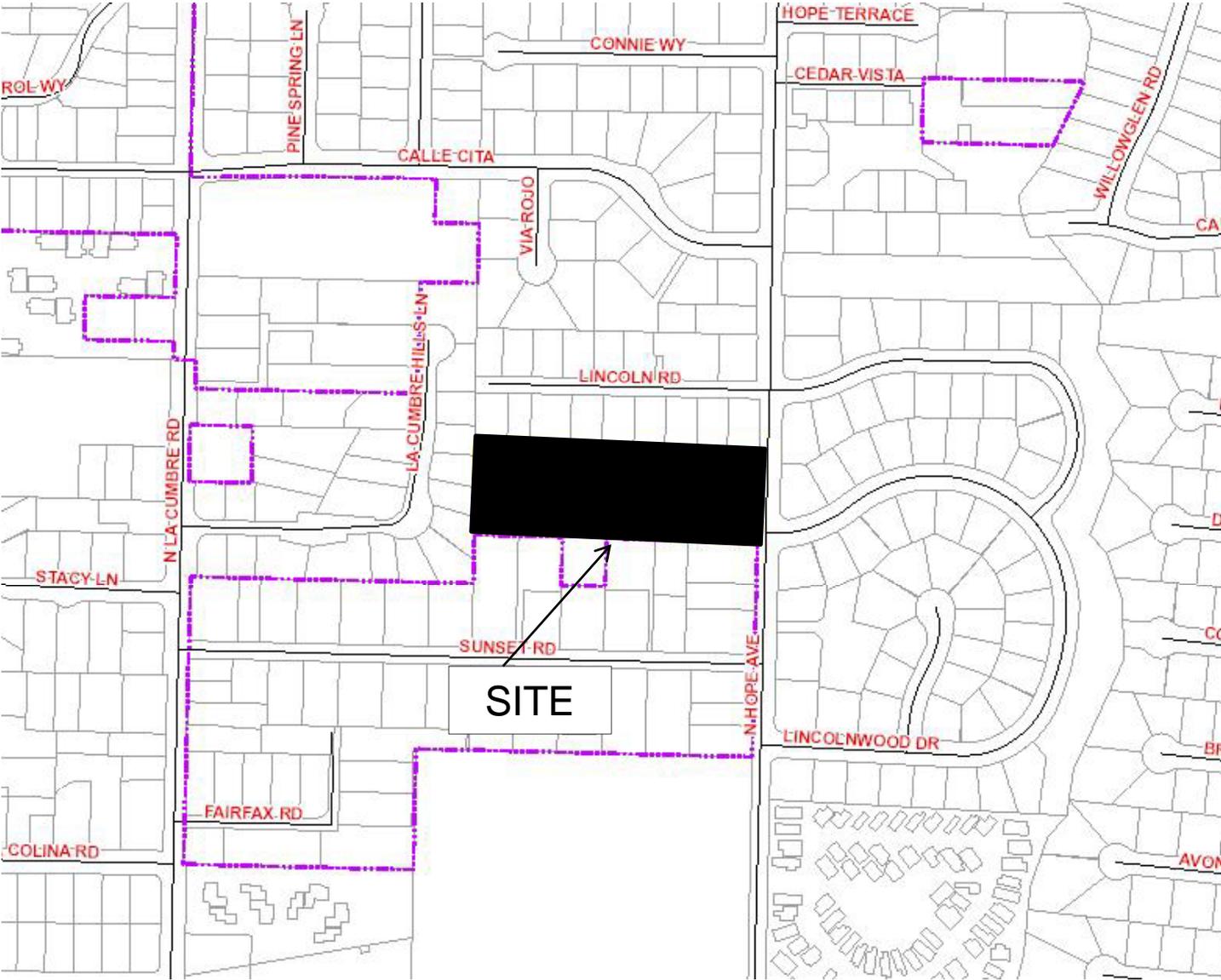
**PREPARED BY:** Mark Wilde, Supervising Civil Engineer/kts

**SUBMITTED BY:** Christine F. Andersen, Public Works Director

**APPROVED BY:** City Administrator's Office

**ATTACHMENT 1**

**Vicinity Map  
457 North Hope Avenue**



Not to Scale

### CONDITIONS REQUIRED TO BE RECORDED CONCURRENT WITH FINAL MAP NUMBER 20,803 BY PLANNING COMMISSION CONDITIONS OF APPROVAL, RESOLUTION NO. 020-11

#### 457 North Hope Avenue

Said approval is subject to the following conditions:

1. **Approved Development.** A nine lot subdivision of a 2.92 acre vacant parcel, currently located within the County of Santa Barbara's jurisdiction. The site would be annexed to the City of Santa Barbara and would be given a General Plan designation of Residential (5units/acre) and Zoning designation of Residential (E-3 - 7,500 square feet/lot). No structural development of the individual lots is proposed, but infrastructure serving all of the lots would be either constructed or bonded. The infrastructure includes, but is not limited to, new water lines, sewer lines, a public road and drainage improvements, which are shown on the Tentative Subdivision Map and signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.
2. **Future Residential Development.** All future development on the property shall be subject to the following conditions:
  - a. All future construction shall comply with the applicable conditions of approval contained in Sections F. "Requirements Prior To Permit Issuance," G. "Construction Implementation Requirements," and H. "Prior to Certificate of Occupancy" of the Planning Commission resolution.
3. **Uninterrupted Water Flow.** The Owner shall provide for the continuation of any historic uninterrupted flow of water onto the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.
4. **Private Drainage.** The Owner shall also provide drainage easements across the newly created lots to facilitate drainage.
5. **Recreational Vehicle Storage Limitation.** No recreational vehicles, boats, or trailers shall be stored on the Real Property unless enclosed or concealed from view as approved by the Single Family Design Board (SFDB).
6. **Landscape Plan Compliance.** The Homeowner(s) shall comply with the Landscape Plan approved by the Single Family Design Board (SFDB). Such plan shall not be modified unless prior written approval is obtained from the SFDB. 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 SFDB, the Homeowner(s) are responsible for its immediate replacement.
7. **Storm Water Pollution Control and Drainage Systems Maintenance.** Homeowner(s) shall maintain the common drainage system and storm water pollution control devices as shown on the approved Tentative Map intended to intercept siltation and other potential pollutants (including, but not limited to, hydrocarbons, fecal bacteria, herbicides, fertilizers, etc. ) in a functioning state as outlined in the private CC&R's (and in accordance with the Operations and Maintenance Procedure Plan prepared in accordance with the Storm Water Management Plan BMP Guidance Manual).

- a. Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat water, or result in increased erosion, the Home Owner(s) shall be responsible for any necessary repairs to the system and restoration of the eroded area.
  - b. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the applicant shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building Permit is required to authorize such work.
  - c. The Homeowner(s) are responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health, or damage to the Real Property or any adjoining property.
  - d. Drainage from individual detention basins on each lot, as depicted on the Tentative Map, shall not be impeded by neighboring parcels.
8. **Required Private Covenants (CC&R's).** The Owner shall record in the official records of Santa Barbara County private covenants or a similar agreement which, among other things, shall provide for all of the following:
- a. **Common Landscape Area Maintenance.** The Homeowners shall comply with the Landscape Plan approved by the Single Family Design Board (SFDB) for the areas located between the northern property line and the new public right-of-way road easement, the detention basin within the center of the cul-de-sac and the detention basin located on Lot No. 1.
  - b. **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.
9. **Pesticide or Fertilizer Usage Near Drainage Facilities.** The use of pesticides or fertilizer shall be prohibited within the detention basin area located in the cul-de-sac, which drains directly into an offsite concrete V-ditch that leads to a natural water course as outlined in Municipal Code §16.15.

# ATTACHMENT 3

**LIST OF OWNERS**  
**SB93110, Inc., A California Corporation**

457 North Hope Avenue

Trudi G. Carey, President



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** November 13, 2012

**TO:** Mayor and Councilmembers

**FROM:** Engineering Division, Public Works Department

**SUBJECT:** Approval Of Parcel Map And Execution Of Agreements For 1722 State Street

### **RECOMMENDATION:**

That Council approve and authorize the City Administrator to execute and record Parcel Map Number 20,802 and standard agreements relating to the approved subdivision at 1722 State Street, and authorize the City Engineer to record a recital document stating that the public improvements have been completed, and that the previously recorded Land Development Agreement may be removed from the title document after the public improvements are complete.

### **DISCUSSION:**

A Tentative Map for the subdivision located at 1722 State Street (Attachment 1), was conditionally approved on December 1, 2011, by adoption of the Planning Commission's (PC) Conditions of Approval, Resolution Number 025-11 (Attachment 2). The project involves the conversion of an existing two-story building to a new medical office and surgery center, and construction of up to eight commercial condominiums. Staff has reviewed the Parcel Map (Map), and has found it to be in substantial compliance with the previously approved Tentative Map, the Conditions of Approval, the State Subdivision Map Act, and the City's Subdivision Ordinance.

In accordance with the PC's approval, the Owner(s) (Attachment 3) have signed and submitted the Map and the required Agreements to the City, tracked under Public Works Permit Number PBW2012-01044. Council approval is required if Council agrees with the staff determination that the Map conforms to all the requirements of the Subdivision Map Act and the Municipal Code applicable at the time of the approval of the Tentative Map (Municipal Code, Chapter 27.09.060, City Council Action).

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

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 required to be recorded concurrent with Parcel Map Number 20,802 by the Planning Commission Conditions of Approval Resolution Number 025-11
3. List of Owners

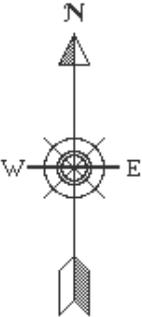
**PREPARED BY:** Mark Wilde, Supervising Civil Engineer/TS/kts

**SUBMITTED BY:** Christine F. Andersen, Public Works Director

**APPROVED BY:** City Administrator's Office

**ATTACHMENT 1**

Vicinity Map  
1722 State Street



Not to Scale

### CONDITIONS REQUIRED TO BE RECORDED CONCURRENT WITH PARCEL MAP NUMBER 20,802 BY PLANNING COMMISSION CONDITIONS OF APPROVAL, RESOLUTION NO. 025-11

#### 1722 State Street

Said approval is subject to the following conditions:

1. **Approved Development.** The development of the Real Property approved by the Planning Commission Staff on December 1, 2011, is limited to the conversion of the existing 7,181-square foot two-story bank building to a new medical office and surgery center and the construction of an approximately 5,233-square foot two-story addition and a Tentative Subdivision Map for up to eight (8) commercial condominiums and the improvements shown on the Tentative Subdivision Map signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.
2. **Uninterrupted Water Flow.** The Owner shall provide for the continuation of any historic 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 Historic Landmarks Commission (HLC). Such plan shall not be modified unless prior written approval is obtained from the HLC. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan, including any tree protection measures. If said landscaping is removed for any reason without approval by the HLC, the owner is responsible for its immediate replacement.
5. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system and storm water pollution control devices in a functioning state. Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat water, or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the Owner shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building Permit is required to authorize such work. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health, or damage to the Real Property or any adjoining property.
6. **Required Private Covenants, Conditions and Restrictions (CC&Rs).** The Owners shall record in the official records of Santa Barbara County either private covenants, conditions and restrictions, a reciprocal easement agreement, or a similar agreement which, among other things, provides for 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. **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. Such Plan shall not be modified unless prior written approval is obtained from the appropriate design review board. If said landscaping is removed for any reason without approval by the appropriate design review board, the owner is responsible for its immediate replacement.
- c. **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.
- d. **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.

# **ATTACHMENT 3**

**1722 STATE STREET**

## **LIST OF OWNERS**

**1722 State Street Investors, LLC, A California Limited Liability Company,**

Howard Gross, Manager

**JJ Land Planning and Development, LLC, A California Limited Liability Company**

Jay Blatter, Manager

Jan Hochhauser, Manager



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** November 13, 2012

**TO:** Mayor and Councilmembers

**FROM:** Chief's Staff, Police Department

**SUBJECT:** Agreement Between The City And The County Of Santa Barbara For Mobile Crisis And Recovery Emergency Services (CARES)

### RECOMMENDATION:

That Council authorize the City Administrator to execute a three-year agreement with the County of Santa Barbara for mobile Crisis and Recovery Emergency Services (CARES) to the City of Santa Barbara spanning Fiscal Year 2013 through Fiscal Year 2015. The amount shall not exceed \$56,503 in the first year and is subject to a 3.9% annual increase in the second and third years.

### DISCUSSION:

This three year agreement provides for the continuation of mobile Crisis and Recovery Services within the City of Santa Barbara on a 24-hour/seven-day-week basis. These mobile services provide emergency mental health evaluations and assessments to individuals suffering from psychiatric distress. If these services were not provided by the County, City police officers would be required to make psychiatric assessments in the field as required under the State Welfare and Institutions Code (WIC) §5150. This would consume valuable time since City police officers would be obligated to resolve these mental health emergencies.

The total cost in Fiscal Year 2013 will be \$56,503, which will be funded from existing appropriations in the Police Department's General Fund budget. The cost will increase 3.9% in Fiscal Year 2014 and an additional 3.9% in Fiscal Year 2015. The City may elect to terminate this agreement with the County upon 30 days written notice.

**PREPARED BY:** Frank Mannix, Deputy Chief of Police

**SUBMITTED BY:** Cam Sanchez, Chief of Police

**APPROVED BY:** City Administrator's Office



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** November 13, 2012

**TO:** Mayor and Councilmembers

**FROM:** Engineering Division, Public Works Department

**SUBJECT:** Capital Improvement Projects First Quarter Report For Fiscal Year 2013

### **RECOMMENDATION:**

That Council receive a report on the City's Capital Improvement Projects for the First Quarter of Fiscal Year 2013.

### **EXECUTIVE SUMMARY:**

This report summarizes the progress on Capital Improvement Projects in the First Quarter of Fiscal Year 2013.

### **DISCUSSION:**

#### CONSTRUCTION HIGHLIGHTS

Nine projects were completed in the First Quarter of Fiscal Year 2013 (Attachment 1 and Attachment 2). The following are highlights of completed construction projects:

- Wastewater Main Rehabilitation Fiscal Year 2011 (\$1,662,370) — The project consisted of trenchless rehabilitation of approximately 7.1 miles of sewer main throughout the City. There were 4.7 miles of sewer main replaced in calendar year 2011 and the remaining 2.4 was completed in 2012. Lastly, approximately 70 connections to the sewer main were rehabilitated as part of this project.
- Lower West Downtown Street Lighting Project Phase 1 (\$446,931) — This project consisted of installing pedestrian and street lighting to the Lower West Downtown areas bound by the 101 Freeway, Ortega Street on the north and Chapala Street on the east.

- Structural Upgrades for Parking Structures 2, 9 and 10 (\$1,951,978) — The project consisted of reinforcing and supporting specific concrete beams, columns, and girders in the structures at Lot 2, located at 914 Chapala Street, Lot 9, located at 921 Anacapa Street, and Lot 10, located at 621 Anacapa Street. This work brought the parking facilities up to current seismic structural standards, which provides an increased level of safety for the citizens and employees who use them. Minor construction work to address the Americans with Disabilities Act (ADA) accessibility concerns for Lots 2 and 10 were also included in the project.

In addition, 21 Capital Improvement Projects are currently under construction, with an approximate value of \$81,769,539 (Attachment 3).

The following are highlights of construction projects in progress:

#### Parks and Recreation:

- Lower Mesa Lane Steps Repair (\$277,000) — The project was under construction during the month of October. Construction included demolition of existing stairs, pile installation, assembly of stainless steel stairs, and concrete work. Construction is being completed in a challenging marine and tidal environment and is anticipated to be completed in November 2012.

#### Public Works Streets:

- McKinley School Pedestrian Improvements (\$38,005) — This project will install two access ramps adjacent to McKinley School. The construction contract was awarded on September 11, 2012. Construction is scheduled to begin in mid-November and to complete in mid-December 2012.

#### Public Works Wastewater:

- Fats, Oil and Grease (FOG) Project (\$847,778) — The contractor is currently installing the FOG material tank, associated piping for the pumps and the feed lines to the two digesters, and will be installing the mixing pumps in the coming weeks. Construction of the containment area is complete. Completion is scheduled for December 2012.
- Influent Pump Replacement (\$2,583,700) — The work generally consists of replacing the four existing influent pumps and appurtenances. These pumps are a critical asset for the City's wastewater treatment process. The project is currently in the submittal and procurement of the pumps phase. The contractor is scheduled to mobilize and begin construction in April of 2013. Completion is scheduled for January 2014.
- Wastewater Collection System Survey (\$268,617) — The consultant has completed all of the survey field work. The sewer main location and elevation data is currently being updated in the City's Geographic Information System (GIS). Completion is scheduled for November 2012.

Public Works Water:

- Ortega Groundwater Treatment Plant Rehabilitation (\$5,128,092) — The project will allow the City to use its wells to help meet peak summer water demands and to supplement depleted surface water supplies during droughts. The water produced from the plant can also serve as an emergency drinking water source in the event of a catastrophic interruption of the supplies from the Santa Ynez River and State Water Project. The contractor has completed the cleanup of contaminated soils which was completed as extra work and rehabilitation of the existing filters. Work is proceeding with the installation of underground utilities, welded steel tanks and the building addition, which will house the process controls for the plant. Completion is scheduled for July 2013.

PROJECTS IN DEVELOPMENT

In addition to the work in construction, there is a significant amount of work in the design phase. There are currently 40 projects under design, with an estimated total project cost of \$93,147,114 (Attachment 3).

Work is scheduled to be funded over several years, as generally shown in the City's Six-Year Capital Improvement Program Report. The projects rely on guaranteed or anticipated funding and grants.

The following are design project highlights:

Public Works Streets:

- Community Development Block Grant (CDBG) 2013 Sidewalk Access Ramp Project (\$156,000) — This project will install eleven new sidewalk access ramps at five intersections throughout the City within the eligible CDBG census tracts. The design was completed and bids were received for this project on September 27, 2012. The low bid amount was \$89,535, which is within a few hundred dollars of the grant funding received for construction of this project. Award of the construction contract occurred on October 23, 2012.
- Fiscal Year 2012-2013 Sidewalk Access Ramps (\$218,000) — This project includes construction of a new access ramp at the northeastern corner of the intersection of Carrillo and Chapala Streets, which was designated as the top priority for access ramps based on the City's Access Ramp Prioritization Map and Access Advisory Committee. This project will also install six additional access ramps at intersections throughout the City, as well as a raised median at the intersection of Calle Noguera and Calle Laureles.

- Zone 6 Fiscal Year 2013 Pavement Preparation and Slurry Seal (\$2,000,000) — This project is currently in the early design phase. As part of the City's ongoing pavement maintenance efforts, this project will maintain selected City streets throughout the City, with a focus on Zone 6, which generally encompasses the downtown area. The design process will identify the street segments with the highest need for pavement maintenance and prioritize them based on available funding. Construction of this project is anticipated in late spring/early summer 2013.

**Public Works Wastewater:**

- Closed-circuit Television Inspections (CCTV) (\$450,000) — Eight proposals were received in August 2012 for the (CCTV) inspection of 25 miles of sewer main. The contract is being negotiated and work is scheduled to begin in January 2013.
- Wastewater Main Rehabilitation (\$525,000) — This project is currently at the 90 percent design phase. The project will go out to bid in late November 2012, with construction occurring in early 2013.
- On Call Sewer Main Point Repairs (\$152,200) — The purpose of this project is to perform spot-repair work on sewer pipe as-needed in a more timely manner than is completed by an annual sewer repair project. The work began in November 2012, with the contract extending through the end of the fiscal year.

**SUMMARY:**

Fiscal Year 2013 is scheduled to have 37 projects completed at a value of approximately \$99.8 million.

- ATTACHMENTS:**
1. Completed Capital Improvement Projects for First Quarter Fiscal Year 2013
  2. Capital Improvement Projects Funding Fiscal Year 2013
  3. Capital Projects with Design and Construction in Progress

**PREPARED BY:** Pat Kelly, Assistant Public Works Director/City Engineer/TB

**SUBMITTED BY:** Christine F. Andersen, Public Works Director

**APPROVED BY:** City Administrator's Office

**COMPLETED CAPITAL PROJECTS - FIRST QUARTER FISCAL YEAR 2013**

<b>Project Name</b>	<b>Design Costs</b>	<b>Construction Contract</b>	<b>Construction Change Order Costs</b>	<b>Construction Management Costs</b>	<b>Total Project Costs</b>
ARRA Road Overlay Project	\$80,564	\$1,045,276	\$163,947	\$160,520	\$1,450,307
Wastewater Main Rehabilitation Fiscal Year 2011	\$35,934	\$1,398,687	\$81,373	\$146,376	\$1,662,370
West Cabrillo Boulevard Brick Crosswalk Maintenance and Repair	\$15,292	\$19,322	\$0	\$2,228	\$36,842
Helena Parking Lot Development	\$136,261	\$284,997	\$35,457	\$80,306	\$537,021
Santa Barbara Airport Short Term Parking Lot Kiosk	\$24,350	\$103,900	\$277	\$4,529	\$133,056
Lower West Downtown Street Lighting Phase 1	\$53,974	\$274,160	\$14,373	\$104,424	\$446,931
Structural Upgrades for Parking Structures 2, 9 and 10	\$121,521	\$1,374,000	\$196,561	\$259,896	\$1,951,978
Water Main Replacement Project Fiscal Year 2009-2010	\$111,079	\$1,960,184	\$0	\$140,349	\$2,211,612
800 Block of East Carrillo Sidewalk Infill Project	\$85,718	\$212,263	\$26,596	\$69,333	\$393,910
<b>TOTALS</b>	<b>\$664,693</b>	<b>\$6,672,789</b>	<b>\$518,584</b>	<b>\$967,961</b>	<b>\$8,824,027</b>

**CAPITAL IMPROVEMENT PROJECTS FUNDING  
FISCAL YEAR 2013**

**FIRST QUARTER**

PROJECT TITLE	FUNDING												TOTAL PROJECT COSTS	
	First Quarter	Airport	Creeks	Golf	Downtown Parking	General Fund	Facilities	RDA	Streets	Water	Wastewater	Waterfront		Grants/Other
ARRA Road Overlay Project													\$ 1,450,307	\$ 1,450,307
Wastewater Main Rehabilitation Fiscal Year 2011										\$ 1,662,370				\$ 1,662,370
West Cabrillo Brick Crosswalk Maintenance and Repair								\$ 36,842						\$ 36,842
Helena Parking Lot Development					\$ 2,085		\$ 534,936							\$ 537,021
Airport Short Term Parking Kiosk	\$ 133,056													\$ 133,056
Lower West Downtown Street Lighting Phase 1					\$ 5,371		\$ 441,560							\$ 446,931
Structural Upgrades for Parking Structures 2, 9 and 10					\$ 3,425		\$ 1,948,553							\$ 1,951,978
Water Main Replacement Fiscal Year 2009-10									\$ 2,211,612					\$ 2,211,612
800 Block of East Carrillo Sidewalk Infill Project								\$ 393,910						\$ 393,910

**Total First Quarter \$ 8,824,027**

	Airport	Creeks	Golf	Downtown Parking	General Fund	Facilities	RDA	Streets	Water	Wastewater	Waterfront	Grants/Other	
<b>GRAND TOTAL</b>	<b>\$ 133,056</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ 10,881</b>	<b>\$0</b>	<b>\$ 2,925,049</b>	<b>\$ 430,752</b>	<b>\$ 2,211,612</b>	<b>\$ 1,662,370</b>	<b>\$0</b>	<b>\$ 1,450,307</b>	<b>\$ 8,824,027</b>
<b>%</b>	<b>2%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>33%</b>	<b>5%</b>	<b>25%</b>	<b>19%</b>	<b>0%</b>	<b>16%</b>	<b>100%</b>

## CAPITAL PROJECTS WITH DESIGN AND CONSTRUCTION IN PROGRESS

PROJECT CATEGORY	DESIGN IN PROGRESS	
	No. of Projects	Total Value of Projects
Airport	6	\$10,265,000
Creeks	2	\$5,739,727
Library	1	\$2,609,251
Public Works: Streets/Bridges	9	\$61,550,210
Public Works:Streets/Transportation	10	\$5,116,742
Public Works: Water/Wastewater	11	\$7,492,734
Waterfront	1	\$373,450
<b>TOTAL</b>	<b>40</b>	<b>\$93,147,114</b>

PROJECT CATEGORY	CONSTRUCTION IN PROGRESS	
	No. of Projects	Construction Contract Costs
Airport	1	\$41,232,158
Parks	1	\$277,000
Public Works: Streets/Transportation	9	\$4,049,651
Public Works: Water/Wastewater	7	\$31,064,403
Waterfront	3	\$5,146,327
<b>TOTAL</b>	<b>21</b>	<b>\$81,769,539</b>



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** November 13, 2012

**TO:** Mayor and Councilmembers

**FROM:** Planning Division, Community Development Department

**SUBJECT:** Proposed Landmark Designation Of Saint Anthony's Seminary Complex And Grounds

### **RECOMMENDATION:**

That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Designating Saint Anthony's Seminary Complex and Grounds at 2300 Garden Street as a City Landmark.

### **DISCUSSION:**

Section 22.22.050 of the Municipal Code of the City of Santa Barbara grants the Historic Landmarks Commission the authority to initiate a designation process for a recommendation to the City Council concerning the designation of any structure, natural feature, site or area having historic, architectural, archaeological, cultural or aesthetic significance as a City Landmark.

The Saint Anthony's Seminary school complex is significant historically and architecturally for its unusual mix of architectural styles which are associated with Santa Barbara, including the Romanesque, Spanish Renaissance and Spanish Colonial Revival Styles. Saint Anthony's Seminary served as a Franciscan boys seminary school throughout most of the 20<sup>th</sup> century. It expanded from one building constructed in 1901 to become a complex of seven buildings by 1949. The 12-acre campus sits behind the Santa Barbara Mission and the Mission Historical Park in El Pueblo Viejo Landmark District Part II. The property was once part of the Mission Santa Barbara lands. Based on surface observations, historic maps, photographs, and results of archeological excavations, there is evidence that there are locations on St. Anthony's campus which are considered to be high in archeological data potential dating from the time of the early Mission Days. The landscaping has also remained consistent since 1901, when the Seminary first opened; this includes the large open lawn area below the Main building, a series of palms and a Norfolk pine planted in front of the Main building, a large redwood tree at the rear of the campus, a rough faced ashlar retaining wall in front of the main building, sandstone walls along the Garden Street frontage, and the original sandstone gates at Garden Street.

In a letter addressed to the city of Santa Barbara dated October 21, 2004, the present owners, the San Roque School Charitable Trust, stated that it anticipated working with the Landmarks Commission, in a manner consistent with the City's El Pueblo Viejo Historic District Guidelines, on the planned exterior changes to the school building and grounds over which the Commission has design review authority. Since, 2006, the Commission has worked closely with the owners in their efforts to rehabilitate the property. Historic research in the form of an Historic Structures Report prepared by Preservation Planning Associates dated April, 2009 and accepted by the Historic Landmarks Commission (HLC) on May 13, 2009 and summarized in a Staff Report dated September 12, 2012, determined that the St. Anthony Seminary Complex of Buildings and Grounds as defined in the site plan included in the Staff Report qualify for historic designation under City of Santa Barbara Municipal Code Section 22.22.040 (Attachments 1 and 2).

On September 12, 2012, the HLC held a public hearing to consider the information St. Anthony's presented regarding the historic significance of Saint Anthony's Complex and Grounds and to make a recommendation on possible designation for the City Council. The HLC voted 7/0 to adopt resolution number 2012-2 to recommend to City Council that it designate Saint Anthony's Complex and Grounds as an official City Landmark. The HLC determined that the Complex is historically significant and qualifies for historic designation under Santa Barbara Municipal Code Section 22.22.040 (Attachment 3).

Under the City List of Activities Determined to Qualify for a Categorical Exemption (City Council Resolution Dated November 10, 1998), staff has determined that designation of the St. Anthony Seminary Complex and Grounds located at 2300 Garden Street, Assessor's Parcel No. 025-140-024, as a City Landmark is eligible for a Categorical Exemption from further environmental review as per the provisions of Article 19, Section 15308 of the California Environmental Quality Act Guidelines.

**SIGNIFICANCE CRITERIA:**

The Historic Landmark Commission found that Saint Anthony's Seminary Complex and Grounds meets the following City Landmark designation criteria listed in Section 22.22.040, of the Municipal Code as follows:

- Criterion A. Its character, interest or value as a significant part of the heritage of the City, the State or the Nation;
- Criterion C. Its identification with a person or persons who significantly contributed to the culture and development of the City, the State or the Nation;
- Criterion D. Its exemplification of a particular architectural style or way of life important to the City, the State, or the Nation;
- Criterion E. Its exemplification of the best remaining architectural type in a neighborhood.

- Criterion F. Its identification as the creation, design, or work of a person or persons whose effort significantly influenced the heritage of the City, the State, or the Nation;
- Criterion H. Its relationship to any other landmark if its preservation is essential to the integrity of that landmark;
- Criterion I. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood;
- Criterion J. Its potential of yielding significant information of archeological interest.

**RECOMMENDATION:**

It is staff's recommendation that there is sufficient evidence on record that supports the City landmark designation for Saint Anthony's Seminary Complex and Grounds. Therefore, the HLC and Staff recommend to City Council that it adopt the attached resolution to designate Saint Anthony's Seminary Complex and Grounds at 2300 Garden Street a City Landmark.

- ATTACHMENTS:**
1. Historic Landmarks Commission Staff Report dated September 12, 2012
  2. Resolution 2012-02 for Landmark Designation for Saint Anthony's Seminary Complex and Grounds at 2300 Garden Street
  3. HLC Minutes dated September 12, 2012 of the Public Hearing for the designation of Saint Anthony's Seminary Complex and Grounds

**PREPARED BY:** Nicole Hernandez, Urban Historian

**SUBMITTED BY:** Paul Casey, Community Development Director

**APPROVED BY:** City Administrator's Office

**HISTORIC LANDMARKS COMMISSION  
LANDMARK DESIGNATION  
STAFF REPORT**

**Saint Anthony's Seminary Complex and Grounds  
2300 Garden Street  
APN 025-140-024  
September 12, 2012**

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## **Background**

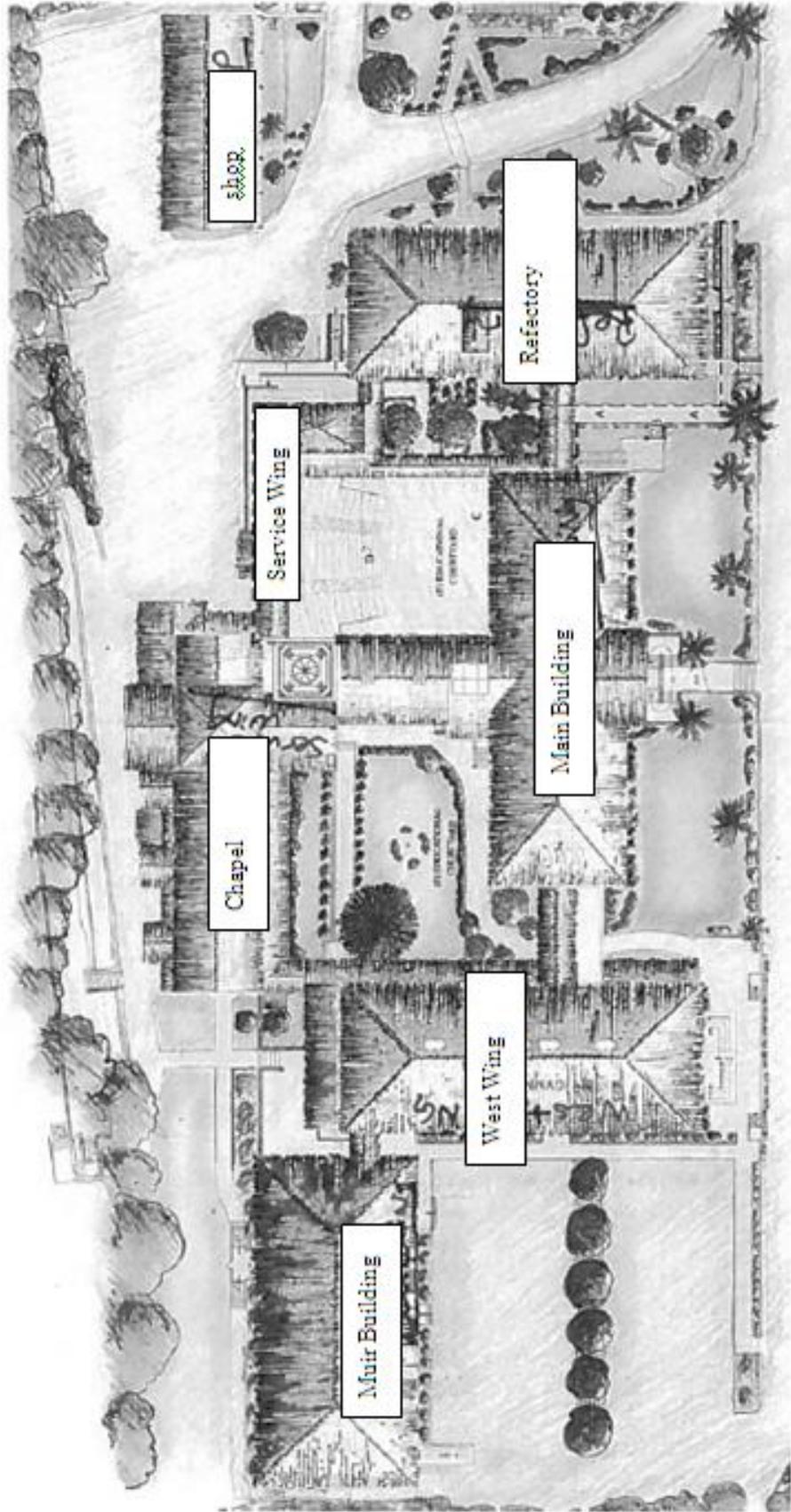
The St. Anthony Seminary complex is a cohesive group of seven buildings integrated by a series of arcades, which form a cloister, a courtyard, and a patio. The site is framed by low sandstone walls with sandstone pillars delineating the entrance to the property. The Main building sits behind a dominant open grassy lawn and a sandstone retaining wall with a series of palm trees defining the skyline. The subject property has been on the City of Santa Barbara Potential Historic Structures List since 1986 because of the significance of both its history and its architecture. Since 2006, the Historic Landmarks Commission has worked with the property owner on rehabilitating the property. Extensive historic and architectural research was completed by Alexandra C. Cole of Preservation Planning Associates for the Historic Structures Reports required for the project and that research is the basis of this report. Projects have included the seismic retrofit and alteration of front steps and addition of an ADA path for the West Wing and arcade; the seismic, utility, and accessibility upgrades, and alterations to the Refectory, the Service Wing, and the Main Building; the addition of a roof well on the North Wing of the Main building; and alterations to the Shop building. Due to the importance of the complex and its grounds, on April 11, 2012, the Historic Landmarks Commission sent a letter notifying the current property owner, San Roque School Charitable Trust, that they would initiate City Landmark designation process.

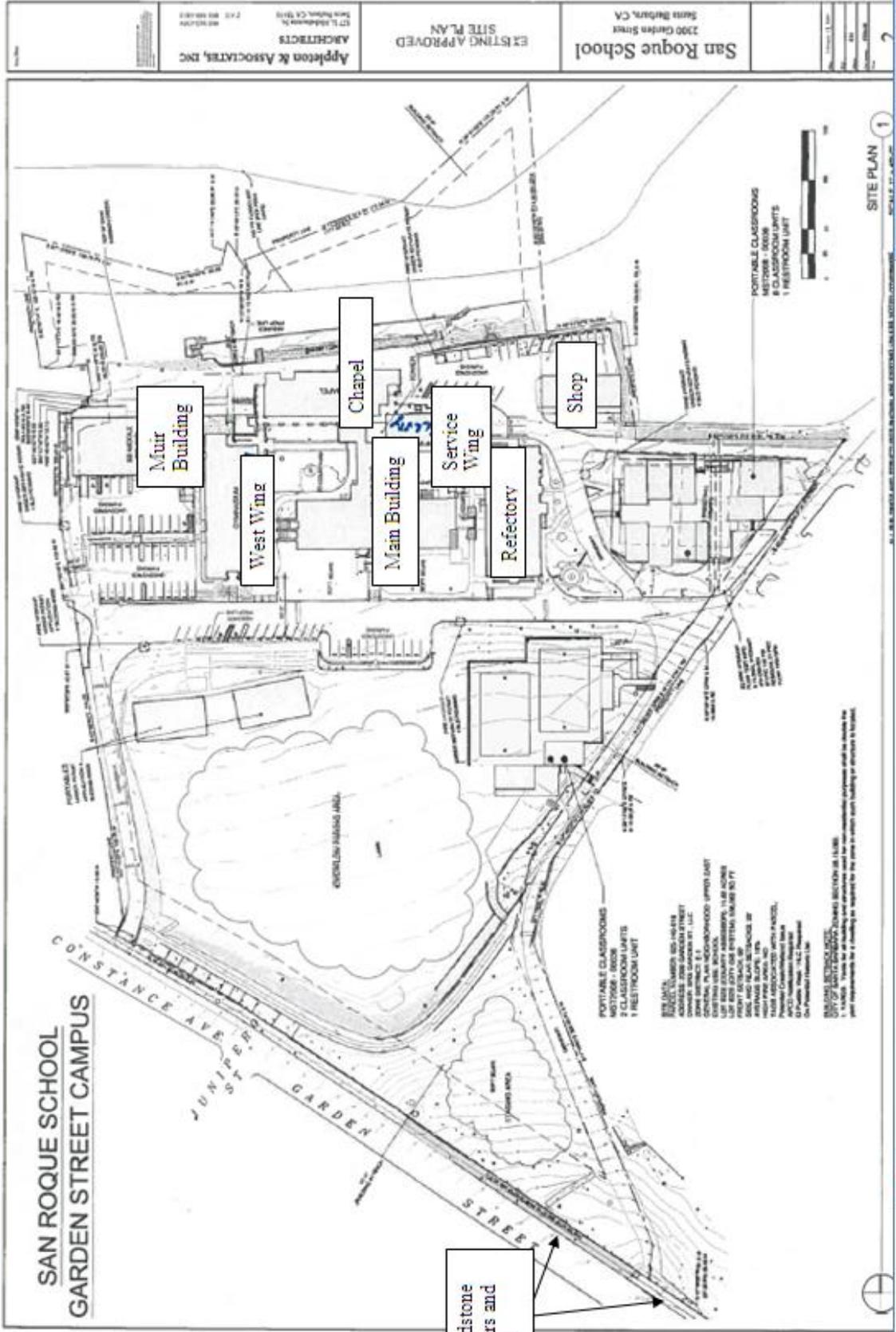


*St. Anthony's Seminary West Wing and Main Building. (July, 2012)*









**SAN ROQUE SCHOOL  
GARDEN STREET CAMPUS**

Sandstone  
pillars and  
wall

## **Historical Resource Setting:**

The City of Santa Barbara's General Plan defines the neighborhood in which the St. Anthony's Seminary is sited as the Upper East Neighborhood, which is presently developed as a residential area with single-family dwellings. The complex is on an approximately 12-acre parcel in an E-1 zone, located in the Upper East Neighborhood, which is designated residential. The area is bordered on the north by Mission Creek and Las Encinas Road, on the south by Sola Street, on the east by Laguna Street, Olive Avenue, and Olive Street, and on the west by State Street (The City of Santa Barbara General Plan, Land Use Element. 1964.) St. Anthony's Seminary is part of the El Pueblo Viejo Landmark District Part II. The District includes Mission Santa Barbara, Mission Historical Park, the Mission aqueduct system, the Museum of Natural History and other privately-owned homes and St. Anthony's Seminary, as all the elements of the District work in conjunction to preserve the historic architecture and setting of the Mission.

The land on which St. Anthony's Seminary is located was once part of the Mission lands. When the Mission was secularized in 1834 under Governor Jose Figueroa, its lands were confiscated, and the Franciscans were replaced with secular administrators, who oversaw the Native Americans living at the Mission as well as their land. The goal was to convert the Mission into a pueblo. At this time, the Mission was rented to Nicholas A. Dena and Daniel Hill, and the land was sold to Richard S. Den in 1846. In 1851, after California became a state, the Church petitioned the United States Land Commission for the return of their lands confiscated during Mexican rule. The buildings, cemetery, gardens, and vineyards, a total of 274 acres were returned to the Santa Barbara Mission in 1865 (Englehardt 1923). St. Anthony's Seminary complex holds a prominent position on a hilltop behind the Mission. Sandstone pillars flank the curving driveway which leads from Garden Street to the building. It is set within a residential neighborhood of large late nineteenth-century homes on spacious lots, developed when the Mission began to sell parts of its former olive groves and agricultural land to wealthy American settlers. To the west of the Seminary is the designated City Landmark, Spanish Colonial Revival house of Bernhard Hoffmann, bequeathed by the Hoffmann family to St. Anthony's Seminary and now once again a private home. The Seminary is bound to the north by the heavily wooded Mission Creek.

According to the Mission Santa Barbara National Historic Landmark District Nomination completed in 2000, surface observations, historic maps, photographs, and results of archeological excavations, indicate that there is evidence that there are locations on the St. Anthony campus considered to be high in archeological data potential from the early mission days. Modern land development has affected the archeological record at Mission Santa Barbara, but historic maps and photographs point to survival of archeological features. The archeological potential deposits on the St. Anthony's campus from the early mission days include: a threshing floor, a weaving shop and granary constructed in 1794, kilns (assumed to be tile kilns), a small reservoir, a corral constructed in 1792, portions of a wall enclosing a patio for the neophytes constructed in 1804, and portions of the aqueduct system.

The Seminary complex comprises seven significant buildings:

1. The main building, lower two floors, 1899-1901; Romanesque Style by Brother Adrian Wewer, O. F. M. The main building, upper two floors, 1926; Spanish Colonial Revival Style by Ross Montgomery.
2. West Wing (Gymnasium), 1923; Spanish Colonial Revival Style with Classical elements by Ross Montgomery.
3. Service Wing, 1923; Spanish Colonial Revival Style by Ross Montgomery.
4. Chapel, 1926; Romanesque Style with Italian Renaissance Campanile by Ross Montgomery.
5. Muir Building, 1939; Spanish Colonial Revival Style, by John J. Donovan.
6. Shop, 1938; Spanish Colonial Revival Style, architect unknown.
7. Refectory, 1949; Spanish Colonial Revival Style with classical elements, by Richard H. Pitman.

#### Landscape Features

- Character-defining hardscape features of the St. Anthony's complex are the exterior sandstone walls along the Garden Street frontage, the original gates and the sandstone retaining wall in front of the Refectory and the Main building.
- The character-defining plantings of the complex are the open lawn in front of the Main building and the use of palm trees as skyline trees, a Norfolk pine in front of the Main building and the redwood tree that towers over the campus from the rear.



*View of St. Anthony behind open lawn. September 6, 2012.*

### Historic Context:

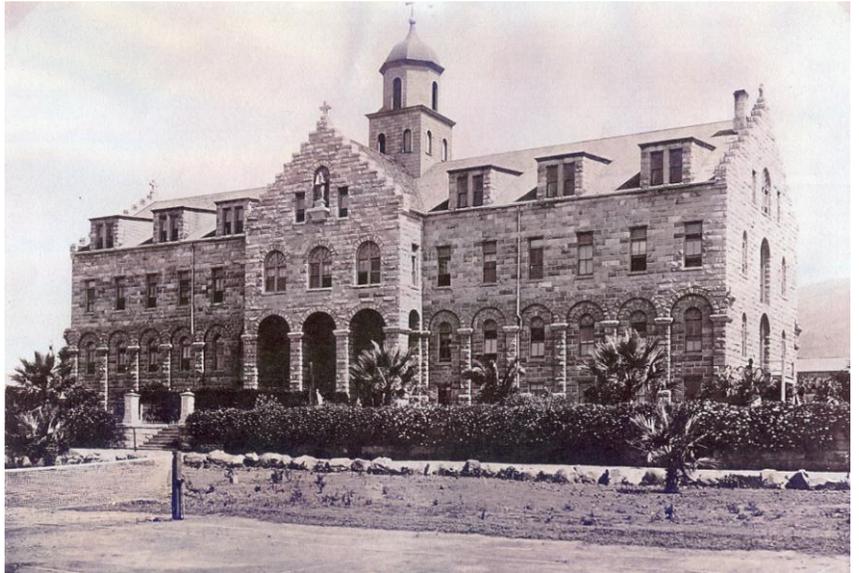
In 1896, under the administration of Fr. Peter Wallischeck O. F. M., the monastery at Mission Santa Barbara established the “Seraphic College of St. Anthony” in order to prepare men for the priesthood. The College was housed in an abandoned section of the Mission with nine students. Enrollment increased rapidly and a new building was soon necessary. The site for the new building was west of the Mission, on a hill with a view of the ocean.

Brother Adrian Wewer was the architect hired to design St. Anthony’s in Santa Barbara in 1898. The contractor, A. L. Pendola started construction in 1898. Topped by a cupola, the T-shaped, three-and-one-half-story, sandstone, Romanesque building was complete in 1901.

By 1922, there were eighty boys enrolled in the school, exceeding the capacity of the building. Rector of the Seminary, Father Theophilus Richardt, O.F.M., hired Los Angeles architect Ross Montgomery to design two new wings for the building in 1923. Montgomery designed a West Wing (now referred to as the Gymnasium) and a Service Wing, (now referred to as the Infirmary/Service building).

Utilizing architectural details duplicated from specific buildings in Spain, Montgomery designed the West Wing in an eclectic style, with Spanish Colonial Revival forms overlaid with Classical decoration. Montgomery noted that the main entrance on the West Wing was an exact replica of a sixteenth century doorway in Avila, Spain. The ornamental stone lintels on the second floor are also replicated from a building in Spain. The Corbels supporting the balcony were inspired by wood cornice brackets from a structure in Zaragoza, Spain. The open stair with arches was inspired by the stairway opening in Palacio De Moncado in Barcelona, Spain.

The Spanish Colonial Revival Style was developed in Santa Barbara in the 1920s. As early as 1909, Santa Barbara was looking for a visual image with which to link its Spanish past to future developments within the City. A Civic League of citizens hired the planner Charles Mulford Robinson to design plans for development. Robinson pointed to the City’s Hispanic heritage as



1905 view of Main Building.  
*Courtesy Mission Archives*

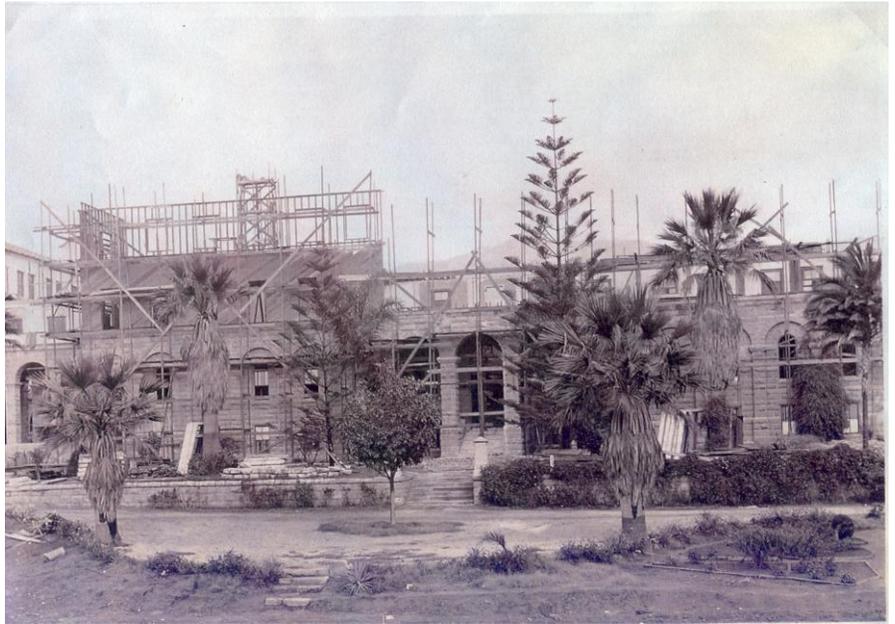


1924 view showing Montgomery’s two new wings to the Main Building, palms and Norfolk Pines flanked the entrance.  
*Courtesy Mission Archives*

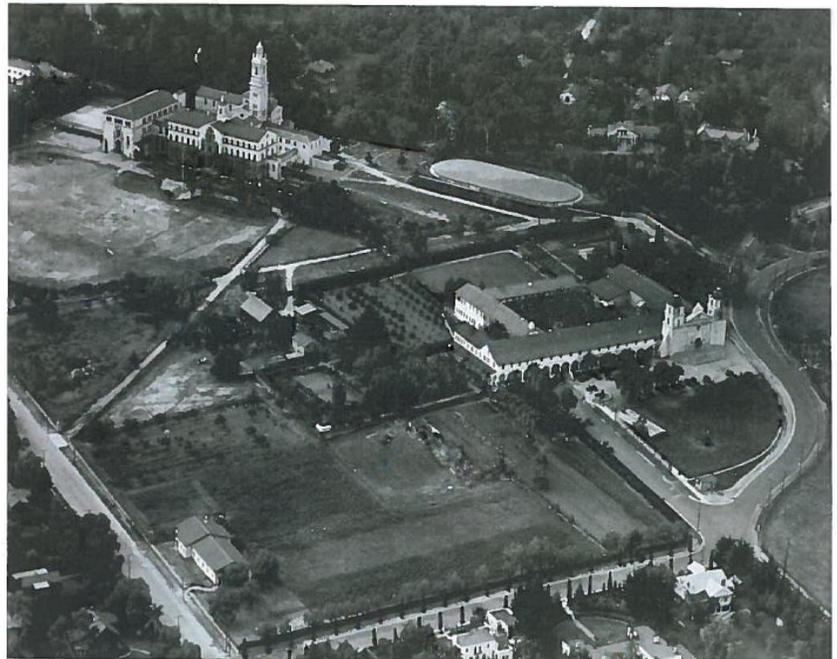
a focal point for a unifying architectural style. In 1919, Bertram Goodhue, the noted architect who designed the Panama-Pacific Exposition buildings in San Diego in the Spanish Churrigueresque style was hired to design a commercial streetscape in a Hispanic/Mediterranean style for Santa Barbara. Local architects drew sketches of "Spanish Improvements" for the De la Guerra Plaza and waterfront area. As a result, in the early 1920s, the El Paseo complex, City Hall, Meridian Studios, and News-Press building were built in Spanish Colonial Revival Style. At the same time, a group of citizens organized the Community Arts Association and hired the noted planner Charles Cheney to prepare building and zoning ordinances and develop architectural controls for the City. Therefore, it is no surprise that Ross Montgomery chose the Spanish Colonial Revival Style for his additions to St. Anthony's Seminary.

Montgomery also designed the Service Wing in 1923 in a simple Spanish Colonial Revival Style. It was added to the northeast end of the north wing of the Main building. The notable elements of the building are the ornamental lintel over the automobile entranceway which is similar to an entranceway found in Salamanca, Spain.

The earthquake on June 29, 1925, severely damaged the Mission and St. Anthony's Main building. Montgomery was hired to oversee the restoration of both buildings. Montgomery repaired the stonework of the first and second floors of the Main building and replaced the original, stone, top-two stories with frame and stucco over a continuous reinforced sill course. The new, top-two floors were designed in the Spanish Colonial Revival style with Spanish Renaissance ornamentation. Montgomery also renovated the first floor entrance with new stone steps, landing, iron railings, door with lunette, and lantern light fixture.



1925 reconstruction of Main Building after earthquake.  
*Courtesy Mission Archives*



Post-1928 aerial view of the St. Anthony property with chapel and campanile complete.  
*Courtesy Mission Archives*

In 1926, at the completion of the repairs and renovations of the Main building, Montgomery designed a Romanesque style, reinforced concrete chapel with an Italian Renaissance style campanile at the rear of the Main building. It was connected to the Main building and the West Wing through an arcade. Noted sculptor Christian Mueller executed Montgomery's design of the chapel's intricate stone reredos, the architectural screen at the altar.

By 1938, the West Wing needed serious repairs. A plan by structural engineer R. J. Fisher, dated May 19, 1939, showed the removal of the third story and a rebuilt roof. In the same year, a small workman's quarters, later a garage and shop building (now referred to as "The Shop") was added as a detached building to the east of the main complex. In 1939, architect John J. Donovan designed a two-story recreation and dormitory building called the "Muir Building" that was attached to the West Wing. In 1949, the final, two-story wing (now referred to as "The Refectory") was designed by architect Richard H. Pitman. It was attached to the complex by new cloisters.

The Seminary continued to operate until 1987, when declining enrollment forced the Franciscans to close the school. The buildings were leased to other school programs that needed space. In 2005, SRS Garden Street, L.L.C. purchased the property with the intention of continuing its historic educational use. The high school program of San Roque School occupied the Refectory in September 2005. In 2008, the property was donated to the San Roque School Charitable Trust to ensure its continued use.

### **Architectural Descriptions/ Style**

The St. Anthony Seminary complex is a cohesive group of seven buildings integrated by a series of arcades, which form a cloister, a courtyard, and a patio.

**1. Main Building ,1899-1901, Brother Adrian Wewer O.F.M., architect; renovated 1926. Ross Montgomery, architect.**

Constructed in 1899-1901 and renovated in 1926, the main building is a rectangular, side-gabled, four-story building around which the wings are arranged. The building embodies elements of the Romanesque style with rough ashlar (rusticated) sandstone on the lower two floors, which were part of the original 1899 building. The sandstone was quarried on site and in the nearby Mission Canyon under the supervision of chief stonemason Antonio Leyva (1862-1936). The architectural style was based on the early medieval church buildings of various parts of Europe and common in the United States in the mid-nineteenth century. Character defining Romanesque features of the Main building are the rough face, squared stone, masonry walls and rounded arches over the windows and entrance topping massive piers and pilasters. The building has a central



*Main Building of St. Anthony's Seminary Main Building featuring Romanesque lower floors and Spanish Colonial Revival Upper floors.  
July 9, 2012.*

sandstone entry pavilion with three, two-story high Romanesque, round arches that dominate the south façade and is mirrored in the series of two-story blind arches set between pilasters that are articulated with capitals and bases that flank the pavilion and form the remainder of the wall surface on the south façade. Within the blind arches are wood frame windows with heavy sandstone lintels and sills. The first floor has simple, two-over-two, wood, rectangular windows. The second floor windows have eight-over-eight lights, heavy rounded muntins and arched transoms set within round arched openings which mimic the larger stone arches.

Added after the 1925 earthquake, the top two floors of the Main building are stucco-clad in the Spanish Colonial Revival style. The third story is articulated by a large cornice above which rises the shorter fourth story whose simple casement windows are surrounded by corbels supported on engaged capitals. Both floors have metal-sash, multi-paned casement windows with transoms, arranged symmetrically with those below. The gable ends of the building, difficult to see because of the additions, are defined by large quatrefoil vents and paired eight-paned casement windows with transoms.

The dominant front gable has Classical Spanish Renaissance detailing rising two stories above the Roman arches at the entry. This cast stone detailing includes: paired columns with both smooth and fluted surfaces; giant finials; four windows with richly carved lintels; and, at the apex of the gable is a niche holding a statue of St. Anthony. Centered over the front-facing gable above the front entrance is an ornate, red-tile roofed, octagonal cupola, with finials at the four corners, is topped by an octagonal lantern with four large scrolls as its cap.

## 2. **West Wing (Study Hall or Gymnasium), 1923, Ross Montgomery, architect**

This two-story, rectangular, stucco-clad building, with a red-tile hipped roof, is oriented in line with the Main building. Designed in the Spanish Colonial Revival style with Classical decorative details that include: cast stone quoins, cast stone floral ornamentation on the enclosed staircase on the north elevation, and a cast stone, scored door surround at the south entrance. The Spanish Colonial Revival style details include the red-tile hipped roof, shed-roof arcade on the east elevation, the arched entrance with coffered ceiling which shelters a huge paneled double door, and the Juliet balcony supported on scrolled brackets on the front façade.



*West Wing added in 1923.  
July 9, 2012.*

Connecting the West Wing to the Main building is a two-story arcade of stucco and sandstone arches and interior vaulted arches with cast concrete lintels decorated with garland and shield motifs is found above the second floor windows.

**3. Service Wing, 1923, Ross Montgomery, architect**

The rectangular building with a red-tile hipped roof was designed in the Spanish Colonial Revival style. The stucco walls are characterized by recessed multi-paned windows and wood doors. There are arched stained glass windows on the upper floor of the north and east elevations where a small chapel is located. The red-tiled arcade on the north elevation and the large cornice separate the top floor from those below. It is connected to the Main building by a second floor arcade, which features a cast-stone decorative lintel over a wide entry way into the service courtyard. It is linked to the Refectory building by a red-tiled roofed, stucco clad arcade with arched multi-paned windows.

**4. Chapel, 1926, Ross Montgomery, architect**

Built of poured-in-place concrete, the Romanesque chapel has a central gable-roofed nave bisected by a series of red-tile, gable-roofed wings. A large square cupola, with oculus windows, ornate brackets and frieze rises at the crossing of the nave and transept, and is topped by a small pressed metal lantern.

The front, west elevation has three Roman arches, mimicking those on the Main building, topped by a large stained glass window in the center of the gable, surrounded with cast stone ornamentation. A similar large stained glass window lights the north elevation. The square seven-story bell tower rises to an octagonal belfry and cupola. The Classical details at the belfry and cupola include cornice bands, a frieze with swag decoration, Doric pilasters, engaged columns, and four corner finials.



*Staircase of West Wing with Classical cast stone floral ornamentation.  
July 9, 2012.*



*Service Wing, showing arched windows of small chapel, facing southwest.  
2009, Courtesy of A. C. Cole, Historic Structure Report.*



*Front Elevation of St. Anthony's Romanesque Chapel.  
July 9, 2012.*



*Shop Building,  
2009, Courtesy of A. C. Cole, Historic  
Structure Report.*



*Chapel and Campanile added in 1926,  
July 9, 2012.*

**5. Shop Building/Garage. 1938, unknown architect**

A small rectangular shop/garage building of wood-frame clad in stucco lies to the east of the main complex. The side-gabled red-tile roof extends to form a shed roof porch supported on wood posts, which shelters the nine, wood plank entrances to the small rooms on the south side. The flooring of this covered porch is sandstone. At the rear are four large shops. Six-over-six double hung windows in wood surrounds light the interior. The shop presence contributes to the spatial relationship of the whole complex.

**6. Muir Building, 1939, John J. Donovan, architect**

This two-story, rectangular, Spanish Colonial Revival building is attached by a two-story arcade to the 1923 West Wing. It has white stucco walls, a hipped, red-tile roof and deeply recessed, paired, 12-paned, wood windows. The main entrance on the south side is deeply recessed in a door surround decorated with a heraldic shield and finials.



*Muir Building, July 9, 2012.*

**7. Refectory, 1949, Richard H. Pitman architect**

The Refectory on the east side of the Main building is a Spanish Colonial Revival style, three-story, rectangular building with stucco walls and a shallow-pitched, red-tiled, hipped roof. The divided staircase leads to a doorway with a Classical pediment flanked by Doric pilasters. The east entrance is sheltered by a porch with a



*Refectory with Classical pediment over the  
doorway.  
July 9, 2012.*

red-tile hipped roof supported on square columns with Doric capitals and bases. The facades are characterized by wood, deeply recessed, multi-paned windows with transoms.

### Landscape Elements

Prior to the construction of St. Anthony's complex, the landscaped was undeveloped. The landscaping remained consistent since 1901, when the Seminary opened and included the large open lawn area below the Main building, a series of palms planted in front of the Main building and a rough faced ashlar retaining wall in front of the main building. The wall was likely constructed with the same supervision as the Main Building by chief stonemason Antonio Leyva. Over time the ashlar wall in front of the Main building was planted with cascading flowers which hid the wall. By 1917, the flowers were replaced with a concrete post and wire railing. A series of palm trees were planted both adjacent to the Main building entrance and behind the stone retaining wall and along the south side of the roadway below the Main building. It is not known if any specific landscape architect designed any of the grounds at St. Anthony's. It is also not known which palm trees remain from the original plantings. The original Norfolk pines no longer exist, but a large Norfolk pine has grown across the roadway from the Main Building and a large redwood tree has grown to tower over the campus from the rear.

By 1928, large sandstone pillars flanked the entrance to St. Anthony's Seminary interrupting a rough faced ashlar sandstone wall on Garden Street that rose to a high aggregate wall covered with a skim coat of stucco scored to look like stone. The site sloped from north to south, necessitating a series of stepped sandstone retaining walls.

The large, open grassy area below the Main building was used for playing fields, including a tennis court right in front of the Main building. During World War I, part of the lawn was cultivated as a war garden.



*Sandstone pillars flanking the entrance to St. Anthony's Seminary  
July 9, 2012.*



*Detail of Sandstone ashlar wall along Garden Street  
July 9, 2012.*



*View of Palms and Norfolk Pine in front of the Complex. September 6, 2012.*



*View of palms flanking front entrance of Main Building and retaining wall in front of Main Building  
July 9, 2012.*

## **Architect/Builder:**

**Brother Adrian Wewer, O. F. M.** (1836-1914) was the architect of the original Romanesque Main building. Wewer was born in Harsweinkel, Germany where he apprenticed with a building-contractor or architect and became a Franciscan at the age of 22. The Franciscans sent him to America in 1862. Throughout his career, Wewer designed over 100 religious buildings, many in the German Gothic style. In addition to a large body of work in the Midwest, including Illinois, Nebraska, Minnesota and Indiana, Wewer designed buildings in San Francisco, Los Angeles, and Watsonville, California. He designed another St. Anthony's school in St. Louis in 1870 and the additional buildings to the campus in 1889, 1894, 1897.

**Ross Montgomery (1888-1969)** designed the 1920s additions to the main building and chapel. He was born in Toledo, Ohio and moved with his family to Los Angeles in 1900. In 1908 he became an apprentice draftsman to Los Angeles architects. In 1912, he opened his own practice with his brother, Mott C. Montgomery. They worked together for the next six years building residences and commercial buildings. By 1913, Montgomery became a licensed architect. In 1921, Montgomery began to work for the Catholic Diocese, designing a parochial school in Cypress Park in the Spanish Colonial Revival style. This school was typical of those Montgomery would later design and became the mainstay of his practice. He worked extensively with contractor BD Kronnick. Montgomery was the architect that restored the Mission San Luis Rey and designed the adjacent buildings in 1922. Because of this association, he was hired to design the additions at St. Anthony's Seminary in Santa Barbara in 1923. Montgomery was best known for the design of St. Anthony's Roman Catholic Church in Old Town Pasadena, California. Other ecclesiastical works by Montgomery include the Chapel of St. Vibiana (West Los Angeles), the Mausoleum of the Golden West (Inglewood), Saint Therese of Lisieux Parish Church (Alhambra), Calvary Cemetery Chapel (East Los Angeles), St. Cecilia Church (Los Angeles) and the restoration of Mission Santa Barbara, after it was damaged by an earthquake in 1925.

**Christian Mueller** was the sculptor for the reredos in the chapel. In addition to his art being commissioned for state and civic buildings in Sacramento and San Diego, Mueller did work for St. Paul's Cathedral in Chicago, the Sacred Heart and St. Ignatius Churches in San Francisco, and, for Bertram Goodhue's St. Bartholomew's Church in New York City.

## **Significance:**

The City of Santa Barbara establishes historic significance as provided by the Municipal Code, Section 22.22.040. Any historic building that meets one or more of the eleven criteria (Criteria A through K) established for a City Landmark or a City Structure of Merit is considered significant. The St. Anthony's Seminary complex and its grounds are significant under the six following criteria:

### ***Criterion A. Its character, interest or value as a significant part of the heritage of the City, the State or the Nation;***

The complex is noted for its association with the Franciscan presence in Santa Barbara, which began with the establishment of the Colegio Franciscano in 1868 at the Mission. The present complex was the home of St. Anthony's Seminary from 1899 to 1987, and continues in the same educational use today as a home for the San Roque Schools.

### ***Criterion C, Its identification with a person or persons who significantly contributed to the culture and development of the City, the State or the Nation;***

The complex is identified with the Franciscan order, who not only significantly contributed to the culture and development of Santa Barbara and the Western United States, but who worked to build and staff a school to educate priests.

### ***Criterion D, its exemplification of a particular architectural style or way of life important to the City, the State, or the Nation;***

The complex is significant for its unusual mix of architectural styles which are associated with Santa Barbara, including the Romanesque, Spanish Renaissance and Spanish Colonial Revival Styles.

### ***Criterion E, Its exemplification of the best remaining architectural type in a neighborhood.***

This complex is the best remaining type in its neighborhood, as it is the only complex of its type in the city.

### ***Criterion F, its identification as the creation, design, or work of a person or persons whose effort significantly influenced the heritage of the City, the State, or the Nation;***

The primary significant architectural elements of the complex are the work of architects Brother Adrian Wewer and Ross G. Montgomery and the sculptor Christian Mueller. Their noted design efforts significantly influenced the heritage of the City. Montgomery is noted for his ecclesiastical architecture at the State level. Wewer is considered notable at the State and National level for his body of work for the Franciscans throughout California and the Midwest. Mueller is noted for his sculpture on both the State and National levels.

### ***Criterion H, Its relationship to any other landmark if its preservation is essential to the integrity of that landmark;***

The complex is adjacent to the Santa Barbara Mission that is a National Historic Landmark, California State Landmark, City Landmark and listed on the National Register of Historic Places to the east and to the Hoffmann House that is a City Landmark on the west. The history of the three buildings is intertwined and the preservation of the complex is essential in preserving the character of El Pueblo Viejo Landmark District, Part II.

### ***Criterion I. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood;***

The complex sits on a commanding site overlooking Garden Street, and its seven-story bell tower and four-story central building are singular physical characteristics which make it a

familiar visual feature of the neighborhood. It has been visible to the public in one architectural form or another since 1899.

***Criterion J. Its potential of yielding significant information of archeological interest.***

As St. Anthony's was once part of the Mission Santa Barbara lands, based on surface observations, historic maps, photographs, and results of archeological excavations, there is evidence that there are locations on St. Anthony's campus considered to be high in archeological data potential from the early mission days.

***Integrity***

In addition to determining significance, there are essential physical features that must be considered to evaluate the integrity of a significant building. The seven aspects of integrity include location, design, setting, materials, workmanship, feeling, and association. St. Anthony's Seminary has retained sufficient integrity in all seven of the criteria to communicate its potential significance.

**Recommendation**

Staff Recommends that the HLC adopt a resolution to recommend to City Council that the St. Anthony's Seminary Complex and Grounds be designated as a City Landmark.

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## **Maps**

1930 Sanborn Fire Insurance Map

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**CITY OF SANTA BARBARA  
HISTORIC LANDMARKS COMMISSION**

**RESOLUTION RECOMMENDING THAT CITY COUNCIL  
HOLD A PUBLIC HEARING  
TO CONSIDER LANDMARK DESIGNATION OF  
SAINT ANTHONY'S SEMINARY COMPLEX AND GROUNDS AT  
2300 GARDEN STREET  
ASSESSOR PARCEL NO. 025-140-024**

**RESOLUTION 2012-2**

**SEPTEMBER 12, 2012**

WHEREAS, Section 22.22.050 of the Municipal Code of the City of Santa Barbara grants the Historic Landmarks Commission the authority to initiate a designation process to recommend to the City Council the designation as a City Landmark of any structure, natural feature, site or area having historic, architectural, archaeological, cultural or aesthetic significance; and

WHEREAS, historic research in the form of an Historic Structures Report prepared by Preservation Planning Associates dated April, 2009 and approved by the Historic Landmarks Commission on May 13, 2009 and summarized in a Staff Report (Exhibit A) has determined that the St. Anthony Seminary Complex of Buildings and Grounds as defined in the site plan included in the Staff Report, located at 2300 Garden Street, Assessor's Parcel No. 039-140-024 qualify for historic designation under City of Santa Barbara Master Environmental Assessment (MEA) criteria.

WHEREAS, the Commission initiated the request for a proposal for designation of the property listed in the title of this document as a City Landmark; and

WHEREAS, on August 15, 2012, the Historic Landmark Commission adopted a Resolution of Intention No. 2012.02 to hold a public hearing to begin the landmark designation process for St. Anthony Seminary Complex and Grounds located at 2300 Garden Street, Assessor's Parcel No. 039-140-024; and

WHEREAS, under the provisions of Article 19, Section 15308 of the California Environmental Quality Act Guidelines and the City List of Activities Determined to Qualify for a Categorical Exemption (City Council Resolution Dated November 10, 1998), staff has determined that designation of the St. Anthony Seminary Complex and Grounds located at 2300 Garden Street, Assessor's Parcel No. 039-140-024, as a City Landmark is a Categorical Exemption; and

WHEREAS, the Commission has worked with the property owner to rehabilitate the property since 2006; and

WHEREAS, the subject property is significant for both its historical and architectural influence on the heritage of the City; and

WHEREAS, as St. Anthony's was once part of the Mission Santa Barbara lands, based on surface observations, historic maps, photographs, and results of archeological excavations, there is evidence that there are locations on St. Anthony's campus considered to be high in archeological data potential from the early mission days.

WHEREAS, the landscaping has remained consistent since 1901, when the Seminary opened, and includes the large open lawn area below the Main building, a series of palms planted in front of the Main building and a rough faced ashlar retaining wall in front of the main building.

WHEREAS, in summary, the Historic Landmark Commission finds that the St. Anthony Seminary Complex and Grounds located at 2300 Garden Street, Assessor's Parcel No. 039-140-024, meets the following City Landmark criteria (A through K) listed in section 22.22.040 of the Municipal Code:

- Criterion A. Its character, interest or value as a significant part of the heritage of the City, the State or the Nation;
- Criterion C. Its identification with a person or persons who significantly contributed to the culture and development of the City, the State or the Nation;
- Criterion D. Its exemplification of a particular architectural style or way of life important to the City, the State, or the Nation;
- Criterion E. Its exemplification of the best remaining architectural type in a neighborhood.
- Criterion F. Its identification as the creation, design, or work of a person or persons whose effort significantly influenced the heritage of the City, the State, or the Nation;
- Criterion H. Its relationship to any other landmark if its preservation is essential to the integrity of that landmark;
- Criterion I. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood;
- Criterion J. Its potential of yielding significant information of archeological interest.

NOW, THEREFORE, BE IT RESOLVED that on September 12, 2012 the Historic Landmarks Commission of the City of Santa Barbara hereby recommends to the City Council that it designate Saint Anthony's Seminary Complex and Grounds at 2300 Garden Street, APN 025-140-024 as a City Landmark and makes findings based on the historic and cultural significance of facts presented in the Staff Report.

**HISTORIC LANDMARKS COMMISSION  
CITY OF SANTA BARBARA**

**Adopted: September 12, 2012**

**HISTORIC LANDMARKS COMMISSION MINUTES**

September 12, 2012

**PUBLIC HEARING**

2. **2300 GARDEN ST**

(2:00) Assessor's Parcel Number: 025-140-024

Staff Member: Nicole Hernández, Urban Historian

(Review of Staff Report and Public Hearing to consider adoption of a resolution to recommend to City Council that the St. Anthony's Seminary Complex and Grounds be designated a City Landmark. This item was continued from the August 29, 2012, public hearing.)

Actual time: 1:54

Staff comments: Nicole Hernández, Urban Historian, stated that the previously distributed Staff Report was updated to reflect what was discussed at the previous hearing.

Public comment opened at 1:58 p.m. and, with no one wishing to speak, it was closed.

**Motion:** To adopt Resolution 2012-02 recommending that City Council hold a public hearing to consider landmark designation of St. Anthony's Complex and Grounds located at 2300 Garden Street with the comment that the property owner is thanked for supporting the nomination and for the preservation work.

**Action:** La Voie/Winick, 8/0/0. Motion carried. (Shallanberger absent.)

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE COUNCIL OF THE CITY OF  
SANTA BARBARA DESIGNATING SAINT ANTHONY'S  
SEMINARY COMPLEX AND GROUNDS AT 2300 GARDEN  
STREET AS A CITY LANDMARK

WHEREAS, Section 22.22.050 of the Municipal Code of the City of Santa Barbara grants the Historic Landmarks Commission the authority to initiate a designation process to recommend to the City Council the designation as a City Landmark of any structure, natural feature, site or area having historic, architectural, archaeological, cultural or aesthetic significance;

WHEREAS, historic research in the form of an Historic Structures Report prepared by Preservation Planning Associates dated April, 2009 and approved by the Historic Landmarks Commission on May 13, 2009 and summarized in a Staff Report has determined that the St. Anthony Seminary Complex of Buildings and Grounds located at 2300 Garden Street, Assessor's Parcel No. 025-140-024 qualify for historic designation under City of Santa Barbara Master Environmental Assessment (MEA) criteria;

WHEREAS, the subject property is significant for both its historical, architectural and archeological influence on the heritage of the City;

WHEREAS, under the provisions of Article 19, Section 15308 of the California Environmental Quality Act Guidelines and the City List of Activities Determined to Qualify for a Categorical Exemption (City Council Resolution Dated November 10, 1998), staff has determined that designation of the St. Anthony Seminary Complex and Grounds located at 2300 Garden Street as a City Landmark is eligible for a Categorical Exemption;

WHEREAS, on August 15, 2012, the Historic Landmark Commission adopted a Resolution of Intention No. 2012.02 to hold a public hearing to begin the landmark designation process for St. Anthony Seminary Complex and Grounds located at 2300 Garden Street, Assessor's Parcel No. 025-140-024;

WHEREAS, the Historic Landmarks Commission held a public hearing on September 12, 2012, during which hearing public comments were invited on the proposed landmark designation and the Historic Landmark Commission adopted Resolution No. 2012-2 to recommend to the City Council designation as a City Landmark Saint Anthony's Seminary Complex and Grounds at 2300 Garden Street, APN 025-140-024;

WHEREAS, the Historic Landmarks Commission determined that, while maintenance and minor modifications are permissible, the character-defining features of the buildings' facades and grounds are subject to Historic Landmark Commission review; and

WHEREAS, Section 22.22.050 of the Municipal Code of the City of Santa Barbara states that the City council may designate as a Landmark any structure, natural feature, site or area having historic, architectural, archeological, cultural, or aesthetic

significance by adopting a resolution of designation within 90 days following receipt of a recommendation from the Historic Landmark Commission.

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

SECTION 1: Saint Anthony's Seminary Complex and Grounds at 2300 Garden Street, Assessor's Parcel No. 025-140-024, is designated as a City Landmark based on the historic and cultural significance of facts presented in the Landmark Designation Staff Report dated September 12, 2012 as shown on the site plan attached hereto as Exhibits A and B.

SECTION 2: The City Council finds that the subject property meets the following City Landmark criteria (A through K) listed in section 22.22.040 of the Municipal Code:

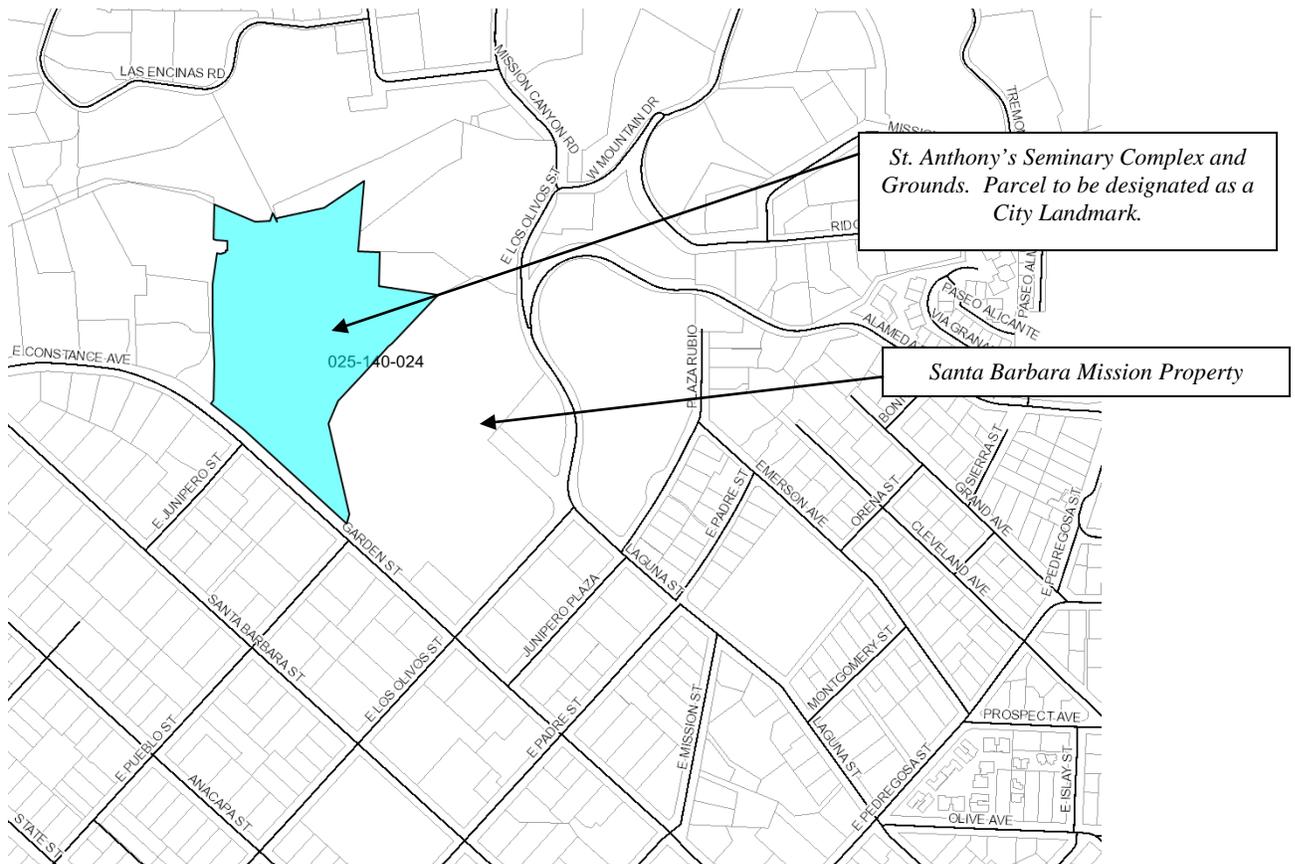
- A. Its character, interest or value as a significant part of the heritage of the City, the State or the Nation;
- C. Its identification with a person or persons who significantly contributed to the culture and development of the City, the State or the Nation;
- D. Its exemplification of a particular architectural style or way of life important to the City, the State, or the Nation;
- E. Its exemplification of the best remaining architectural type in a neighborhood.
- F. Its identification as the creation, design, or work of a person or persons whose effort significantly influenced the heritage of the City, the State, or the Nation;
- H. Its relationship to any other landmark if its preservation is essential to the integrity of that landmark;
- I. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood;
- J. Its potential of yielding significant information of archeological interest.

SECTION 3: The City Clerk shall cause this resolution, upon adoption, to be recorded in the Office of the recorder of the County of Santa Barbara pursuant to Santa Barbara Municipal Code Section 22.22.055.

Exhibits:

- A. Designation Boundary Map
- B. Site Map with Property Boundaries

EXHIBIT A



Vicinity Map, City of Santa Barbara Mapping Analysis and Printing System, 2012





# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** November 13, 2012

**TO:** Mayor and Councilmembers

**FROM:** Environmental Services Division, Finance Department

**SUBJECT:** Status Of Resource Recovery Project At The Tajiguas Landfill

### **RECOMMENDATION:**

That Council receive a report from staff regarding the Proposed Resource Recovery Park Project at the Tajiguas Landfill.

### **EXECUTIVE SUMMARY:**

For the past several years, the County of Santa Barbara, in concert with the cities of Santa Barbara, Goleta, Buellton and Solvang, has investigated various municipal solid waste conversion technologies as possible future alternatives to landfilling. Since the previous presentation to the City Council in June of 2012, staff from the participating jurisdictions have completed additional due diligence on the technical and financial aspects of the County's Resource Recovery Park as it is being proposed by Mustang Renewable Power Ventures. Based upon this collective understanding, County staff is requesting authorization from the Board of Supervisors on November 13, 2012 to commence formal environmental review of the Resource Recovery Park project.

The forthcoming environmental impact report will evaluate the construction and operation of the following: 1) a materials recovery facility to sort recyclables from the trash stream; 2) an anaerobic digestion facility to digest organic materials separated from the trash stream to produce electricity as well as compostable material of varying grades and uses; and, 3) landfilling of the remaining residual material. As required by CEQA, other alternatives to be analyzed will include the "No Project" scenario, and an expansion of the Tajiguas Landfill. The use of other technologies such as gasification will also be studied as part of the environmental review.

The primary location proposed for the project is Tajiguas Landfill. However, other alternative potential project locations, including the construction/demolition debris materials recovery facility owned by MarBorg Industries, Inc. as well as another urban location will be studied to a level that will allow either the Board of Supervisors or the other participating jurisdictions to select these alternative sites as part of the "approved project"

after certifying the environmental impact report and using it as a basis for that Agency's participation in the project.

The environmental review process is anticipated to take at least 21 months to complete once authorization to proceed is given by the Board of Supervisors.

In addition to commencing the CEQA process, in the coming weeks, staff from each of the participating jurisdictions will be presenting to their elected bodies, a non-binding term sheet that outlines the key business terms that must be negotiated between the participating jurisdictions and Mustang in order to develop a long-term contract with Mustang Renewable Power Ventures for the RRP project for consideration and possible approval by the five participating public agencies. The Term Sheet also grants an exclusive right to negotiate with Mustang for a specified time period with respect to County-owned potential sites for the project and it outlines the rights and responsibilities of both Mustang and the participating jurisdictions if a non-County owned site for any component of the proposed project is ultimately selected.

In April of 2012, in response to the County's circulation of the Notice of Preparation of the forthcoming environmental impact report, MarBorg Industries, Inc. requested that the County also consider its properties as potential sites for the Materials Recovery Facility component of the Resource Recovery Park project. In the near future, the participating public agencies will draft an agreement with MarBorg that outlines the types of information and timelines for its submittal that would be needed to evaluate those properties through the RRP environmental review process. Consistent with the terms of the original County request for proposals for the Resource Recovery Park, the agreement with MarBorg will also request that MarBorg submit a refundable deposit of \$100,000 and a non-refundable late fee of \$4,200 for allowing MarBorg to participate in this process.

## **DISCUSSION:**

For several years, staff from several jurisdictions, including the County of Santa Barbara and the Cities of Santa Barbara, Goleta, Buellton and Solvang (Public Participants), have worked together to explore the development of a Resource Recovery Park (RRP) at the Tajiguas Landfill. In the near future, two critical milestones in the development of the project will be reached: 1. initiation of the environmental review process for the RRP; and, 2. consideration of a non-binding business term sheet and exclusive right to negotiate with Mustang Renewable Power Ventures (Mustang), the preferred vendor of the RRP Project.

## **Environmental Review Process**

On November 13, 2012, the County Board of Supervisors will consider awarding an EIR Consultant contract to Padre Associates, Inc. (Padre) to prepare the environmental impact report and associated technical reports that will be necessary to complete the environmental review process for the proposed RRP project pursuant to the California Environmental Quality Act (CEQA). The purpose of the project EIR will be to identify the

potentially significant adverse environmental impacts of a RRP “project.” The RRP CEQA Project description consists of the following components:

1. Materials Recovery Facility (MRF) – this facility would sort the municipal solid waste (MSW) that is currently received at Tajiguas Landfill into three streams:
  - Recyclables – that would be separated, baled and sold for reuse;
  - Organics – that would be recovered for processing in the Anaerobic Digestion Facility; and,
  - Residual – non-recoverable materials left over from the MRF and Anaerobic Digestion Facility, which would ultimately be landfilled.
2. Anaerobic Digestion Facility (ADF) – this facility would convert organics recovered from the MSW into compostable material and biogas. The compost would be marketed as a soil amendment or used for reclamation projects. The biogas would be combusted to generate electricity.

In addition to the proposed project (as described above), the Environmental Impact Report (EIR) will also analyze the potential environmental impacts of several project alternatives as required by state law. These alternatives include the “No Project” scenario, expanding the Tajiguas Landfill, and use of alternative technologies such as gasification, which was previously rejected as an option by the Public Agency Participants. In addition, as also required by CEQA, the following alternative project locations have been identified and will be studied:

- a. Siting the MRF at either: 1. the existing Construction and Demolition Debris Material Recovery Facility owned by MarBorg Industries, Inc. (MarBorg) located at 119 South Quarantina St. in Santa Barbara; and/or 2. the existing cement plant located on Quinientos St. in Santa Barbara.
- b. Siting the MRF at another urban location on the South Coast where the majority of waste and recyclables are currently generated.
- c. Transporting the organic fraction recovered from the trash to the Engel & Gray, Inc. composting facility in Santa Maria to be aerobically composted into a soil amendment or soil reclamation material. Engel & Gray has composted the City’s source-separated foodscraps collected from businesses since 2009.

Moreover, alternatives “a” and “b” will be studied in sufficient detail such that these locations could be selected as a preferred location when certifying the EIR and without further detailed environmental review being necessary. Alternative “c” will be studied in greater detail in two specific issue areas: traffic/circulation and air quality. If the analysis demonstrates that this alternative could be preferable to the proposed RRP project, then further detailed study could be conducted.

Staff estimates that the environmental review process will take approximately 21 months to complete once the contract with the environmental consulting firm is approved and executed. The Draft EIR will likely be released for public review and comment in the fall of 2013. City Planning Staff recommends that a hearing on the Draft EIR be held before the City Planning Commission consistent with the City's procedures for EIRs. Staff anticipates bringing the Final EIR to the City Council in summer of 2014 to make findings on the EIR as required by CEQA for a project applicant. Throughout the environmental review process, staff from County Environmental Services, Planning and Community Development and the City Attorney's Office will actively participate in the environmental review process to ensure the accuracy and appropriate scope and breadth of the Draft EIR. Further, in the event that an alternative is chosen that includes development within the City of Santa Barbara, it is likely to require design review from the Architectural Board of Review and possibly land use approvals from the City Planning Commission for a Development Plan or a City Coastal Development Permit.

### **Cost and Funding of the Environmental Impact Report**

County staff estimates the cost to complete the environmental review process, including drafting the EIR and associated technical studies to be approximately \$1.25 million. The October 2011 Request for Proposals for the RRP Project specified that the successful bidder would fund 100% of all CEQA-related costs. However, if the vendor were to fund the EIR, the Public Agency Participants might be restricted in how they could use the environmental documents for other projects, should the Public Participants and Mustang fail to execute a long-term project agreement. For this reason, the Public Participants have opted instead to fund the CEQA process directly instead of through Mustang.

To pay for CEQA-related costs, the Public Participants propose to allow the County to assess a temporary surcharge of \$2.45 per ton to the tipping fee charged at Tajiguas Landfill. The surcharge would commence on July 1, 2013 and would terminate on June 30, 2016. In Fiscal Year 2017, the County would adjust the tipping fee to account for variances between the \$2.45 per ton surcharge and the actual costs incurred for the project. Staff estimates that the temporary surcharge could result in a City need to increase the rates charged to City customers for trash and recycling services provided by MarBorg by approximately 0.64%.

### **Term Sheet**

Staff from the Public Agency Participants have performed due diligence on many of the technical and financial aspects of the Mustang proposal. Based upon this collective understanding of the Mustang proposal, staff have worked with Mustang to draft key provisions of the proposed project into a non-binding Term Sheet. The Term Sheet outlines the key business terms and significant variables to be negotiated before a binding, long-term contract could be approved between the participating jurisdictions and Mustang. These business terms and variables include the size and scale of the facility; materials to be processed; tipping fees to be charged; specific technologies to

be used; project financing; tonnage commitments; tonnage resets; performance standards, and revenue sharing formulas.

Staff plans to bring the proposed Term Sheet to the City Council in December of 2012 for possible authorization for staff approval. Affirmative votes by a majority of the elected officials from the cities of Goleta and Santa Barbara and from the County of Santa Barbara would be required to approve the execution of the Term Sheet between all of the Public Agency Participants and Mustang.

#### Exclusive Right to Negotiate

The proposed Term Sheet also grants an exclusive right to negotiate (ERTN) with the Public Participants to Mustang bounded by the following time constraints:

- The ERTN would terminate 12 months following certification of the EIR by the County Board of Supervisors or after 48 months following its execution regardless of whether the EIR is certified or not.
- The 48 month period would be tolled for an additional 18 months pending any CEQA litigation over the EIR.

It is important to note that the ERTN applies only to project alternatives proposed for County-owned properties such as Tajiguas Landfill and the South Coast Transfer Station. Should an alternative project site be selected for the Materials Recovery Facility (MRF) or Anaerobic Digester (AD) that is not County-owned, the Public Agency Participants would have the right to negotiate directly with the owner of that property in order to use that property for the project or to negotiate the possible purchase of the non-County owned property.

If the Board of Supervisors or any of the participating jurisdictions selects a non-County owned property as the preferred location for either the MRF or the AD facility, the ERTN granted to Mustang would remain in force only with respect to any County-owned property that is selected as the location for the remaining project components.

#### **Inclusion of MarBorg in the Procurement Process**

In April of 2012, the County released the Notice of Preparation (NOP) for the forthcoming EIR to solicit early scoping comments from interested stakeholders. Following release of the NOP, MarBorg requested that its City located properties also be considered as potential locations for components of the RRP. As stated above, two MarBorg sites will be studied to a sufficient level of analysis such that the Board of Supervisors could select the locations for the Project.

To ensure that the Public Agency Participants receive all of the information necessary to adequately evaluate the sites as part of the draft EIR, the Public Participants are drafting an agreement that will stipulate the types of information that MarBorg must

provide and timelines for their submittal. Consistent with the terms of the original RFP, the Agreement will also require MarBorg to submit a refundable deposit of \$100,000 and non-refundable participation fee of \$4,200 in a manner similar to that which was originally required of Mustang.

### **Next Steps**

The CEQA environmental review process is expected to begin in November of 2012. City staff intends to present the Term Sheet to the City Council for its review and consideration in December 2012. In 2013, staff from the Public Participants will work to develop the framework for, and define key terms of, a joint powers agreement and a project agreement with Mustang.

### **BUDGET/FINANCIAL INFORMATION:**

To pay for the environmental review process, staff is recommending that a temporary surcharge of \$2.45 per ton be added to the tipping fee charged at Tajiguas Landfill for all participating jurisdictions. The surcharge would commence on July 1, 2013 and would terminate on June 30, 2016. In Fiscal Year 2017, the County would adjust the tipping fee to account for variances between the \$2.45 per ton surcharge and the actual costs incurred during the environmental review process. Staff estimates that the temporary surcharge would result in an increase of approximately 0.64% to the rates charged to City customers for trash and recycling services.

The increased tipping fee will be reflected in the recommended Fiscal Year 2014 Solid Waste Fund budget, which will be factored into the trash rates.

### **SUSTAINABILITY IMPACT:**

Construction of the Resource Recovery Project could significantly increase the City's waste diversion rate and would approximately double the number of years before Tajiguas Landfill reaches its permitted capacity depending upon disposal rates and when the facility became operational. The project would also reduce greenhouse gas emissions when compared to current landfill disposal and would generate renewable energy.

**PREPARED BY:** Matt Fore, Environmental Services Manager

**SUBMITTED BY:** Robert Samario, Finance Director

**APPROVED BY:** City Administrator's Office



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** October 30, 2012

**TO:** Mayor and Councilmembers

**FROM:** City Clerk's Office, Administrative Services Department

**SUBJECT:** Interviews For City Advisory Groups

**RECOMMENDATION:** That Council:

- A. Hold interviews of applicants to various City Advisory Groups; and
- B. Continue interviews of applicants to November 13, and November 20, 2012.

### **DISCUSSION:**

Interviews of applicants for various positions on City Advisory Groups will be held on October 30, 2012, at an estimated time of 4:00 p.m. Applicants will also have the option to be interviewed on November 13, 2012, at 6:00 p.m. and November 20, 2012, at an estimated time of 4:00 p.m.

For the current vacancies, 83 individuals submitted 93 applications. A list of eligible applicants and pertinent information about the City Advisory Groups is attached to this report.

Applicants have been notified that to be considered for appointment they must be interviewed. Applicants have been asked to prepare a 2-3 minute verbal presentation in response to a set of questions specific to the group for which they are applying. Applicants applying to more than one advisory group may have up to 5 minutes for their presentation.

Applicants for the Santa Barbara Youth Council have been notified that they must also appear for an interview before the Youth Council. They will have the option to appear on Monday, November 5, 2012, at 5:30 p.m. in the Council Chamber, or Monday, November 12, 2012, at 6:00 p.m. at the Louise Lowry Davis Recreation Center.

Appointments are scheduled to take place on December 11, 2012.

**ATTACHMENT:** List of Applicants

**PREPARED BY:** Gwen Peirce, City Clerk Services Manager

**SUBMITTED BY:** Marcelo A. López, Assistant City Administrator/Administrative Services Director

**APPROVED BY:** City Administrator's Office

ACCESS ADVISORY COMMITTEE

- Two vacancies.
- Terms expire 12/31/2014.
- Residents of the City or a full-time employees of an entity doing business within the City who demonstrate an interest, experience, and commitment to issues pertaining to disability and access: Representatives from the Architectural/Engineering/Building Community
- Appointees may not hold any full-time paid office or employment in City government.

<b>CATEGORY (Number of Vacancies)</b>	<b>APPLICANT</b>	<b>Incumbent Appt. Dates (Years Served)</b>	<b>Applicant's Preference (1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>)</b>	<b>Notes</b>
<i>Architectural/ Engineering/Building Community (2)</i>	Martha Degasis			

## AIRPORT COMMISSION

- Two vacancies.
- Terms expire 12/31/2016.
- One appointee must be a qualified elector of the City; and  
One appointee may be a qualified elector of the City or resident of the County of Santa Barbara.
- Appointees may not hold any full-time paid office or employment in City government.

CATEGORY (Number of Vacancies)	APPLICANT	Incumbent Appt. Dates (Years Served)	Applicant's Preference (1 <sup>st</sup> , 2 <sup>nd</sup> , 3 <sup>rd</sup> )	Notes
<b><i>Qualified elector of the City (1)</i></b>	Craig Arcuri			City
<b><i>Qualified elector of the City or resident of the County (1)</i></b>	John G. Busby			County
	Carl L. Hopkins			County
	Karen M. Kahn			County

## ARCHITECTURAL BOARD OF REVIEW

- Three vacancies.
- Terms expire 12/31/2016.
- Qualified electors of the City or the County of Santa Barbara:
  - Two members with professional experience in related fields
  - One member may be a licensed architect, have professional experience in related fields, or represent the public at large.
- Appointees may not hold any full-time paid office or employment in City government.

CATEGORY (Number of Vacancies)	APPLICANT	Incumbent Appt. Dates (Years Served)	Applicant's Preference (1 <sup>st</sup> , 2 <sup>nd</sup> , 3 <sup>rd</sup> , 4 <sup>th</sup> )	Notes
<i>Professional experience in related fields (2)</i>	Sarah Maria Anthony			City
	Robert Maday			Landscape Architect - City
	Silvia Ronchietto			County
	Penn Smith			City

(CONT'D)

**ARCHITECTURAL BOARD OF REVIEW (CONT'D)**

CATEGORY (Number of Vacancies)	APPLICANT	Incumbent Appt. Dates (Years Served)	Applicant's Preference (1 <sup>st</sup> , 2 <sup>nd</sup> , 3 <sup>rd</sup> , 4 <sup>th</sup> )	Notes
<i>Licensed Architect/ Professional experience in related fields/Public at large (1)</i>	Thiep Cung			Licensed Architect – County
	Steven E. Dowty			Licensed Architect – City
	Scott Hopkins			Licensed Architect – City
	Daniel Johnston			Licensed Architect – City
	Donald E. Polk		1) Architectural Board of Review 2) Historic Landmarks Commission	Public at Large – County
	Andrew Roteman			Licensed Architect – County
	Dawn Sherry	12/13/2005 (7 years)		Licensed Architect – City
	Juliette Sponsel			Public at Large – County; Current Building & Fire Code Board of Appeals member – open term
	Wm. Howard Wittausch			Licensed Architect – City

## BUILDING AND FIRE CODE BOARD OF APPEALS

- Two vacancies.
- Open terms.
- Residents of the City or adjoining unincorporated areas of Santa Barbara County. Appointees shall demonstrate knowledge and expertise in specialty areas governed by the construction and fire codes of the City.
- Appointees may not hold any full-time paid office or employment in City government.

CATEGORY (Number of Vacancies)	APPLICANT	Incumbent Appt. Dates (Years Served)	Applicant's Preference (1 <sup>st</sup> , 2 <sup>nd</sup> , 3 <sup>rd</sup> )	Notes
<i>Residents of the City or unincorporated area of Santa Barbara County (2)</i>	None			

**CIVIL SERVICE COMMISSION**

- One vacancy.
- Term expires 12/31/2016.
- Qualified elector of the City.
- Appointee may not hold any full-time paid office or employment in City government and, for 1 year after ceasing to be a member, may not be eligible for any salaried office or employment with the City.

<b>CATEGORY (Number of Vacancies)</b>	<b>APPLICANT</b>	<b>Incumbent Appt. Dates (Years Served)</b>	<b>Applicant's Preference (1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>)</b>	<b>Notes</b>
<i>Qualified elector of the City (1)</i>	Gabriel Garcia	12/13/2005 (7 years)		

## COMMUNITY DEVELOPMENT AND HUMAN SERVICES COMMITTEE

- Six vacancies.
- One term expires 12/31/2014; one term expires 12/31/2015; and four terms expire 12/31/2016.
- Residents or employees within the City but need not be qualified electors of the City. One representative from each:
  - Disabled Community
  - Downtown Neighborhood
  - Housing Authority
  - Human Services Agencies
  - Lower Westside Neighborhood
  - Senior Community
- Appointees may not hold any full-time paid office or employment in City government.

CATEGORY (Number of Vacancies)	APPLICANT	Incumbent Appt. Dates (Years Served)	Applicant's Preference (1 <sup>st</sup> , 2 <sup>nd</sup> , 3 <sup>rd</sup> )	Notes
<b><i>Disabled Community (1)</i></b>	Michael Just	12/16/2008 (4 years)		
<b><i>Downtown Neighborhood (1)</i></b>	James Cook	6/29/2010 (2 years, 6 months)		
<b><i>Housing Authority (1)</i></b>	Frank Quezada			
<b><i>Human Services Agencies (1)</i></b>	Jacob L. Biever			
	Patricia "Max" Rorty			
	Lynn Schiffmacher			Also eligible for Senior Community category.
<b><i>Lower Westside Neighborhood (1)</i></b>	Greg Gorga	12/16/2008 (4 years)		
<b><i>Senior Community (1)</i></b>	Rocky Jacobson	6/29/2010 (2 years, 6 months)		Also eligible for Downtown Neighborhood category.
	Bonnie Raisin			Also eligible for Human Services Agencies category.

**COMMUNITY EVENTS & FESTIVALS COMMITTEE**

- Two vacancies.
- Terms expire 12/31/2015.
- Representatives of the Business/Lodging/Retail Industry.
- Appointees may not hold any full-time paid office or employment in City government.

<b>CATEGORY (Number of Vacancies)</b>	<b>APPLICANT</b>	<b>Incumbent Appt. Dates (Years Served)</b>	<b>Applicant's Preference (1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>)</b>	<b>Notes</b>
<i><b>Business/Lodging/ Retail Industry (2)</b></i>	None			

## DOWNTOWN PARKING COMMITTEE

- Three vacancies.
- Terms expire 12/31/2016.
- Appointees shall demonstrate an interest and knowledge of downtown parking issues:
  - One member must be a resident of the City.
  - Two members may be residents of the City or the County of Santa Barbara.
- Appointees may not hold any full-time paid office or employment in City government.

CATEGORY (Number of Vacancies)	APPLICANT	Incumbent Appt. Dates (Years Served)	Applicant's Preference (1 <sup>st</sup> , 2 <sup>nd</sup> , 3 <sup>rd</sup> )	Notes
<i><b>Resident of the City (1)</b></i>	Matt W. LaBrie	12/16/2008 (4 years)		City
<i><b>Residents of the City or the County (2)</b></i>	Eugene (Gene) McKnight	12/16/2008 (4 years)		County

## FIRE AND POLICE COMMISSION

- One vacancy.
- Term expires 12/31/2016.
- Qualified elector of the City.
- Appointee may not hold any full-time paid office or employment in City government.

CATEGORY (Number of Vacancies)	APPLICANT	Incumbent Appt. Dates (Years Served)	Applicant's Preference (1 <sup>st</sup> , 2 <sup>nd</sup> , 3 <sup>rd</sup> )	Notes
<i>Qualified elector of the City (1)</i>	Roland S. Christopher		1) Fire & Police Commission 2) Harbor Commission 3) Neighborhood Advisory Council	
	Adam Maingot		1) Harbor Commission 2) Fire & Police Commission	
	Diego Torres-Santos	3/1/2011 (1 year, 10 months)		
	Steve Washwell			

## FIRE AND POLICE PENSION COMMISSION

- Three vacancies.
- One term expires 12/31/2013; and two terms expire 12/31/2016.
- One active or retired firefighter who need not be a resident or qualified elector of the City;  
 One active or retired police officer who need not be a resident or qualified elector of the City and  
 One qualified elector of the City who is not an active firefighter, police officer, and does not hold any full-time paid office or employment in City government.

CATEGORY (Number of Vacancies)	APPLICANT	Incumbent Appt. Dates (Years Served)	Applicant's Preference (1 <sup>st</sup> , 2 <sup>nd</sup> , 3 <sup>rd</sup> )	Notes
<b><i>Active/Retired Firefighter (1)</i></b>	Michael K. Jacobs	1/9/1979 (34 years)		
<b><i>Active/Retired Police Officer (1)</i></b>	None			
<b><i>Qualified elector of the City (1)</i></b>	None			

## HARBOR COMMISSION

- One vacancy.
- Term expires 12/31/2016.
- Qualified elector of the City.
- Appointee may not hold any full-time paid office or employment in City government.

CATEGORY (Number of Vacancies)	APPLICANT	Incumbent Appt. Dates (Years Served)	Applicant's Preference (1 <sup>st</sup> , 2 <sup>nd</sup> , 3 <sup>rd</sup> )	Notes
<b><i>Qualified elector of the City (1)</i></b>	Roland S. Christopher		1) Fire & Police Commission 2) Harbor Commission 3) Neighborhood Advisory Council	
	Bill Cordero Sr.			
	Adam Maingot		1) Harbor Commission 2) Fire & Police Commission	
	William (Bill) Spicer	6/30/2009 (3 years, 6 months)		

## HISTORIC LANDMARKS COMMISSION

- Two vacancies.
- Terms expire 12/31/2016.
- Qualified electors of the City or the County of Santa Barbara:
  - One professional architectural historian/
  - One member may be a licensed architect, licensed landscape architect, professional architectural historian, or represent the public at large.
- Appointees may not hold any full-time paid office or employment in City government.

CATEGORY (Number of Vacancies)	APPLICANT	Incumbent Appt. Dates (Years Served)	Applicant's Preference (1 <sup>st</sup> , 2 <sup>nd</sup> , 3 <sup>rd</sup> )	Notes
<b><i>Professional Architectural Historian (1)</i></b>	Fermina B. Murray	12/7/2004 (8 years)		County
<b><i>Licensed Architect/ Licensed Landscape Architect/Professional Architectural Historian/ Public at large (1)</i></b>	Linus Huffman		1) Planning Commission 2) Parks & Recreation Commission 3) Historic Landmarks Commission	Public at large – City
	Bill Mahan			Public at large – City
	Donald E. Polk		1) Architectural Board of Review 2) Historic Landmarks Commission	Public at large – County
	Craig Shallenberger	12/16/2008 (4 years)		Licensed Architect - City

## LIBRARY BOARD

- One vacancy.
- Term expires 12/31/2016.
- Qualified elector of the City.
- Appointee may not hold any full-time paid office or employment in City government.

CATEGORY (Number of Vacancies)	APPLICANT	Incumbent Appt. Dates (Years Served)	Applicant's Preference (1 <sup>st</sup> , 2 <sup>nd</sup> , 3 <sup>rd</sup> )	Notes
<b><i>Qualified elector of the City (1)</i></b>	Lucille Teresa Boss Ramirez			
	Pamela Purcilly McMaster		1) Planning Commission 2) Rental Housing Mediation Task Force 3) Library Board	
	Susette H.H.C. Naylor			
	Patricia E. Ruth			

## LIVING WAGE ADVISORY COMMITTEE

- Three vacancies.
- One term expires 6/30/2015; and two terms expire 6/30/2016.
- One representative from each:
  - Employee of a local Santa Barbara area nonprofit entity;
  - Owner/Manager of a service contractor subject to the City's Living Wage Ordinance.
  - Santa Barbara Downtown Organization or Santa Barbara Chamber of Commerce Nominee.
- Appointees may not hold any full-time paid office or employment in City government.

CATEGORY (Number of Vacancies)	APPLICANT	Incumbent Appt. Dates (Years Served)	Applicant's Preference (1 <sup>st</sup> , 2 <sup>nd</sup> , 3 <sup>rd</sup> )	Notes
<i>Employee of local Nonprofit Entity (1)</i>	None			
<i>Owner/Manager of a service contractor subject to the City's Living Wage Ordinance (1)</i>	None			
<i>Santa Barbara Downtown Organization <u>or</u> Santa Barbara Chamber of Commerce Nominee (1)</i>	None			

## MEASURE P COMMITTEE

- Seven vacancies.
- Two terms expire 12/31/2013; two terms expire 12/31/2014; one term expires 12/31/2015; and two terms expire 12/31/2016.
- Two residents of the City; and one representative from each:
  - Civil Liberties Advocate
  - Drug abuse, treatment & prevention counselor
  - Medical Professional
  - Criminal Defense Attorney
  - Medical Marijuana Patient
- Appointees may not hold any full-time paid office or employment in City government.

CATEGORY (Number of Vacancies)	APPLICANT	Incumbent Appt. Dates (Years Served)	Applicant's Preference (1 <sup>st</sup> , 2 <sup>nd</sup> , 3 <sup>rd</sup> )	Notes
<i>Civil Liberties Advocate (1)</i>	None			
<i>Criminal Defense Attorney (1)</i>	None			
<i>Drug abuse, treatment &amp; prevention counselor (1)</i>	None			
<i>Medical Marijuana Patient (1)</i>	None			
<i>Medical Professional (1)</i>	David Bearman, M.D.	3/6/2007 (5 years, 10 months)		
<i>Residents of the City (2)</i>	None			

## METROPOLITAN TRANSIT DISTRICT BOARD

- Two vacancies.
- Terms expire 3/6/2017 (Appointments effective 3/7/2013).
- Residents within the Santa Barbara Metropolitan Transit District.
- Appointees may not hold any full-time paid office or employment in City government.

CATEGORY (Number of Vacancies)	APPLICANT	Incumbent Appt. Dates (Years Served)	Applicant's Preference (1 <sup>st</sup> , 2 <sup>nd</sup> , 3 <sup>rd</sup> )	Notes
<b><i>Residents (2)</i></b>	John G. Britton	2/11/1997 (15 years, 10 months)		
	Keith J. Coffman-Grey			
	Olivia G. Rodriguez	6/29/2010 (2 years, 8 months)		
	Kristie Shubin			
	David Tabor			

## MOSQUITO AND VECTOR MANAGEMENT DISTRICT BOARD

- One vacancy.
- Term expires 1/5/2015 (Appointment effective 1/8/2013).
- Registered voter of the City of Santa Barbara or a member of the City Council.
- Appointee may not hold any full-time paid office or employment in City government.

CATEGORY (Number of Vacancies)	APPLICANT	Incumbent Appt. Dates (Years Served)	Applicant's Preference (1 <sup>st</sup> , 2 <sup>nd</sup> , 3 <sup>rd</sup> )	Notes
<i>Registered Voter of the City of Santa Barbara or a member of the City Council (1)</i>	None			

## NEIGHBORHOOD ADVISORY COUNCIL

- Four vacancies.
  - One term expires 12/31/2013; and three terms expire 12/31/2016
  - Residents of the City who need not be qualified electors of the City:
    - One resident of the City who represents the public at large; and
    - Three representatives from any of the following neighborhoods:
 

➤ West Downtown	➤ Eastside	➤ Lower Eastside
➤ Laguna	➤ Westside	➤ Lower Westside
- Note:** Council may appoint up to three youth members that are the ages of 16 or 17 years. Priority may be given to youth from the six specified neighborhoods.
- Appointees may not hold any full-time paid office or employment in City government.

**NOTE:** Applicants under the Neighborhood Representative category are also eligible for appointment to the Public at Large category.

CATEGORY (Number of Vacancies)	APPLICANT	Incumbent Appt. Dates (Years Served)	Applicant's Preference (1 <sup>st</sup> , 2 <sup>nd</sup> , 3 <sup>rd</sup> )	Notes
<b><i>Neighborhood Representatives (3)</i></b>	Roane Akchurin			Westside Neighborhood
	Sally Foxen	3/1/2011 (1 year, 10 months)		Lower Westside Neighborhood
	Ed King			Eastside Neighborhood

(Cont'd)

**NEIGHBORHOOD ADVISORY COUNCIL (CONT'D)**

CATEGORY (Number of Vacancies)	APPLICANT	Incumbent Appt. Dates (Years Served)	Applicant's Preference (1 <sup>st</sup> , 2 <sup>nd</sup> , 3 <sup>rd</sup> )	Notes
<i>Public at large (1)</i>	Tom Brooks Burgher II			
	Roland S. Christopher		1) Fire & Police Commission 2) Harbor Commission 3) Neighborhood Advisory Council	
	Jacques Habra			
	Charles Huff		1) Parks and Recreation Commission 2) Neighborhood Advisory Committee	
	Mari G. Mender			

## PARKS AND RECREATION COMMISSION

- Two vacancies.
  - Terms expire 12/31/2016.
  - Qualified electors of the City.
- Note:** Council may appoint one youth member that is age 16 or 17 years, a resident of the City and a citizen of the United States.
- Appointees may not hold any full-time paid office or employment in City government.

CATEGORY (Number of Vacancies)	APPLICANT	Incumbent Appt. Dates (Years Served)	Applicant's Preference (1 <sup>st</sup> , 2 <sup>nd</sup> , 3 <sup>rd</sup> )	Notes
<b>Qualified electors of the City (2)</b>	Megan L. Alley	6/26/2012 (6 months)		
	Kate Canon			
	Christina Nicole Gonzalez	6/26/2012 (6 months)		
	Charles Huff		1) Parks and Recreation Commission 2) Neighborhood Advisory Committee	
	Linus Huffman		1) Planning Commission 2) Parks & Recreation Commission 3) Historic Landmarks Commission	

## PLANNING COMMISSION

- Two vacancies.
- Terms expire 12/31/2016.
- Qualified electors of the City.
- Appointees may not hold any full-time paid office or employment in City government.

CATEGORY (Number of Vacancies)	APPLICANT	Incumbent Appt. Dates (Years Served)	Applicant's Preference (1 <sup>st</sup> , 2 <sup>nd</sup> , 3 <sup>rd</sup> )	Notes
<b><i>Qualified electors of the City (2)</i></b>	William Anikouchine			
	June Belletto de Pujo			
	Linus Huffman		1) Planning Commission 2) Parks & Recreation Commission 3) Historic Landmarks Commission	
	Sheila Lodge	12/16/2008 (4 years)		
	Pamela Purcilly McMaster		1) Planning Commission 2) Rental Housing Mediation Task Force 3) Library Board	
	Jay Rawlins		1) Planning Commission 2) Rental Housing Mediation Task Force	

## RENTAL HOUSING MEDIATION TASK FORCE

- Four vacancies.
- Terms expire 12/31/2016.
- Residents of the City or the County of Santa Barbara:
  - Two homeowners
  - One landlord
  - One tenant

**Note:** Non-resident members must be owners of residential rental property within the City limits or affiliated with organizations concerned with landlord-tenant issues within the City limits.
- Appointees may not hold any full-time paid office or employment in City government.

CATEGORY (Number of Vacancies)	APPLICANT	Incumbent Appt. Dates (Years Served)	Applicant's Preference (1 <sup>st</sup> , 2 <sup>nd</sup> , 3 <sup>rd</sup> )	Notes
<b>Homeowners (2)</b>	Leesa Beck	6/28/2011 (1 year, 6 months)		County
	Justin Dullum	12/16/2008 (4 years - Tenant)		City
<b>Landlord (1)</b>	Richard Axilrod			City
<b>Tenant (1)</b>	Pamela Purcilly McMaster		1) Planning Commission 2) Rental Housing Mediation Task Force 3) Library Board	City
	Jay Rawlins		1) Planning Commission 2) Rental Housing Mediation Task Force	City

## SANTA BARBARA YOUTH COUNCIL

- Three vacancies.
- Terms expire 12/31/2014.
- Members must be between the ages of 13 – 19 years. One member from each of the following:
  - Alternative School
  - Dos Pueblos High School
  - Public at large
- Appointees may not hold any full-time paid office or employment in City government.

CATEGORY (Number of Vacancies)	APPLICANT	Incumbent Appt. Dates (Years Served)	Applicant's Preference (1 <sup>st</sup> , 2 <sup>nd</sup> , 3 <sup>rd</sup> )	Notes
<b><i>Alternative School (1)</i></b>	Angel J. Gutierrez			City
<b><i>Dos Pueblos High School (1)</i></b>	None			
<b><i>Public at large (1)</i></b>	Cambria De La Cruz			City
	Alexis Flores			County
	Rocio Pacheco Garcia			City

## SISTER CITIES BOARD

- Two vacancies.
- Terms expire 12/31/2016.
- Residents of the City of Santa Barbara.
- Appointees may not hold any full-time paid office or employment in City government.

CATEGORY (Number of Vacancies)	APPLICANT	Incumbent Appt. Dates (Years Served)	Applicant's Preference (1 <sup>st</sup> , 2 <sup>nd</sup> , 3 <sup>rd</sup> )	Notes
<i>Residents of the City (2)</i>	Marti Correa de Garcia			
	Barbara J. Ellis			

## TRANSPORTATION AND CIRCULATION COMMITTEE

- Three vacancies.
- Term expires 12/31/2016.
- One appointee must be a qualified elector of the City; and  
Two appointees may be qualified electors of the City or residents of the County of Santa Barbara.
- Appointees may not hold any full-time paid office or employment in City government.

**Note:** Applicants listed under the Qualified Elector category are also eligible for the Qualified Elector of the City or resident of the County category.

CATEGORY (Number of Vacancies)	APPLICANT	Incumbent Appt. Dates (Years Served)	Applicant's Preference (1 <sup>st</sup> , 2 <sup>nd</sup> , 3 <sup>rd</sup> )	Notes
<b><i>Qualified elector of the City (1)</i></b>	Sebastian Aldana Jr.			City - Current Neighborhood Advisory Council Member; term expires 12/31/13.
	Cynthia Boche			City
	Robert Burnham			City - Current Access Advisory Committee Member; term expires 12/31/14.
	Edward France	12/16/2008 (4 years)		City
	Jonathan H. Ziegler			City
<b><i>Qualified elector of the City or resident of the County (2)</i></b>				

## WATER COMMISSION

- Two vacancies.
- Terms expire 12/31/2016.
- Qualified electors of the City.
- Appointees may not hold any full-time paid office or employment in City government.

CATEGORY (Number of Vacancies)	APPLICANT	Incumbent Appt. Dates (Years Served)	Applicant's Preference (1 <sup>st</sup> , 2 <sup>nd</sup> , 3 <sup>rd</sup> )	Notes
<b><i>Qualified electors of the City (2)</i></b>	Gabe Dominocielo			Current Civil Service Commissioner; term expires 12/31/14; and Current Living Wage Advisory Committee member; term expires 12/31/14.
	Luis Esparza			Current Measure P Committee Member, term expires 12/31/12; and Current Fire & Police Pension Commissioner, term expires 12/31/14.
	Landon Neustadt	7/31/2007 (5 years, 5 months)		
	Russell R. Ruiz	7/3/2007 (5 years, 6 months)		