

**CITY OF SANTA BARBARA  
CITY COUNCIL**

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



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

**Ariel Pierre Calonne**  
*City Attorney*

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

**SEPTEMBER 30, 2014  
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:** If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the City Administrator's Office at 564-5305. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

**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.

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

### CALL TO ORDER

### PLEDGE OF ALLEGIANCE

### ROLL CALL

### CHANGES TO THE AGENDA

### PUBLIC COMMENT

### CONSENT CALENDAR

**1. Subject: Minutes**

Recommendation: That Council waive further reading and approve the minutes of the regular meetings of September 9, 2014, and September 16, 2014.

**2. Subject: Adoption Of Ordinance For Amendment To Mercury Air Center - Santa Barbara, Inc. Fuel Storage Facility Lease (330.04)**

Recommendation: That Council adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Approving and Authorizing the Airport Director to Execute an Amendment of Agreement No. 19,528, Dated April 15, 1999, Between Mercury Air Center - Santa Barbara, Inc. dba Atlantic Aviation, a California Corporation, and the City of Santa Barbara for Operation of a Fuel Storage Facility, Amending Article V, "Rent" (B)(1) and (2) to Allow for the Collection of Fuel Flowage Fees for Fuel Dispensed to the Commercial Air Carriers at the Santa Barbara Airport.

## CONSENT CALENDAR (CONT'D)

**3. Subject: Adoption Of Ordinance For Amendment To Signature Flight Support Corporation Fuel Storage Facility Lease (330.04)**

Recommendation: That Council adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Approving and Authorizing the Airport Director to Execute an Amendment of Agreement No. 18,538, Dated March 14, 1997, Between Signature Flight Support Corporation, a Delaware Corporation, and the City of Santa Barbara for Operation of a Fuel Storage Facility, Amending Article IV, "Rent" (B)(1) and (D) to Allow for the Collection of Fuel Flowage Fees for Fuel Dispensed to the Commercial Air Carriers at the Santa Barbara Airport.

**4. Subject: Adoption Of Ordinance For Assignment And Amendment To Power Purchase Agreement For Cogeneration Project (540.13)**

Recommendation: That Council adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Authorizing the City Administrator to Execute a First Amendment to the Power Purchase Agreement (City Agreement No. 23,630) Between the City of Santa Barbara and California Power Partners, Inc., to Extend the Term of the Agreement to July 1, 2024, and Further Clarify Section 8.4 of the Agreement; and Authorize the City Administrator to Consent to the Assignment of Agreement No. 23,630, as Amended, from California Power Partners, Inc., to California Power Partners Santa Barbara, LLC.

**5. Subject: August 2014 Investment Report (260.02)**

Recommendation: That Council accept the August 2014 Investment Report.

**6. Subject: Fiscal Year 2015 Interim Financial Statements For The One Month Ended July 31, 2014 (250.02)**

Recommendation: That Council Accept the Fiscal Year 2015 Interim Financial Statements for the One Month Ended July 31, 2014.

## CONSENT CALENDAR (CONT'D)

**7. Subject: Appropriation Of Grant Funds For Wildlife Hazard Assessment And Hazard Management Plan Update (560.09)**

Recommendation: That Council increase appropriations and estimated revenue by \$138,307 in the Airport's Grants Fund for a Wildlife Hazard Assessment and Wildlife Hazard Management Plan Update, to be funded from Federal Aviation Administration Airport Improvement Program (AIP) Grant No. 03-06-0235-48 in the amount of \$125,389, coupled with the City's 9.34% match of \$12,918 to be funded from Airport Capital Fund.

**8. Subject: Contract For Construction Of The Highway Safety Improvement Program De La Vina At Arrellaga Traffic Signal Project (530.05)**

Recommendation: That Council:

- A. Award a contract with Lee Wilson Electric Co., Inc., in their low bid amount of \$83,065 for construction of the Highway Safety Improvement Program De La Vina at Arrellaga Traffic Signal Project, Bid No. 3718; and authorize the Public Works Director to execute the contract and approve expenditures up to \$8,307 to cover any cost increases that may result from contract change orders for extra work and differences between estimated bid quantities and actual quantities measured for payment; and
- B. Increase appropriations and estimated revenues related to the Highway Safety Improvement Program grant funding by \$141,430 in the Fiscal Year 2015 Streets Capital Fund to cover the cost of construction for the De La Vina at Arrellaga Traffic Signal Project.

## NOTICES

9. The City Clerk has on Thursday, September 25, 2014, 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.**

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

### **FINANCE DEPARTMENT**

- 10. Subject: Public Meeting On The Proposed Renewal Of Santa Barbara South Coast Tourism Business Improvement District (290.01)**

Recommendation: That Council hold a public meeting to hear comments from the public on the proposed renewal of the Santa Barbara South Coast Tourism Business Improvement District.

### **PUBLIC WORKS DEPARTMENT**

- 11. Subject: Planned Public Outreach For Cliff Drive Traffic Safety Improvements Project (530.05)**

Recommendation: That Council approve the proposed community engagement process for traffic safety improvements on Cliff Drive.

### **PUBLIC HEARINGS**

- 12. Subject: Appeal Of Single Family Design Board Approvals For 215 La Jolla Drive Residence (640.07)**

Recommendation: That Council deny the appeal of Marc Chytilo, agent on behalf of Ms. Rhonda Seiter, and uphold the decision of the Single Family Design Board to grant Project Design Approval and Final Approval with findings for proposed additions to an existing single family residence.

### **COUNCIL AND STAFF COMMUNICATIONS**

### **COUNCILMEMBER COMMITTEE ASSIGNMENT REPORTS**

## CLOSED SESSIONS

### 13. Subject: Conference With Real Property Negotiators (330.03)

Recommendation: That Council hold a closed session pursuant to Government Code Section 54956.8 regarding the renewal of a lease.

**Real Property:** Westside Boys and Girls Club, 602 West Anapamu Street in the City of Santa Barbara.

**City Negotiators:** Paul Casey, Assistant City Administrator; Nancy L. Rapp, Parks and Recreation Director; Ariel Calonne, City Attorney; Scott Vincent, Assistant City Attorney.

**Negotiating Parties:** United Boys and Girls Clubs of Santa Barbara County.

**Under Negotiation:** Price and terms of payment, including lease term.

Scheduling: Duration, 30 minutes; anytime

Report: None anticipated

### 14. Subject: Conference With City Attorney - Pending Litigation (160.03)

Recommendation: That Council hold a closed session to consider pending litigation pursuant to subsection (d)(1) of section 54956.9 of the Government Code and take appropriate action as needed. The pending litigation is *Frank Banales, Sebastian Aldana Jr., Jacqueline Inda, Cruzito Herrera Cruz, and Benjamin Cheverez, v. City of Santa Barbara, et al.*, SBSC Case No.1468167.

Scheduling: Duration, 15 minutes; anytime

Report: None anticipated

## ADJOURNMENT



# CITY OF SANTA BARBARA CITY COUNCIL MINUTES

## REGULAR MEETING September 9, 2014 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 and Ordinance Committee, which ordinarily meet at 12:30 p.m., did not meet on this date.)

### PLEDGE OF ALLEGIANCE

Mayor Schneider.

### ROLL CALL

Councilmembers present: Dale Francisco, Gregg Hart, Frank Hotchkiss, Cathy Murillo, Randy Rowse, Bendy White, Mayor Schneider.

Councilmembers absent: None.

Staff present: City Administrator James L. Armstrong, City Attorney Ariel Pierre Calonne, Deputy City Clerk Deborah L. Applegate.

### CEREMONIAL ITEMS

- Subject: Presentation By Santa Barbara/Puerto Vallarta Sister City Committee On Project Awarded Best Ovest Overall Program Award By Sister Cities International.**

Action: Gilbert Garcia introduced the Puerto Vallarta Rotary Mirror Club who were visiting the City as part of the Santa Barbara/Puerto Vallarta Sister City Program. Mayor Schneider recognized the group for their receipt of the best program award at the August 2, 2014 annual Sister Cities International Award Dinner.

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

Recommendation: That Council authorize the City Administrator to express the City's appreciation to employees who are eligible to receive service award pins for their years of service through September 30, 2014.

Documents:

September 9, 2014, report from the Assistant City Administrator.

Speakers:

Staff: City Administrator James Armstrong, Award Recipient Timothy Gaasch.

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

**10 YEARS**

John Martony, Payroll Supervisor, Finance Department  
Elizabeth Scott, Parking Enforcement Officer, Police Department  
Frederick Fulmer, Streets Manager, Public Works Department  
Cheryle Pearson, Library Assistant I, Library Department

**15 YEARS**

Jeffrey Burns, Fire Engineer, Fire Department  
Kell Hardin, Fire Captain, Fire Department  
Kevin Hokom, Fire Captain, Fire Department  
Justin Williams, Firefighter, Fire Department  
Jose Delgado, Water Distribution Lead Operations Technician, Public Works  
Department  
Joaquin Ortega, Senior Treatment Plant Technician, Public Works Department  
Jose Rodriguez, Custodian, Airport Department

**25 YEARS**

Daniel Kato, Senior Planner II, Community Development Department  
Timothy Gaasch, Supervising Engineer, Public Works Department

**30 YEARS**

Owen Thomas, Supervising Engineer, Public Works Department

**PUBLIC COMMENT**

Speakers: Phil Walker; Clint Orr; Thomas Welche, Louis Gutierrez, Mike Woods, SEIU Local 620; Aurelio Bolanegra; Izzat Naccasha; Barbara Wishingrad, Brad Smith, Sweetwater Collaborate; Scott Wenz, Cars Are Basic; Jose Arturo Ortiz de Martinez-Gallegos; Geof Bard, K9 Alliance.

## **CONSENT CALENDAR (Item Nos. 3 – 29)**

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

**Motion:**

Councilmembers Murillo/Hart or Francisco to approve the Consent Calendar as recommended.

**Vote:**

Unanimous roll call vote.

**3. Subject: Minutes**

Recommendation: That Council waive further reading and approve the minutes of the regular meetings of July 29, 2014, and August 5, 2014, the regular meetings (cancelled) of August 12, 2014, August 19, 2014, August 26, 2014 and September 2, 2014.

Action: Approved the recommendation.

**4. Subject: Adoption Of Ordinance For Purchase And Sale Agreement For Sale Of Land Located At 6100 Hollister Avenue (330.03)**

Recommendation: Adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Approving and Authorizing the City Administrator to Execute the Purchase And Sale Agreement and Related Agreements between the City of Santa Barbara and Direct Relief, a California Nonprofit Public Benefit Corporation at a Base Price of \$25 Per Square Foot of Land Area.

Action: Approved the recommendation; Agreement Nos. 24,973 and 24,974; Ordinance No. 5663.

**5. Subject: Adoption Of Ordinance For A Lease Amendment To Lease Agreement No. 23,564, With Conway Vintners, Inc. (330.04)**

Recommendation: That Council adopt, by reading of title only, an Ordinance of the Council of the City of Santa Barbara Approving Amendment One to Lease Agreement No. 23,564 with Conway Vineyards, Inc., at an Average Initial Base Rent of \$4,302.02 Per Month, Allocated Seasonally, or 10% of Gross Sales, Whichever is Greater, Effective October 9, 2014 and Continuing for the Remainder of the Lease Term of Five Years with Two, Five-Year Extension Options.

Action: Approved the recommendation; Agreement No. 23,564.01; Ordinance No. 5664.

**6. Subject: Records Destruction For Fire Department (160.06)**

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

Action: Approved the recommendation; Resolution No. 14-062 (September 9, 2014, report from the Fire Chief; proposed resolution).

**7. Subject: July 2014 Investment Report (260.02)**

Recommendation: That Council accept the July 2014 Investment Report.

Action: Approved the recommendation; (September 9, 2014, report from the Finance Director).

**8. Subject: Approval Of Parcel Map And Execution Of Agreements For 415 Alan Road (640.08)**

Recommendation: That Council approve and authorize the City Administrator to execute and record Parcel Map Number 20,807 and standard agreements relating to the approved subdivision at 415 Alan Road, 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 chain of title once the public improvements are complete.

Action: Approved the recommendation; Agreement Nos. 24,963 - 24,965 (September 9, 2014, report from the Public Works Director).

**9. Subject: Contract For Final Design Of El Estero Wastewater Treatment Plant Secondary Process Improvements Project - Phase 1 (540.13)**

Recommendation: That Council authorize the Public Works Director to execute a City Professional Services contract with Brown and Caldwell in the amount of \$581,436 for Final Design Of the El Estero Wastewater Treatment Plant Secondary Process Improvements Project - Phase 1, and authorize the Public Works Director to approve expenditures of up to \$29,072 for extra services of Brown and Caldwell that may result from necessary changes in the scope of work.

Action: Approved the recommendation; Agreement No. 24,966 (September 9, 2014, report from the Public Works Director).

**10. Subject: Approval Of Emergency Purchase Orders For Groundwater Wells (540.10)**

Recommendation: That Council:

- A. Approve an Emergency Purchase Order with Hose Solutions Incorporated in the amount of \$44,089.40; and
- B. Approve an Emergency Purchase Order with A & A Pump & Well Service in the amount of \$27,462.34.

Action: Approved the recommendations (September 9, 2014, report from the Public Works Director).

**11. Subject: Approve Quinn Corporation, Inc., For The Maintenance, Repair, Upgrades, And New Installation Of Caterpillar Generator Systems (540.01)**

Recommendation: That Council:

- A. Find it to be in the City's best interest to approve Quinn Corporation, Inc., as the vendor for maintenance, repair, upgrades, and new installation of Caterpillar generators at the City's water resources facilities, without bids, as authorized by Municipal Code Section 4.52.070 (L); and
- B. Authorize the Public Works Director to award purchase order contracts to Quinn, Inc., in accordance with approved budgets for such services and equipment as needed for the next five-year period.

Action: Approved the recommendations (September 9, 2014, report from the Public Works Director).

**12. Subject: Approve Severn Trent Services As The Filter Media Vendor For The Ortega Groundwater Treatment Plant (540.10)**

Recommendation: That Council:

- A. Find it to be in the City's best interest to waive the formal bidding process as authorized by Municipal Code Section 4.52.070 (L), and approve Severn Trent Services as the filter media vendor for the Ortega Groundwater Treatment Plant; and
- B. Authorize the General Services Manager to award purchase order contracts to Severn Trent Services for iron media in an amount not to exceed \$1,000,000 for Fiscal Year 2015, and within approved budgets for the next four years, ending September 2018.

Action: Approved the recommendations (September 9, 2014, report from the Public Works Director).

**13. Subject: Approval Of Energy Efficiency Revolving Fund Award Agreement With Southern California Edison (630.06)**

Recommendation: That Council:

- A. Authorize the Public Works Director to enter into an agreement with Southern California Edison for grant funding in the amount \$52,250, to fund the feasibility study of an Energy Efficiency fund;
- B. Authorize the Public Works Director to enter into an agreement with Cadmus Group in the amount of \$51,750 for the Energy Efficiency Fund Feasibility Study; and
- C. Authorize the increase of estimated revenues and appropriations in the Facilities Management Fund in the amount of \$52,250.

Action: Approved the recommendations; Agreement Nos. 24,967 and 24,968 (September 9, 2014, report from the Public Works Department).

**14. Subject: Contract For Construction Of The Fiscal Year 2014 Sidewalk Access Ramps Project (530.04)**

Recommendation: That Council waive minor bid irregularities, reject the bid protest of Lash Construction, and award a contract with DPM Construction Company, in their low bid amount of \$118,200 for construction of the Fiscal Year 2014 Sidewalk Access Ramp Project, Bid No. 3708; and authorize the Public Works Director to execute the contract and approve expenditures up to \$17,730 to cover any cost increases that may result from contract change orders for extra work and differences between estimated bid quantities and actual quantities measured for payment.

Action: Approved the recommendation; Agreement No. 24,969 (September 9, 2014, report from the Public Works Director).

**15. Subject: Introduction Of Ordinance For The Assignment And Grant Of Easements To The County Flood Control District (330.03)**

Recommendation: That Council introduce and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Approving the Assignment of Existing City Easement Interests on Private Properties and the Granting of Easements on City Owned Properties to the County of Santa Barbara Flood Control and Water Conservation District for Flood Control and All Related Purposes, and Authorizing the City Administrator to Execute as Necessary the Assignment and Grant Deeds in a Form Approved by the City Attorney.

Action: Approved the recommendation (September 9, 2014, report from the Public Works Director; proposed Ordinance).

**16. Subject: Police Department Explorer Program Funds (520.04)**

Recommendation: That Council accept a donation of \$5,000 from the Santa Barbara Police Foundation for the Explorer Program and thereby increase appropriations and estimated revenues by \$5,000 in the Police Department Miscellaneous Grants Fund.

Action: Approved the recommendation (September 9, 2014, report from the Chief of Police).

Speaker:

Member of the Public: Greg Hons, Santa Barbara Police Foundation.

**17. Subject: Affordable Housing Policies and Procedures (660.04)**

Recommendation: That Council consider and approve recommended changes to the Affordable Housing Policies and Procedures Manual.

Action: Approved the recommendation (September 9, 2014, report from the Community Development Director).

**18. Subject: Affordable Housing Fund Appropriation (660.04)**

Recommendation: That Council appropriate \$31,568 to the Affordable Housing Operating Fund from the Housing Reserve Fund to preserve a City affordable housing unit.

Action: Approved the recommendation (September 9, 2014, report from the Community Development Director).

**19. Subject: State Of California Office Of Traffic Safety - Selective Traffic Enforcement Program Grant (520.04)**

Recommendation: That Council:

- A. Accept a grant from the State of California, Office of Traffic Safety in the amount of \$213,000, and authorize the Chief of Police to execute the grant agreement; and
- B. Increase appropriations and estimated revenues by \$213,000 in the Miscellaneous Grants Fund for Fiscal Year 2015 for the Selective Traffic Enforcement Program.

Action: Approved the recommendations; Agreement No. 24,970 (September 9, 2014, report from the Chief of Police).

**20. Subject: Bureau Of Justice Assistance, Edward Byrne Memorial Grant - Santa Barbara Regional Narcotic Enforcement Team (520.04)**

Recommendation: That Council:

- A. Accept \$27,766 in funding from the County of Santa Barbara for partial funding of an officer position assigned to the Santa Barbara Regional Narcotic Enforcement Team; and
- B. Increase appropriations and estimated revenues by \$27,766 in the Miscellaneous Grants Fund for Fiscal Year 2015.

Action: Approved the recommendations (September 9, 2014, report from the Chief of Police).

**21. Subject: Central Library Custom Furniture Purchase (570.04)**

Recommendation: That Council:

- A. Approve and authorize the Library Director to execute a sole source award of a purchase order in the amount of \$79,187.60, plus an additional \$6,000 for extra services, to Yamada Enterprises for custom furniture purchase at the Central Library at 40 E. Anapamu St; and
- B. Authorize the increase of Estimated Revenues and Appropriations in Fiscal Year 2015 Library Support Services Program in the General Fund by \$85,187.60 from the Fenton Davison Trust Fund to purchase custom furniture from Yamada Enterprises.

Action: Approved the recommendations (September 9, 2014, report from the Library Director).

**22. Subject: Professional Services Contract With Questa Engineering Corporation To Conduct Technical Studies And Develop Conceptual Design Plans For The Arroyo Burro Restoration At Barger Canyon (570.05)**

Recommendation: That Council:

- A. Approve and authorize the Parks and Recreation Director to execute a professional services agreement with Questa Engineering Corporation in the amount of \$72,180 to prepare conceptual design plans for the Arroyo Burro Restoration at Barger Canyon and;
- B. Authorize the Parks and Recreation Director to approve expenditures of up to \$7,200 to cover any cost increases that may result from necessary changes in the scope of work.

Action: Approved the recommendations; Agreement No. 24,971 (September 9, 2014, report from the Parks and Recreation Director).

**23. Subject: Renewal Of The South Coast Santa Barbara Tourism Business Improvement District (290.00)**

Recommendation: Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Declaring Its Intention to Renew the Santa Barbara South Coast Tourism Business Improvement District (SBTBID) and Fixing the Time and Place of the Public Hearings Thereon and Giving Notice Thereof.

Action: Approved the recommendation; Resolution No. 14-063 (September 9, 2014, report from the Finance Director; proposed resolution).

**24. Subject: Set A Date For Public Hearing Regarding Appeal Of Single Family Design Board Approval For 215 La Jolla Drive**

Recommendation: That Council:

- A. Set the date of September 30, 2014, at 2:00 p.m. for hearing the appeal filed by Marc Chytilo, Attorney representing Rhonda Seiter, of the Single Family Design Board approval of an application for property owned by Frank Bucy and located at 215 La Jolla Drive, Assessor's Parcel No. 041-363-004, E-3 One-Family Residence/SD-3 Coastal Overlay Zones, General Plan Designation: Residential, 5 units per Acre. The project proposes a major façade and interior remodel to an existing 1,533 square-foot, one-story residence located on a 6,000 square-foot lot within the non-appealable jurisdiction of the Coastal Zone. The project includes one- and two-story additions, remodel, and the demolition and re-construction of the existing garage; and
- B. Set the date of September 29, 2014, at 1:30 p.m. for a site visit to the property located at 215 La Jolla Drive.

Action: Approved the recommendations.

**25. Subject: Set A Date For Public Hearing Regarding Appeal Of Historic Landmarks Commission Conditional Approval For 901 Chapala Street**

Recommendation: That Council:

- A. Set the date of October 14, 2014, at 2:00 p.m. for hearing the appeal filed by Juan Jimenez, manager of the Cajun Kitchen Restaurant located at 901 Chapala Street, of the Historic Landmarks Commission decision to deny the application to approve an "as-built" mural located on the restaurant's northerly elevation (parking lot side); and
- B. Set the date of October 13, 2014, at 1:30 p.m. for a site visit to the property located at 901 Chapala Street.

Action: Approved the recommendations.

## NOTICES

26. The City Clerk has on Thursday, September 4, 2014, 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.
27. Recruitment For City Advisory Groups:
- Recommendation:
- A. The City Clerk's Office will accept applications through Monday, October 13, 2014, at 5:30 p.m. to fill scheduled vacancies on various City Advisory Groups and the unscheduled vacancies resulting from resignations received in the City Clerk's Office through Wednesday, September 22, 2014;
  - B. The City Council will conduct interviews of applicants for vacancies on various City Advisory Groups on Tuesday, October 21, 2014, at 4:00 p.m. (Estimated Time), Tuesday, October 28, 2014, at 4:00 p.m. (Estimated Time), and Tuesday, November 11, 2014, at 6:00 p.m.; and
  - C. The City Council will make appointments to fill vacancies on various City Advisory Groups on Tuesday, December 9, 2014.
28. That pursuant to Government Code Section 87306, the City of Santa Barbara will be updating its Conflict of Interest Code no later than December 23, 2014.
29. Received a Notice from the Housing Authority of the City of Santa Barbara that it will be updating its Conflict of Interest Code pursuant to Government Code Section 87306.

This concluded the Consent Calendar.

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

### PUBLIC WORKS DEPARTMENT

- 30. Subject: Contract For Construction Of The Mason Street Bridge Replacement Project (530.04)**

Recommendation: That Council:

- A. Award a contract with Lash Construction, Inc., in their low bid amount of \$6,658,081 for construction of the Mason Street Bridge Replacement Project, Bid No. 3588; and authorize the Public Works Director to execute the contract and approve expenditures of up to \$622,628 to cover any cost increases that may result from contract change orders for extra work and differences between estimated bid quantities and actual quantities measured for payment;

(Cont'd)

**30. (Cont'd)**

- B. Accept Federal Highway Administration Grant funding in the total amount of \$7,100,000 to cover the cost of construction;
- C. Increase appropriations and estimated revenues by \$200,000 to reflect grant funding approved and received for the design and right-of-way phases of the project that were not previously appropriated;
- D. Increase appropriations and estimated revenues related to the Federal Highway Administration Grant by \$7,100,000 in the Fiscal Year 2015 Streets Capital Fund for the Mason Street Bridge Replacement Project, of which \$6,098,913 will be used for the construction contract with Lash Construction, Inc., and the balance will be used to cover other construction related contracts and costs subject to subsequent Council approval;
- E. Increase appropriations and estimated revenues by \$1,181,795.75 in the Fiscal Year 2015 Streets Capital Fund representing the County's share of the construction contract for the Mason Street Bridge Replacement Project pursuant to an existing cost-sharing agreement between the City and County; and
- F. Receive a presentation regarding the upcoming construction projects in the Lower State Street area, including the area near Mason Street and Cabrillo Boulevard.

Documents:

- September 9, 2014, report from the Public Works Director.
- PowerPoint presentation prepared and made by Staff.

Speakers:

Staff: Assistant Public Works Director Pat Kelly, Supervising Engineer Adam Hendl, Supervising Transportation Engineer Derek Bailey.

Motion:

Councilmembers Hotchkiss/White to approve the recommendations; Agreement No. 24,972.

Vote: Unanimous voice vote.

**31. Subject: State Street Safety Guide Pilot Program (530.10)**

Recommendation: That Council approve the Scope of Work and authorize release of the Request for Proposals for a State Street Safety Guide Pilot Program.

Documents:

- September 9, 2014, report from the Public Works Director.
- PowerPoint presentation prepared and made by Staff.

Speakers:

- Staff: Transportation Manager Browning Allen, Parking Superintendent Victor Garza, Police Captain David Whitham.
- Member of the Public: Eric Beecher.

Motion:

Councilmembers White/Hart to continue the item and bring back to Council in no more than 30 days.

Vote:

Unanimous voice vote.

**RECESS**

4:41p.m. – 4:52 p.m.

AIRPORT DEPARTMENT

**32. Subject: Introduction of Ordinance For Airline Terminal Solar Photovoltaic Power Purchase Agreement at 500 Fowler Road (560.09)**

Recommendation: That Council introduce and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Approving and Authorizing the Airport Director to Execute a Power Purchase Agreement with SunEdison to Develop, Own, Operate and Maintain a Solar Photovoltaic Generating System at the Airport, and Sell All Power Generated to the Airport.

Documents:

- September 9, 2014, report from the Public Works Director.
- Proposed Ordinance.
- PowerPoint presentation prepared and made by Staff.

Speakers:

- Staff: Airport Maintenance Superintendent Jeffrey McKee.
- Member of the Public: Sam Youneszadeh, SunEdison.

(Cont'd)

**32. (Cont'd)**

Motion:

Councilmembers White/Hart to approve the recommendation.

Vote:

Unanimous roll call vote.

**COUNCILMEMBER COMMITTEE ASSIGNMENT REPORTS**

Information:

- Councilmember White reported his attendance at the following meetings/events:  
1) Santa Barbara County Fire Safe Council meeting where a presentation was given by the Agricultural Commissioner's Office on pest management and prevention; 2) City of Santa Barbara Infrastructure Subcommittee where they are working on a presentation scheduled for this fall; and 3) Water Commission meeting. He acknowledged the City of Santa Barbara for meeting its' conservation goal of cutting water consumption by 20% for the month of August.
- Councilmember Francisco reported on his meeting with the Cachuma Operation and Maintenance Board where they announced the Emergency Pumping Project at Lake Cachuma was successful and ready if needed for the month of October.
- Mayor Schneider reported that she, Councilmember Murillo, City Attorney Ariel Pierre and Assistant City Administrator Paul Casey attended the Annual League of Cities Conference in Los Angeles. She acknowledged and congratulated the League of Cities selection of former Mayor Hal Conklin as the recipient of the 2014 Past President's Lifetime Achievement Award.

**RECESS**

Mayor Schneider recessed the meeting at 5:15 p.m. in order for the Council to reconvene in closed session for Agenda Item Nos. 33, 34 and 35. She stated that a report would be made at the end of Item No. 33.

**CLOSED SESSIONS**

**33. Subject: Public Employment/Public Employee Appointment (170.01) 440.05**

Recommendation: That Council hold a closed session, per Government Code Section 54957(b)(1), to discuss the appointment for the position of Acting City Administrator and, if appropriate, make a decision regarding that appointment.

Scheduling: Duration, 15 minutes; anytime

Report: Report anticipated.

Documents: September 9, 2014, report from the Mayor.

(Cont'd)

## CLOSED SESSIONS

### 33. (Cont'd)

Time:

5:15 p.m. – 5:20 p.m.

Mayor Schneider reconvened the meeting at 5:20 p.m. to report The Council action from closed session.

Announcement:

City Attorney Calonne stated that the Council has appointed Paul Casey to the position of Acting City Administrator.

### 34. Subject: Conference with City Attorney - Pending Litigation (160.03)

Recommendation: That Council hold a closed session to consider pending litigation pursuant to subsection (d)(1) of section 54956.9 of the Government Code and take appropriate action as needed. The pending litigation is *Tony Denunzio v. City of Santa Barbara, et al.*, USDC Case No. CV-13-06542 GW (MANx).

Scheduling: Duration, 15 minutes; anytime

Report: None anticipated

Documents:

September 9, 2014, report from the City Attorney.

Time:

5:20 p.m. – 5:30 p.m.

No report made.

### 35. Subject: Conference With City Attorney - Pending Litigation (160.03)

Recommendation: That Council hold a closed session to consider pending litigation pursuant to subsection (d)(1) of section 54956.9 of the Government Code and take appropriate action as needed. The pending litigation is *Brittney Cotledge vs. City of Santa Barbara, et. al.*, USDC Case No. CV 12-08623 MRW.

Scheduling: Duration, 15 minutes; anytime

Report: None anticipated

(Cont'd)

**CLOSED SESSIONS**

**35. (Cont'd)**

Documents:

September 9, 2014, report from the City Attorney.

Time:

5:30 p.m. – 5:45 p.m.

No report made.

**ADJOURNMENT**

Mayor Schneider adjourned the meeting at 5:45 p.m.

SANTA BARBARA CITY COUNCIL

SANTA BARBARA  
CITY CLERK'S OFFICE

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

ATTEST:

\_\_\_\_\_  
DEBORAH L. APPLGATE  
DEPUTY CITY CLERK



# CITY OF SANTA BARBARA CITY COUNCIL MINUTES

## REGULAR MEETING September 16, 2014 COUNCIL CHAMBER, 735 ANACAPA STREET

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### CALL TO ORDER

Mayor Helene Schneider called the meeting to order at 2:01 p.m. (The Finance Committee met at 12:30 p.m. 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: Gregg Hart, Frank Hotchkiss, Cathy Murillo, Randy Rowse, Bendy White, Mayor Schneider.

Councilmembers absent: Dale Francisco.

Staff present: City Administrator James L. Armstrong, City Attorney Ariel Pierre Calonne, Deputy City Clerk Susan Tschech.

### CEREMONIAL ITEMS

**1. Subject: Proclamation Declaring September 2014 As Adult Literacy Awareness Month (120.04)**

Action: Proclamation presented to Beverly Schwartzberg, Library Services Coordinator for the City.

Councilmember Francisco entered the meeting at 2:07 p.m.

### PUBLIC COMMENT

Speakers: Clint Orr, The California Country Dance Foundation; Thomas Welche, Service Employees International Union Local 620; Lloyd DeArmond, Peace Day Santa Barbara; Phil Walker; Nancy Tunnell.

## CONSENT CALENDAR (Item Nos. 2 – 12)

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

Motion:

Councilmembers Hotchkiss/Rowse to approve the Consent Calendar as recommended.

Vote:

Unanimous roll call vote.

**2. Subject: Adoption Of Ordinance For Airline Terminal Solar Photovoltaic Power Purchase Agreement At 500 Fowler Road (560.01)**

Recommendation: That Council adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Approving and Authorizing the Airport Director to Execute a Power Purchase Agreement with SunEdison to Develop, Own, Operate and Maintain a Solar Photovoltaic Generating System at the Airport, and Sell All Power Generated to the Airport.

Action: Approved the recommendation; Ordinance No. 5665; Agreement No. 24,975.

**3. Subject: Adoption Of Ordinance For The Assignment And Grant Of Easements To The County Flood Control District (330.03)**

Recommendation: That Council adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Approving the Assignment of Existing City Easement Interests on Private Properties and the Granting of Easements on City-Owned Properties to the County of Santa Barbara Flood Control and Water Conservation District for Flood Control and All Related Purposes, and Authorizing the City Administrator to Execute as Necessary the Assignment and Grant Deeds in a Form Approved by the City Attorney.

Action: Approved the recommendation; Ordinance No. 5666; Deed Nos. 61-444 – 61-452.

**4. Subject: Introduction Of Ordinance Authorizing Approval Of Clean Water State Revolving Fund Installment Sale Agreement For Air Process Improvement Project (540.13)**

Recommendation: That Council introduce and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Authorizing the Approval and Execution by the Public Works Director of an Installment Sale Agreement in Connection With the Air Process Improvement Project Clean Water State Revolving Fund Project No. 7857-110.

(Cont'd)

**4. (Cont'd)**

Speakers:

Staff: Wastewater System Manager Christopher Toth.

Action: Approved the recommendation (September 16, 2014, report from the Public Works Director; proposed ordinance).

**5. Subject: Professional Services For City Administrator Recruitment (450.01)**

Recommendation: That Council:

- A. Authorize the Administrative Services Director to execute a professional services agreement with Andersen and Associates in the amount of \$27,000, with extra services totaling \$2,700, for a total not-to-exceed amount of \$29,700, to conduct the recruitment and selection process for a new City Administrator; and
- B. Allocate \$33,200 from General Fund Appropriated Reserves to the Mayor and Council's Fiscal Year 2015 budget to cover the cost of the professional services agreement, candidate travel and expenses, and other unforeseen expenses related to the recruitment and selection process.

Action: Approved the recommendations; Agreement No. 24,976 (September 16, 2014, report from the Recruitment Committee).

**6. Subject: Contract For Construction Of The Cabrillo Boulevard Bridge Replacement Project (530.04)**

Recommendation: That Council:

- A. Award a contract with Lash Construction, Incorporated, in their low bid amount of \$13,989,150.50 for construction of the Cabrillo Boulevard Bridge Replacement Project, Bid No. 3574, and authorize the Public Works Director to execute the contract and approve expenditures up to \$1,398,915 to cover any cost increases that may result from contract change orders for extra work and differences between estimated bid quantities and actual quantities measured for payment;
- B. Authorize the Public Works Director to execute a contract, subject to receipt of a Conformance Letter from Caltrans Audits and Investigations, with MNS Engineers, Incorporated, in the amount of \$1,803,838 for construction management services, and approve expenditures of up to \$143,626 for extra services of MNS Engineers, Incorporated, that may result from necessary changes in the scope of work;
- C. Authorize the Public Works Director to execute a contract with Bengal Engineering, Incorporated, in the amount of \$226,820 for design support services during construction, and approve expenditures of up to \$22,682 for extra services of Bengal Engineering, Incorporated, that may result from necessary changes in the scope of work;

(Cont'd)

**6. (Cont'd)**

- D. Authorize the Public Works Director to execute a contract with Cardno ENTRIX in the amount of \$295,078 for environmental monitoring services during construction, and approve expenditures of up to \$29,508 for extra services of Cardno ENTRIX that may result from necessary changes in the scope of work;
- E. Authorize the Public Works Director to execute a contract with Ayars & Associates in the amount of \$189,200 for community outreach services during construction, and approve expenditures of up to \$18,920 for extra services of Ayars & Associates that may result from necessary changes in the scope of work;
- F. Accept Federal Highway Administration grant funding in the total amount of \$15,768,831 to cover the cost of construction;
- G. Increase appropriations and estimated revenues by \$15,768,831 in the Fiscal Year 2015 Streets Capital Grant Fund for the Cabrillo Boulevard Bridge Replacement Project, funded by the Federal Highway Administration grant; and
- H. Authorize an increase in appropriations of \$2,125,000 in the Streets Capital Fund from revenues anticipated through the future sale of surplus properties acquired for current bridge replacement projects, to cover the City's share of the cost of construction.

Action: Approved the recommendations; Contract Nos. 24,977 – 24,981 (September 16, 2014, report from the Public Works Director).

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

Recommendation: That Council authorize the Public Works Director to execute a contract with Brown and Caldwell in the amount of \$141,131 for wastewater collection system maintenance related business process development and related Sewer System Management Plan update, and to approve expenditures of up to \$14,113 for extra services that may result from necessary changes in the scope of work, for a total of \$155,244.

Speakers:

Staff: Wastewater System Manager Christopher Toth.

Action: Approved the recommendation; Contract No. 24,982 (September 16, 2014, report from the Public Works Director).

**8. Subject: Grant From The California State Library And Gift From The Friends Of The Montecito Library (570.04)**

Recommendation: That Council:

- A. Approve and authorize the Library Director to accept an \$80,000 grant from the California State Library to develop and implement the program "Family Literacy Center: Unified Services to Support Reading Improvement;"
- B. Approve an increase to estimated Library Grant Revenues and a corresponding appropriation for the grant program in the General Fund, Library Department, by an amount of \$80,000; and
- C. Approve an increase of \$28,000 in estimated revenue and appropriations in the County Library Fund for the purchase and installation of a self-check machine and replacement book shelving from a donation from the Friends of the Montecito Library.

Action: Approved the recommendations (September 16, 2014, report from the Library Director).

**9. Subject: Allocate Existing Funding For Self-Contained Breathing Apparatus Appropriations To Ongoing Major Equipment Needs In The Fire Department (520.03)**

Recommendation: That Council authorize the transfer of \$340,000 appropriated in the Capital Outlay Fund to the Fire Equipment Replacement Fund to fund ongoing major equipment needs in the Fire Department.

Action: Approved the recommendation (September 16, 2014, report from the Fire Chief).

**10. Subject: City Arts Advisory Committee And Community Events And Festivals Committee Funding Recommendations And Contract With The Santa Barbara County Arts Commission For Fiscal Year 2015 (610.04)**

Recommendation: That Council:

- A. Review and approve the City of Santa Barbara Arts Advisory Committee and Community Events and Festivals Committee funding recommendations for Fiscal Year 2015; and
- B. Authorize the Assistant City Administrator to execute an agreement, subject to approval by the City Attorney, with the Santa Barbara County Arts Commission in the amount of \$447,260 as approved in the Fiscal Year 2015 budget.

Action: Approved the recommendations; Agreement No. 24,983 (September 16, 2014, report from the Assistant to the City Administrator).

## NOTICES

11. The City Clerk has on Thursday, September 11, 2014, posted this agenda in the Office of the City Clerk, on the City Hall Public Notice Board on the outside balcony of City Hall, and on the Internet.
12. Receipt of communication advising of vacancy created on the Community Events and Festivals Committee with the resignation of Brittany Heaton. The vacancy will be part of the current City Advisory Groups Recruitment.

This concluded the Consent Calendar.

## **REPORT FROM THE FINANCE COMMITTEE**

Finance Committee Chair Dale Francisco reported that the Committee met to review Staff recommendations to increase the City Administrator's contracting authority and to establish budget policies that would clarify the Council's level of budgetary control for capital projects. The Committee approved the recommendations, which will be submitted to the full Council next week.

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

### PUBLIC WORKS DEPARTMENT

#### **13. Subject: Stage Two Drought Update (540.05)**

Recommendation: That Council:

- A. Receive an update on the status of the current drought; and
- B. Appropriate \$225,000 from the Water Fund Reserves to the Fiscal Year 2015 Drought Fund budget for continued Water Conservation staffing needs in response to the drought.

Documents:

- September 16, 2014, report from the Public Works Director.
- PowerPoint presentation prepared and made by Staff.

Speakers:

- Staff: Acting Water Resources Manager Joshua Haggmark, Acting Water Conservation Coordinator Madeline Ward, Water Resources Supervisor Kelley Dyer, City Attorney Ariel Calonne.
- Members of the Public: Phil Walker, Mike Jordan, Ethan Shenkman.

(Cont'd)

**13. (Cont'd)**

Discussion:

Staff's presentation included: 1) charts showing water use trends during the current water year; 2) supply strategy; 3) drought response capital projects, including the reactivation of the desalination plant; 4) an update on conservation outreach; and 5) tools for influencing water usage. Councilmembers asked questions and thanked Staff for the thorough report.

Motion:

Councilmembers Murillo/Rowse to approve recommendation B.

Vote:

Unanimous voice vote.

Councilmember Francisco left the meeting at 3:53 p.m. and returned at 4:15 p.m.

POLICE DEPARTMENT

**14. Subject: Police Department Update (520.04)**

Recommendation: That Council receive an oral presentation from the Police Chief regarding the Santa Barbara Police Department.

Documents:

- September 16, 2014, report from the Police Chief.
- PowerPoint presentation prepared and made by Staff.

Speakers:

- Staff: Police Chief Camerino Sanchez, Deputy Police Chief Frank Mannix, Police Captains David Whitham, Alex Altavilla and Gilbert Torres, Police Lieutenant James Pflieger.
- Members of the Public: Sharon Byrne, Milpas Community Association.

Discussion:

Staff's presentation included: 1) Trends, over several years, in both violent and property crime categories; 2) enforcement efforts in the downtown corridor; 3) significant investigations; 4) a staffing and hiring update; 5) the relocation of the communications center; and 5) the status of several department programs. Councilmembers' questions were answered.

Councilmember Francisco left the meeting at 5:13 p.m.

## **COUNCILMEMBER COMMITTEE ASSIGNMENT REPORTS**

### Information:

- Councilmember Rowse reported that the Downtown Parking Committee met last week to discuss the proposed State Street Corridor Program.
- Councilmember Murillo commented on her attendance at meetings of: 1) the City/County Affordable Housing Task Group, which has invited both Santa Barbara City College and the University of California at Santa Barbara to join in the discussion of the area's need for more housing; and 2) the Santa Barbara Youth Council, which has developed an Anti-Bullying Project.
- Councilmember White mentioned that City Staff had presented its "Infrastructure Road Show" to members of City advisory groups, and that a series of additional workshops have been scheduled to obtain input from the community about this effort.
- Mayor Schneider reported that the U.S. Conference of Mayors is working with cities across the country to coordinate activities to combat bullying. She also spoke about the 3<sup>rd</sup> annual Family and Health Fair, which was a highly successful partnership between the City, County, School District and more than 50 organizations; in particular, she thanked Mark Alvarado, Neighborhood and Outreach Services Supervisor for the City.

## **RECESS**

The Mayor recessed the meeting at 5:18 p.m. in order for the Council to reconvene in closed session for Agenda Item Nos. 15 – 17.

## **CLOSED SESSIONS**

### **15. Subject: Conference With Labor Negotiator (440.05)**

Recommendation: That Council hold a closed session, per Government Code Section 54957.6, to consider instructions to City negotiator Kristine Schmidt, Administrative Services Director, regarding negotiations with the Treatment and Patrol Bargaining Unit.

Scheduling: Duration, 30 minutes; anytime

Report: None anticipated

#### Documents:

September 16, 2014, report from the Administrative Services Director.

#### Time:

5:22 p.m. – 5:30 p.m.

No report made.

**16. Subject: Conference With City Attorney - Pending Litigation (160.03)**

Recommendation: That Council hold a closed session to consider pending litigation pursuant to subsection (d)(1) of section 54956.9 of the Government Code and take appropriate action as needed. The pending litigation is *Frank Banales, Sebastian Aldana, Jr., Jacqueline Inda, Cruzito Herrera Cruz, and Benjamin Cheverez, v. City of Santa Barbara, et al.*, SBSC Case No. 1468167.

Scheduling: Duration, 60 minutes; anytime

Report: None anticipated

Documents:

September 16, 2014, report from the City Attorney.

Time:

5:30 p.m. – 6:17 p.m.

No report made.

**17. Subject: Conference With City Attorney – Anticipated Litigation (160.03)**

Recommendation: That Council hold a closed session to consider anticipated litigation pursuant to subsection (d)(4) of Section 54956.9 of the Government Code and take appropriate action as needed (one potential case).

Scheduling: Duration, 30 minutes; anytime

Report: None anticipated

Documents:

September 16, 2014, report from the City Attorney.

Time:

6:17 p.m. – 7:09 p.m.

Recess: 7:09 p.m. – 7:10 p.m.

Announcement:

City Attorney Calonne reported that the City Council approved the initiation of litigation on a vote of 5-1-1 (Noes: Councilmember Murillo; Abstentions: Councilmember Hart). Particulars concerning the litigation will be announced after the actual suit is filed.

**ADJOURNMENT**

Mayor Schneider adjourned the meeting at 7:11 p.m.

SANTA BARBARA CITY COUNCIL

SANTA BARBARA  
CITY CLERK'S OFFICE

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

ATTEST:

\_\_\_\_\_  
SUSAN TSCHECH, CMC  
DEPUTY CITY CLERK

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA BARBARA APPROVING AND AUTHORIZING THE AIRPORT DIRECTOR TO EXECUTE AN AMENDMENT OF AGREEMENT NO. 19,528, DATED APRIL 15, 1999, BETWEEN MERCURY AIR CENTER – SANTA BARBARA, INC. DBA ATLANTIC AVIATION, A CALIFORNIA CORPORATION, AND THE CITY OF SANTA BARBARA FOR OPERATION OF A FUEL STORAGE FACILITY, AMENDING ARTICLE V, “RENT” (B)(1) AND (2) TO ALLOW FOR THE COLLECTION OF FUEL FLOWAGE FEES FOR FUEL DISPENSED TO THE COMMERCIAL AIR CARRIERS AT THE SANTA BARBARA AIRPORT.

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

SECTION 1. In accordance with the provisions of Section 521 of the Charter of the City of Santa Barbara, that certain amendment to Lease Agreement No. 19,528 between Mercury Air Center – Santa Barbara, Inc., dba Atlantic Aviation, and the City of Santa Barbara, establishing a fuel flowage fee for fuel dispensed to commercial air carriers at the Santa Barbara Airport, is hereby approved.

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA BARBARA APPROVING AND AUTHORIZING THE AIRPORT DIRECTOR TO EXECUTE AN AMENDMENT OF AGREEMENT NO. 18,538, DATED MARCH 14, 1997, BETWEEN SIGNATURE FLIGHT SUPPORT CORPORATION, A DELAWARE CORPORATION, AND THE CITY OF SANTA BARBARA FOR OPERATION OF A FUEL STORAGE FACILITY, AMENDING ARTICLE IV, "RENT" (B)(1) AND (D) TO ALLOW FOR THE COLLECTION OF FUEL FLOWAGE FEES FOR FUEL DISPENSED TO THE COMMERCIAL AIR CARRIERS AT THE SANTA BARBARA AIRPORT.

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

SECTION 1. In accordance with the provisions of Section 521 of the Charter of the City of Santa Barbara, that certain amendment to Lease Agreement No. 18,538 between Signature Flight Support Corporation and the City of Santa Barbara, establishing a fuel flowage fee for fuel dispensed to commercial air carriers at the Santa Barbara Airport, is hereby approved.

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA BARBARA AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A FIRST AMENDMENT TO THE POWER PURCHASE AGREEMENT (CITY AGREEMENT NO. 23,630) BETWEEN THE CITY OF SANTA BARBARA AND CALIFORNIA POWER PARTNERS, INC., TO EXTEND THE TERM OF THE AGREEMENT TO JULY 1, 2024, AND FURTHER CLARIFY SECTION 8.4 OF THE AGREEMENT; AND AUTHORIZE THE CITY ADMINISTRATOR TO CONSENT TO THE ASSIGNMENT OF AGREEMENT NO. 23,630, AS AMENDED, FROM CALIFORNIA POWER PARTNERS, INC., TO CALIFORNIA POWER PARTNERS SANTA BARBARA, LLC

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

SECTION 1. The City Administrator of the City is hereby authorized to execute a first amendment to the Power Purchase Agreement (City Agreement No. 23,630) by and between the City of Santa Barbara and California Power Partners, Inc. (hereinafter referred to as "CalPwr"), amending Sections 3.1 and 8.4 of the Agreement to extend the term of the contract from December 31, 2021 to July 1, 2024, and allow CalPwr, at the City's discretion, to provide and invoice the City for backup supply of natural gas.

SECTION 2. Upon the effective date of this Ordinance, the City Administrator is authorized to consent to the assignment of City Agreement No. 23,630 from CalPwr to California Power Partners Santa Barbara, LLC, a California Limited Liability Company.



Agenda Item No. 5

File Code No. 260.02

# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** September 30, 2014

**TO:** Mayor and Councilmembers

**FROM:** Treasury Division, Finance Department

**SUBJECT:** August 2014 Investment Report

**RECOMMENDATION:**

That Council accept the August 2014 Investment Report.

**DISCUSSION:**

The attached investment report includes Investment Activity, Interest Revenue, a Summary of Cash and Investments, and Investment Portfolio detail as of August 31, 2014.

**ATTACHMENT:** August 2014 Investment Report

**PREPARED BY:** Genie Wilson, Treasury Manager

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

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

**CITY OF SANTA BARBARA**  
**Activity and Interest Report**  
August 31, 2014

**INVESTMENT ACTIVITY**

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**PURCHASES OR DEPOSITS**

8/18 LAIF Deposit - City	\$ 2,000,000
<b>Total</b>	<b>\$ 2,000,000</b>

**SALES, MATURITIES, CALLS OR WITHDRAWALS**

8/5 LAIF Withdrawal - City	\$ (4,000,000)
<b>Total</b>	<b>\$ (4,000,000)</b>

**ACTIVITY TOTAL**

**\$ (2,000,000)**

**INVESTMENT INCOME**

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**POOLED INVESTMENTS**

Interest Earned on Investments	\$ 163,800
Amortization	(10,357)
<b>Total</b>	<b>\$ 153,443</b>

**INCOME TOTAL**

**\$ 153,443**



**CITY OF SANTA BARBARA**

**Investment Portfolio**

**August 31, 2014**

DESCRIPTION	PURCHASE DATE	MATURITY DATE	QUALITY RATING		STATED RATE	YIELD AT 365	FACE VALUE	BOOK VALUE	MARKET VALUE	BOOK GAIN/(LOSS)	COMMENTS
			MOODY'S	S & P							
<b>LOCAL AGENCY INVESTMENT FUNDS</b>											
LOCAL AGENCY INVESTMENT FUND	-	-	-	-	0.260	0.260	24,000,000.00	24,000,000.00	24,000,000.00	0.00	
<b>Subtotal, LAIF</b>							24,000,000.00	24,000,000.00	24,000,000.00	0.00	
<b>CERTIFICATES OF DEPOSIT</b>											
MONTECITO BANK & TRUST	11/18/13	11/18/15	-	-	0.600	0.600	2,000,000.00	2,000,000.00	2,000,000.00	0.00	
UNION BANK	08/31/12	08/31/15	-	-	1.230	1.247	2,000,000.00	2,000,000.00	2,000,000.00	0.00	
UNION BANK	08/31/12	08/31/17	-	-	1.490	1.511	4,000,000.00	4,000,000.00	4,000,000.00	0.00	
<b>Subtotal, Certificates of deposit</b>							8,000,000.00	8,000,000.00	8,000,000.00	0.00	
<b>TREASURY SECURITIES - COUPON</b>											
U S TREASURY NOTE	10/25/12	03/15/15	Aaa	AA+	0.375	0.342	2,000,000.00	2,000,349.81	2,003,280.00	2,930.19	
U S TREASURY NOTE	10/25/12	10/31/15	Aaa	AA+	1.250	0.397	2,000,000.00	2,019,722.84	2,024,760.00	5,037.16	
U S TREASURY NOTE	02/22/13	05/15/16	Aaa	AA+	5.125	0.442	2,000,000.00	2,158,239.07	2,159,540.00	1,300.93	
U S TREASURY NOTE	02/22/13	08/31/16	Aaa	AA+	1.000	0.502	2,000,000.00	2,019,690.42	2,019,220.00	(470.42)	
U S TREASURY NOTE	02/22/13	02/28/17	Aaa	AA+	0.875	0.607	2,000,000.00	2,013,196.15	2,006,400.00	(6,796.15)	
<b>Subtotal, Treasury Securities</b>							10,000,000.00	10,211,198.29	10,213,200.00	2,001.71	
<b>FEDERAL AGENCY ISSUES - COUPON</b>											
FED AGRICULTURAL MTG CORP	10/03/13	10/03/18	-	-	1.720	1.720	2,000,000.00	2,000,000.00	2,015,240.00	15,240.00	
FED AGRICULTURAL MTG CORP	12/12/13	12/12/18	-	-	1.705	1.705	2,000,000.00	2,000,000.00	2,026,540.00	26,540.00	
FEDERAL FARM CREDIT BANK	07/09/14	07/09/18	Aaa	AA+	1.470	1.470	2,000,000.00	2,000,000.00	1,996,700.00	(3,300.00)	Callable 07/09/15, then continuous
FEDERAL FARM CREDIT BANK	08/15/12	08/15/17	Aaa	AA+	0.980	0.980	2,000,000.00	2,000,000.00	1,996,620.00	(3,380.00)	Callable, continuous
FEDERAL FARM CREDIT BANK	09/18/13	09/18/17	Aaa	AA+	1.550	1.550	2,000,000.00	2,000,000.00	2,032,140.00	32,140.00	
FEDERAL FARM CREDIT BANK	02/16/11	02/16/16	Aaa	AA+	2.570	2.570	2,000,000.00	2,000,000.00	2,065,760.00	65,760.00	
FEDERAL FARM CREDIT BANK	07/17/13	07/17/17	Aaa	AA+	1.300	1.300	2,000,000.00	2,000,000.00	2,017,120.00	17,120.00	
FEDERAL HOME LOAN BANK	08/05/10	09/12/14	Aaa	AA+	1.375	1.375	2,000,000.00	2,000,000.00	2,000,720.00	720.00	
FEDERAL HOME LOAN BANK	09/13/13	09/14/18	Aaa	AA+	2.000	1.910	2,000,000.00	2,006,889.85	2,034,680.00	27,790.15	
FEDERAL HOME LOAN BANK	04/17/14	04/17/17	Aaa	AA+	1.000	1.000	2,000,000.00	2,000,000.00	2,003,640.00	3,640.00	Callable, 04/17/15 once
FEDERAL HOME LOAN BANK	01/16/13	01/16/18	Aaa	AA+	1.000	1.000	4,000,000.00	4,000,000.00	3,964,240.00	(35,760.00)	Callable 10/16/14, then qtrly
FEDERAL HOME LOAN BANK	01/17/14	04/17/18	Aaa	AA+	1.480	1.480	2,000,000.00	2,000,000.00	2,010,660.00	10,660.00	
FEDERAL HOME LOAN BANK	05/28/14	05/28/19	Aaa	AA+	1.375	2.288	2,000,000.00	2,000,000.00	2,000,480.00	480.00	SU 1.375%-6% Call 11/28/14, then qtrly
FEDERAL HOME LOAN BANK	06/26/14	06/26/19	Aaa	AA+	1.250	2.062	2,000,000.00	1,997,444.44	2,004,760.00	7,315.56	SU 1.25%-6% Call 12/26/14, then qtrly
FEDERAL HOME LOAN BANK	06/27/13	06/27/18	Aaa	AA+	1.250	1.493	2,000,000.00	2,000,000.00	2,001,220.00	1,220.00	SU 1.125%-2.5% Call 09/27/14, then qtrly
FEDERAL HOME LOAN BANK	04/15/14	04/15/19	Aaa	AA+	2.070	2.070	1,000,000.00	1,000,000.00	1,000,050.00	50.00	Callable, continuous
FEDERAL HOME LOAN BANK	05/22/14	05/22/17	Aaa	AA+	1.000	1.000	2,000,000.00	2,000,000.00	2,000,040.00	40.00	Callable, continuous
FEDERAL HOME LOAN BANK	02/09/11	01/29/15	Aaa	AA+	1.750	1.750	2,000,000.00	2,000,000.00	2,013,180.00	13,180.00	
FEDERAL HOME LOAN BANK	04/15/11	05/27/15	Aaa	AA+	2.000	2.000	2,000,000.00	2,000,000.00	2,026,700.00	26,700.00	
FEDERAL HOME LOAN BANK	12/16/13	12/14/18	Aaa	AA+	1.750	1.650	2,000,000.00	2,008,187.00	2,009,920.00	1,733.00	
FEDERAL HOME LOAN BANK	06/18/14	06/09/17	Aaa	AA+	1.000	1.003	2,000,000.00	1,999,813.63	2,001,700.00	1,886.37	
FEDERAL HOME LOAN MTG CORP	06/26/13	06/26/18	Aaa	AA+	1.400	1.400	2,000,000.00	2,000,000.00	1,990,400.00	(9,600.00)	Callable 09/26/14, then qtrly
FEDERAL HOME LOAN MTG CORP	12/18/13	12/18/18	Aaa	AA+	1.500	1.839	1,000,000.00	1,000,000.00	1,000,630.00	630.00	SU 1.5%-2.75% Call 09/18/14, then qtrly
FEDERAL HOME LOAN MTG CORP	12/31/13	12/31/18	Aaa	AA+	1.825	1.825	1,000,000.00	1,000,000.00	1,005,070.00	5,070.00	Callable 12/31/14, once
FEDERAL HOME LOAN MTG CORP	04/23/12	04/17/15	Aaa	AA+	0.500	0.534	2,000,000.00	1,999,574.93	2,004,100.00	4,525.07	
FEDERAL HOME LOAN MTG CORP	07/24/12	07/24/17	Aaa	AA+	1.125	1.125	2,000,000.00	2,000,000.00	2,000,760.00	760.00	Callable 10/24/14, then qtrly
FEDERAL HOME LOAN MTG CORP	04/24/14	04/24/19	Aaa	AA+	2.100	2.100	2,000,000.00	2,000,000.00	2,005,460.00	5,460.00	Callable 10/24/14, then qtrly

**CITY OF SANTA BARBARA**

**Investment Portfolio**

**August 31, 2014**

DESCRIPTION	PURCHASE	MATURITY	QUALITY RATING		STATED	YIELD AT	FACE	BOOK	MARKET	BOOK	COMMENTS
	DATE	DATE	MOODY'S	S & P							
FEDERAL HOME LOAN MTG CORP	06/30/14	06/30/17	Aaa	AA+	1.000	1.000	2,000,000.00	2,000,000.00	1,999,260.00	(740.00)	Callable 06/30/15, once
FEDERAL HOME LOAN MTG CORP	09/12/12	09/12/17	Aaa	AA+	1.000	1.000	2,000,000.00	2,000,000.00	1,998,260.00	(1,740.00)	Callable 09/12/14, then qtrly
FEDERAL HOME LOAN MTG CORP	01/16/13	01/16/18	Aaa	AA+	1.050	1.050	4,000,000.00	4,000,000.00	3,990,080.00	(9,920.00)	Callable 10/16/14, then qtrly
FEDERAL HOME LOAN MTG CORP	11/26/13	11/26/18	Aaa	AA+	1.000	1.793	1,000,000.00	1,000,000.00	1,001,550.00	1,550.00	SU 1%-2% Callable 11/26/14, once
FEDERAL HOME LOAN MTG CORP	07/28/14	04/28/17	Aaa	AA+	1.000	1.000	2,000,000.00	2,000,000.00	2,001,520.00	1,520.00	Callable 10/28/14, then qtrly
FEDERAL HOME LOAN MTG CORP	06/26/13	06/26/18	Aaa	AA+	1.500	1.500	2,000,000.00	2,000,000.00	2,001,760.00	1,760.00	Callable 09/26/14, then qtrly
FEDERAL HOME LOAN MTG CORP	11/20/13	09/29/17	Aaa	AA+	1.000	1.030	1,000,000.00	999,090.63	997,020.00	(2,070.63)	
FEDERAL NATL MORTGAGE ASSN	01/30/13	01/30/18	Aaa	AA+	1.030	1.030	3,000,000.00	3,000,000.00	2,971,350.00	(28,650.00)	Callable 10/30/14, then qtrly
FEDERAL NATL MORTGAGE ASSN	11/17/10	11/17/14	Aaa	AA+	1.300	1.300	2,000,000.00	2,000,000.00	2,004,860.00	4,860.00	
FEDERAL NATL MORTGAGE ASSN	12/12/12	12/12/17	Aaa	AA+	1.000	1.000	2,000,000.00	2,000,000.00	1,982,720.00	(17,280.00)	Callable 09/12/14, then qtrly
FEDERAL NATL MORTGAGE ASSN	06/19/13	12/19/16	Aaa	AA+	0.750	0.750	2,000,000.00	2,000,000.00	1,996,460.00	(3,540.00)	Callable 09/19/14, then qtrly
FEDERAL NATL MORTGAGE ASSN	11/15/13	10/26/17	Aaa	AA+	0.875	1.062	2,000,000.00	1,988,482.27	1,983,800.00	(4,682.27)	
FEDERAL NATL MORTGAGE ASSN	12/11/13	11/27/18	Aaa	AA+	1.625	1.606	2,000,000.00	2,001,537.96	2,003,560.00	2,022.04	
FEDERAL NATL MORTGAGE ASSN	11/08/12	11/08/17	Aaa	AA+	1.000	1.000	2,000,000.00	2,000,000.00	1,985,060.00	(14,940.00)	Callable 11/08/14, then qtrly
FEDERAL NATL MORTGAGE ASSN	11/08/12	11/08/17	Aaa	AA+	1.000	1.000	2,000,000.00	2,000,000.00	1,985,060.00	(14,940.00)	Callable 11/08/14, then qtrly
FEDERAL NATL MORTGAGE ASSN	12/26/12	12/26/17	Aaa	AA+	1.000	1.000	4,000,000.00	4,000,000.00	3,960,000.00	(40,000.00)	Callable 09/26/14, then qtrly
FEDERAL NATL MORTGAGE ASSN	09/21/10	09/21/15	Aaa	AA+	2.000	2.000	2,000,000.00	2,000,000.00	2,037,060.00	37,060.00	
FEDERAL NATL MORTGAGE ASSN	12/10/10	10/26/15	Aaa	AA+	1.625	2.067	2,000,000.00	1,990,348.18	2,031,640.00	41,291.82	
FEDERAL NATL MORTGAGE ASSN	02/05/13	02/05/18	Aaa	AA+	1.000	1.000	2,000,000.00	2,000,000.00	1,979,660.00	(20,340.00)	Callable 02/05/15, then qtrly
FEDERAL NATL MORTGAGE ASSN	11/20/13	10/26/17	Aaa	AA+	0.875	1.070	2,000,000.00	1,987,976.69	1,983,800.00	(4,176.69)	
<b>Subtotal, Federal Agencies</b>							<u>96,000,000.00</u>	<u>95,979,345.58</u>	<u>96,123,010.00</u>	<u>143,664.42</u>	
<b>CORPORATE/MEDIUM TERM NOTES</b>											
BERKSHIRE HATHAWAY FIN	12/15/10	12/15/15	Aa2	AA	2.450	2.530	2,000,000.00	1,998,066.67	2,049,420.00	51,353.33	
BERKSHIRE HATHAWAY INC	11/29/13	02/09/18	Aa2	AA	1.550	1.550	2,000,000.00	2,000,000.00	2,005,100.00	5,100.00	
GENERAL ELECTRIC CAPITAL CORP	11/10/10	11/09/15	A1	AA+	2.250	2.250	2,000,000.00	2,000,000.00	2,039,920.00	39,920.00	
GENERAL ELECTRIC CAPITAL CORP	01/14/14	01/14/19	A1	AA+	2.300	2.250	2,000,000.00	2,004,107.28	2,037,240.00	33,132.72	
PROCTOR & GAMBLE	09/20/11	11/15/15	Aa3	AA-	1.800	1.085	2,000,000.00	2,016,808.43	2,034,100.00	17,291.57	
TOYOTA MOTOR CREDIT	09/26/11	09/15/16	Aa3	AA-	2.000	1.800	2,000,000.00	2,007,762.59	2,047,560.00	39,797.41	
<b>Subtotal, Corporate Securities</b>							<u>12,000,000.00</u>	<u>12,026,744.97</u>	<u>12,213,340.00</u>	<u>186,595.03</u>	
<b>SB AIRPORT PROMISSORY NOTE (LT)</b>											
SANTA BARBARA AIRPORT	07/14/09	06/30/29	-	-	3.500	4.195	5,336,966.90	5,336,966.90	5,336,966.90	0.00	
<b>Subtotal, SBA Note</b>							<u>5,336,966.90</u>	<u>5,336,966.90</u>	<u>5,336,966.90</u>	<u>0.00</u>	
<b>CHECKING ACCOUNT</b>											
Union Bank Checking Account	-	-	-	-	0.400	0.400	19,582,628.56	19,582,628.56	19,582,628.56	0.00	
<b>Subtotal, Checking Account</b>							<u>19,582,628.56</u>	<u>19,582,628.56</u>	<u>19,582,628.56</u>	<u>0.00</u>	
<b>TOTALS</b>							<u>174,919,595.46</u>	<u>175,136,884.30</u>	<u>175,469,145.46</u>	<u>332,261.16</u>	

Market values have been obtained from the City's safekeeping agent, Union Bank The Private Bank (UBTPB). UBTPB uses Interactive Data Pricing Service, Bloomberg and DTC.



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** September 30, 2014

**TO:** Mayor and Councilmembers

**FROM:** Accounting Division, Finance Department

**SUBJECT:** Fiscal Year 2015 Interim Financial Statements For The One Month Ended July 31, 2014

**RECOMMENDATION:**

That Council Accept the Fiscal Year 2015 Interim Financial Statements for the One Month Ended July 31, 2014.

**DISCUSSION:**

The interim financial statements for the one month ended July 31, 2014 (8.3% of the fiscal year) are attached. The interim financial statements include budgetary activity in comparison to actual activity for the General Fund, Enterprise Funds, Internal Service Funds, and select Special Revenue Funds.

**ATTACHMENT:** Interim Financial Statements for the One Month Ended July 31, 2014

**PREPARED BY:** Julie Nemes, Accounting Manager

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

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

**CITY OF SANTA BARBARA**  
**Interim Statement of Revenues and Expenditures**  
**Summary by Fund**  
**For the One Month Ended July 31, 2014 (8.3% of Fiscal Year)**

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>
<b>GENERAL FUND</b>					
Revenue	116,727,173	6,839,798	-	109,887,375	5.9%
Expenditures	<u>116,715,753</u>	<u>9,023,749</u>	<u>1,799,508</u>	105,892,496	9.3%
<i>Addition to / (use of) reserves</i>	<u>11,420</u>	<u>(2,183,951)</u>	<u>(1,799,508)</u>		
<b>SOLID WASTE FUND</b>					
Revenue	20,645,776	1,683,623	-	18,962,153	8.2%
Expenditures	<u>20,464,100</u>	<u>1,614,451</u>	<u>280,576</u>	18,569,073	9.3%
<i>Addition to / (use of) reserves</i>	<u>181,676</u>	<u>69,172</u>	<u>(280,576)</u>		
<b>WATER OPERATING FUND</b>					
Revenue	39,347,669	3,364,278	-	35,983,391	8.6%
Expenditures	<u>44,656,008</u>	<u>3,381,608</u>	<u>1,428,521</u>	39,845,878	10.8%
<i>Addition to / (use of) reserves</i>	<u>(5,308,339)</u>	<u>(17,330)</u>	<u>(1,428,521)</u>		
<b>WASTEWATER OPERATING FUND</b>					
Revenue	18,883,613	1,563,372	-	17,320,241	8.3%
Expenditures	<u>19,360,623</u>	<u>1,344,057</u>	<u>1,690,988</u>	16,325,578	15.7%
<i>Addition to / (use of) reserves</i>	<u>(477,010)</u>	<u>219,315</u>	<u>(1,690,988)</u>		
<b>DOWNTOWN PARKING</b>					
Revenue	7,922,546	738,247	-	7,184,299	9.3%
Expenditures	<u>8,418,162</u>	<u>564,529</u>	<u>622,896</u>	7,230,737	14.1%
<i>Addition to / (use of) reserves</i>	<u>(495,616)</u>	<u>173,717</u>	<u>(622,896)</u>		
<b>AIRPORT OPERATING FUND</b>					
Revenue	15,469,349	1,417,678	-	14,051,671	9.2%
Expenditures	<u>15,469,349</u>	<u>852,455</u>	<u>249,635</u>	14,367,260	7.1%
<i>Addition to / (use of) reserves</i>	<u>-</u>	<u>565,223</u>	<u>(249,635)</u>		
<b>GOLF COURSE FUND</b>					
Revenue	2,091,048	163,398	-	1,927,650	7.8%
Expenditures	<u>2,061,048</u>	<u>111,130</u>	-	1,949,918	5.4%
<i>Addition to / (use of) reserves</i>	<u>30,000</u>	<u>52,268</u>	-		
<b>INTRA-CITY SERVICE FUND</b>					
Revenue	5,264,885	428,318	-	4,836,567	8.1%
Expenditures	<u>5,603,580</u>	<u>385,941</u>	<u>190,238</u>	5,027,401	10.3%
<i>Addition to / (use of) reserves</i>	<u>(338,695)</u>	<u>42,377</u>	<u>(190,238)</u>		

**CITY OF SANTA BARBARA**  
**Interim Statement of Revenues and Expenditures**  
**Summary by Fund**  
**For the One Month Ended July 31, 2014 (8.3% of Fiscal Year)**

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>
<b>FLEET REPLACEMENT FUND</b>					
Revenue	2,731,151	215,877	-	2,515,274	7.9%
Expenditures	<u>3,927,550</u>	<u>141,083</u>	<u>(115,576)</u>	3,902,044	0.6%
<i>Addition to / (use of) reserves</i>	<u>(1,196,399)</u>	<u>74,795</u>	<u>115,576</u>		
<b>FLEET MAINTENANCE FUND</b>					
Revenue	2,640,697	220,187	-	2,420,510	8.3%
Expenditures	<u>3,295,718</u>	<u>156,014</u>	<u>262,292</u>	2,877,412	12.7%
<i>Addition to / (use of) reserves</i>	<u>(655,021)</u>	<u>64,173</u>	<u>(262,292)</u>		
<b>SELF INSURANCE TRUST FUND</b>					
Revenue	6,507,674	541,956	-	5,965,718	8.3%
Expenditures	<u>6,048,962</u>	<u>547,660</u>	<u>60,317</u>	5,440,985	10.1%
<i>Addition to / (use of) reserves</i>	<u>458,712</u>	<u>(5,704)</u>	<u>(60,317)</u>		
<b>INFORMATION SYSTEMS ICS FUND</b>					
Revenue	3,120,588	260,049	-	2,860,539	8.3%
Expenditures	<u>3,308,585</u>	<u>226,872</u>	<u>72,047</u>	3,009,666	9.0%
<i>Addition to / (use of) reserves</i>	<u>(187,997)</u>	<u>33,177</u>	<u>(72,047)</u>		
<b>WATERFRONT FUND</b>					
Revenue	12,661,137	1,501,260	-	11,159,877	11.9%
Expenditures	<u>13,435,288</u>	<u>1,348,396</u>	<u>765,240</u>	11,321,652	15.7%
<i>Addition to / (use of) reserves</i>	<u>(774,151)</u>	<u>152,864</u>	<u>(765,240)</u>		
<b>TOTAL FOR ALL FUNDS</b>					
Revenue	254,013,306	18,938,041	-	235,075,265	7.5%
Expenditures	<u>262,764,726</u>	<u>19,697,945</u>	<u>7,306,682</u>	235,760,099	10.3%
<i>Addition to / (use of) reserves</i>	<u>(8,751,420)</u>	<u>(759,904)</u>	<u>(7,306,682)</u>		

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

**CITY OF SANTA BARBARA**  
**General Fund**  
**Interim Statement of Budgeted and Actual Revenues**  
**For the One Month Ended July 31, 2014 (8.3% of Fiscal Year)**

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Remaining Balance</u>	<u>Percent Received</u>	<u>Previous YTD</u>
<b>TAXES</b>					
Sales and Use	21,726,115	1,135,336	20,590,779	5.2%	1,118,577
Property Taxes	27,164,000	-	27,164,000	0.0%	-
Utility Users Tax	7,257,800	560,586	6,697,214	7.7%	558,279
Transient Occupancy Tax	17,641,400	1,674,511	15,966,889	9.5%	1,568,987
Business License	2,571,200	158,942	2,412,258	6.2%	175,593
Real Property Transfer Tax	678,000	-	678,000	0.0%	52,937
<i>Total</i>	<u>77,038,515</u>	<u>3,529,376</u>	<u>73,509,139</u>	4.6%	<u>3,474,373</u>
<b>LICENSES &amp; PERMITS</b>					
Licenses & Permits	233,500	25,057	208,443	10.7%	12,736
<i>Total</i>	<u>233,500</u>	<u>25,057</u>	<u>208,443</u>	10.7%	<u>12,736</u>
<b>FINES &amp; FORFEITURES</b>					
Parking Violations	2,681,987	313,042	2,368,945	11.7%	267,756
Library Fines	105,500	11,658	93,842	11.0%	9,304
Municipal Court Fines	120,000	-	120,000	0.0%	16,944
Other Fines & Forfeitures	300,000	29,661	270,339	9.9%	31,859
<i>Total</i>	<u>3,207,487</u>	<u>354,360</u>	<u>2,853,127</u>	11.0%	<u>325,863</u>
<b>USE OF MONEY &amp; PROPERTY</b>					
Investment Income	627,224	64,347	562,877	10.3%	63,153
Rents & Concessions	398,797	30,027	368,770	7.5%	34,299
<i>Total</i>	<u>1,026,021</u>	<u>94,374</u>	<u>931,647</u>	9.2%	<u>97,452</u>
<b>INTERGOVERNMENTAL</b>					
Grants	145,780	-	145,780	0.0%	15,551
Reimbursements	437,654	-	437,654	0.0%	-
<i>Total</i>	<u>583,434</u>	<u>-</u>	<u>583,434</u>	0.0%	<u>15,551</u>
<b>FEES &amp; SERVICE CHARGES</b>					
Finance	949,905	81,193	868,712	8.5%	73,674
Community Development	4,587,515	373,357	4,214,158	8.1%	334,449
Recreation	3,021,304	299,249	2,722,055	9.9%	308,952
Public Safety	653,827	44,951	608,876	6.9%	33,385
Public Works	5,951,301	474,709	5,476,592	8.0%	489,644
Library	762,398	906	761,492	0.1%	2,113
Reimbursements	4,471,212	351,386	4,119,826	7.9%	354,169
<i>Total</i>	<u>20,397,462</u>	<u>1,625,752</u>	<u>18,771,710</u>	8.0%	<u>1,596,386</u>
<b>OTHER REVENUES</b>					
Miscellaneous	1,660,410	483,073	1,177,337	29.1%	439,009
Franchise Fees	3,771,000	93,694	3,677,306	2.5%	117,947
Indirect Allocations	6,411,155	534,263	5,876,892	8.3%	524,395
Operating Transfers-In	1,198,189	99,849	1,098,340	8.3%	150,631
Anticipated Year-End Variance	1,200,000	-	1,200,000	0.0%	-
<i>Total</i>	<u>14,240,754</u>	<u>1,210,879</u>	<u>13,029,875</u>	8.5%	<u>1,231,982</u>
<b>TOTAL REVENUES</b>	<u>116,727,173</u>	<u>6,839,798</u>	<u>109,887,375</u>	5.9%	<u>6,754,343</u>

**CITY OF SANTA BARBARA**  
**General Fund**  
**Interim Statement of Appropriations, Expenditures and Encumbrances**  
**For the One Month Ended July 31, 2014 (8.3% of Fiscal Year)**

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>YTD Expended and Encumbered</u>	<u>Previous YTD</u>
<b>GENERAL GOVERNMENT</b>						
<u>Mayor &amp; City Council</u>						
MAYOR & CITY COUNCIL	756,584	57,008	-	699,576	7.5%	
ARTS AND COMMUNITY PROMOTIONS	2,615,532	625,076	445,208	1,545,248	40.9%	
<i>Total</i>	<u>3,372,116</u>	<u>682,084</u>	<u>445,208</u>	<u>2,244,824</u>	33.4%	<u>569,411</u>
<u>City Attorney</u>						
CITY ATTORNEY	2,230,664	176,077	3,600	2,050,987	8.1%	
<i>Total</i>	<u>2,230,664</u>	<u>176,077</u>	<u>3,600</u>	<u>2,050,987</u>	8.1%	<u>168,591</u>
<u>Administration</u>						
CITY ADMINISTRATOR	1,701,162	116,950	-	1,584,212	6.9%	
CITY TV	551,409	37,364	63,480	450,565	18.3%	
<i>Total</i>	<u>2,252,571</u>	<u>154,314</u>	<u>63,480</u>	<u>2,034,777</u>	9.7%	<u>153,411</u>
<u>Administrative Services</u>						
CITY CLERK	501,579	36,397	28,991	436,191	13.0%	
HUMAN RESOURCES	1,480,519	92,964	30,619	1,356,936	8.3%	
EMPLOYEE DEVELOPMENT	49,468	2	-	49,466	0.0%	
<i>Total</i>	<u>2,031,566</u>	<u>129,362</u>	<u>59,610</u>	<u>1,842,594</u>	9.3%	<u>119,990</u>
<u>Finance</u>						
ADMINISTRATION	248,574	16,306	-	232,268	6.6%	
REVENUE & CASH MANAGEMENT	501,855	39,605	-	462,250	7.9%	
CASHIERING & COLLECTION	488,983	36,736	-	452,247	7.5%	
LICENSES & PERMITS	488,944	44,358	10,807	433,779	11.3%	
BUDGET MANAGEMENT	469,712	33,745	20,000	415,967	11.4%	
ACCOUNTING	650,806	42,105	7,557	601,144	7.6%	
PAYROLL	317,283	24,890	-	292,393	7.8%	
ACCOUNTS PAYABLE	239,384	18,373	-	221,011	7.7%	
CITY BILLING & CUSTOMER SERVICE	678,873	33,400	49,427	596,046	12.2%	
PURCHASING	642,333	49,789	1,000	591,544	7.9%	
CENTRAL WAREHOUSE	194,284	15,303	(14)	178,995	7.9%	
MAIL SERVICES	115,979	8,048	(14)	107,945	6.9%	
<i>Total</i>	<u>5,037,010</u>	<u>362,658</u>	<u>88,763</u>	<u>4,585,589</u>	9.0%	<u>322,010</u>
<b>TOTAL GENERAL GOVERNMENT</b>	<u>14,923,927</u>	<u>1,504,495</u>	<u>660,661</u>	<u>12,758,771</u>	14.5%	<u>1,333,413</u>
<b>PUBLIC SAFETY</b>						
<u>Police</u>						
CHIEF'S STAFF	1,114,970	79,592	3,922	1,031,456	7.5%	
SUPPORT SERVICES	686,915	49,984	3,310	633,621	7.8%	
RECORDS BUREAU	1,416,338	101,607	1,245	1,313,486	7.3%	
ADMIN SERVICES	1,023,214	95,744	32,487	894,983	12.5%	

**CITY OF SANTA BARBARA**  
**General Fund**  
**Interim Statement of Appropriations, Expenditures and Encumbrances**  
**For the One Month Ended July 31, 2014 (8.3% of Fiscal Year)**

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>YTD Expended and Encumbered</u>	<u>Previous YTD</u>
<b>PUBLIC SAFETY</b>						
<u>Police</u>						
PROPERTY ROOM	213,855	15,151	910	197,794	7.5%	
TRAINING/RECRUITMENT RANGE	527,921	37,010	(2,685)	493,596	6.5%	
COMMUNITY & MEDIA RELATIONS	1,360,698	108,686	48,000	1,204,012	11.5%	
INFORMATION TECHNOLOGY	862,784	66,798	-	795,986	7.7%	
INVESTIGATIVE DIVISION	1,254,006	60,955	231,583	961,469	23.3%	
CRIME LAB	4,956,320	392,215	720	4,563,385	7.9%	
PATROL DIVISION	159,784	10,595	3,596	145,593	8.9%	
TRAFFIC	15,725,291	1,172,121	222,504	14,330,667	8.9%	
SPECIAL EVENTS	1,413,132	95,285	1,100	1,316,747	6.8%	
TACTICAL PATROL FORCE	858,861	134,427	27,377	697,057	18.8%	
STREET SWEEPING ENFORCEMENT	1,640,617	115,994	-	1,524,623	7.1%	
NIGHT LIFE ENFORCEMENT	349,699	27,030	-	322,669	7.7%	
PARKING ENFORCEMENT	323,946	14,815	-	309,132	4.6%	
COMBINED COMMAND CENTER	996,316	63,666	31,400	901,250	9.5%	
ANIMAL CONTROL	2,563,864	170,531	22,808	2,370,525	7.5%	
<i>Total</i>	<u>38,139,376</u>	<u>2,831,580</u>	<u>628,276</u>	<u>34,679,519</u>	9.1%	<u>2,815,049</u>
<u>Fire</u>						
ADMINISTRATION	883,948	61,474	1,900	820,573	7.2%	
EMERGENCY SERVICES AND PUBLIC ED PREVENTION	318,743	28,592	-	290,151	9.0%	
WILDLAND FIRE MITIGATION PROGRAM	1,149,258	90,942	-	1,058,316	7.9%	
OPERATIONS	194,952	13,651	-	181,301	7.0%	
TRAINING AND RECRUITMENT	18,009,558	1,427,329	27,953	16,554,276	8.1%	
ARFF	437,757	27,743	-	410,014	6.3%	
<i>Total</i>	<u>1,965,145</u>	<u>134,732</u>	<u>-</u>	<u>1,830,413</u>	6.9%	
<b>TOTAL PUBLIC SAFETY</b>	<u>61,098,737</u>	<u>4,616,044</u>	<u>658,129</u>	<u>55,824,564</u>	8.6%	<u>4,614,488</u>
<b>PUBLIC WORKS</b>						
<u>Public Works</u>						
ADMINISTRATION	1,128,240	68,563	6,420	1,053,257	6.6%	
ENGINEERING SVCS	5,187,688	379,035	10,905	4,797,748	7.5%	
PUBLIC RT OF WAY MGMT	1,092,224	83,208	5,838	1,003,178	8.2%	
ENVIRONMENTAL PROGRAMS	394,544	13,914	177,545	203,085	48.5%	
<i>Total</i>	<u>7,802,696</u>	<u>544,719</u>	<u>200,708</u>	<u>7,057,269</u>	9.6%	<u>516,478</u>
<b>TOTAL PUBLIC WORKS</b>	<u>7,802,696</u>	<u>544,719</u>	<u>200,708</u>	<u>7,057,269</u>	9.6%	<u>516,478</u>
<b>COMMUNITY SERVICES</b>						
<u>Parks &amp; Recreation</u>						
REC PROGRAM MGMT	795,016	51,664	-	743,352	6.5%	

**CITY OF SANTA BARBARA**  
**General Fund**  
**Interim Statement of Appropriations, Expenditures and Encumbrances**  
**For the One Month Ended July 31, 2014 (8.3% 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>						
FACILITIES & SPECIAL EVENTS	777,153	57,949	2,363	716,841	7.8%	
YOUTH ACTIVITIES	1,066,422	149,080	(3,718)	921,060	13.6%	
ACTIVE ADULTS	717,758	56,996	-	660,762	7.9%	
AQUATICS	1,283,015	184,481	29,313	1,069,221	16.7%	
SPORTS	566,618	45,579	(1,601)	522,640	7.8%	
TENNIS	288,047	21,004	-	267,043	7.3%	
NEIGHBORHOOD & OUTREACH SERV	1,170,643	75,959	-	1,094,684	6.5%	
ADMINISTRATION	730,223	55,700	5,617	668,906	8.4%	
PROJECT MANAGEMENT TEAM	423,272	30,430	-	392,842	7.2%	
PARK OPERATIONS MANAGEMENT	366,555	23,934	-	342,621	6.5%	
GROUND & FACILITIES MAINTENANCE	4,782,581	316,457	57,609	4,408,515	7.8%	
FORESTRY	1,197,025	81,592	90,000	1,025,433	14.3%	
BEACH MAINTENANCE	150,303	10,600	10,572	129,132	14.1%	
MEDIANS PARKWAYS & CONTRACTS	1,195,887	8,225	-	1,187,662	0.7%	
<i>Total</i>	<u>15,510,518</u>	<u>1,169,652</u>	<u>190,153</u>	<u>14,150,713</u>	8.8%	<u>1,338,824</u>
<u>Library</u>						
ADMINISTRATION	478,261	37,421	-	440,840	7.8%	
PUBLIC SERVICES	2,690,010	191,977	-	2,498,033	7.1%	
SUPPORT SERVICES	1,616,205	117,457	22,985	1,475,764	8.7%	
<i>Total</i>	<u>4,784,476</u>	<u>346,855</u>	<u>22,985</u>	<u>4,414,637</u>	7.7%	<u>332,313</u>
<b>TOTAL COMMUNITY SERVICES</b>	<u>20,294,994</u>	<u>1,516,507</u>	<u>213,138</u>	<u>18,565,349</u>	8.5%	<u>1,671,137</u>
<b>COMMUNITY DEVELOPMENT</b>						
<u>Community Development</u>						
ADMINISTRATION	695,273	91,557	-	603,716	13.2%	
RENTAL HOUSING MEDIATION	190,415	15,639	-	174,776	8.2%	
HUMAN SERVICES	997,649	3,550	-	994,099	0.4%	
HOUSING PRESERVATION AND DEV	-	-	34,180	(34,180)	100.0%	
LONG RANGE PLAN & SPEC STUDY	868,247	64,665	20,000	783,582	9.8%	
DEVEL & ENVIRONMENTAL REVIEW	1,396,909	100,337	4,200	1,292,372	7.5%	
ZONING INFO & ENFORCEMENT	1,409,022	97,170	3,500	1,308,352	7.1%	
DESIGN REV & HIST PRESERVATION	1,167,599	82,410	2,000	1,083,189	7.2%	
BLDG INSP & CODE ENFORCEMENT	1,179,583	86,730	-	1,092,853	7.4%	
RECORDS ARCHIVES & CLER SVCS	578,999	44,306	2,991	531,702	8.2%	
BLDG COUNTER & PLAN REV SVCS	1,430,626	95,330	-	1,335,296	6.7%	
<i>Total</i>	<u>9,914,322</u>	<u>681,693</u>	<u>66,871</u>	<u>9,165,758</u>	7.6%	<u>685,151</u>
<b>TOTAL COMMUNITY DEVELOPMENT</b>	<u>9,914,322</u>	<u>681,693</u>	<u>66,871</u>	<u>9,165,758</u>	7.6%	<u>685,151</u>

CITY OF SANTA BARBARA  
 General Fund  
 Interim Statement of Appropriations, Expenditures and Encumbrances  
 For the One Month Ended July 31, 2014 (8.3% 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>						
TRANSFERS OUT	198,500	16,542	-	181,958	8.3%	
DEBT SERVICE TRANSFERS	351,276	-	-	351,276	0.0%	
CAPITAL OUTLAY TRANSFER	1,725,000	143,750	-	1,581,250	8.3%	
APPROP.RESERVE	406,301	-	-	406,301	0.0%	
<i>Total</i>	<u>2,681,077</u>	<u>160,292</u>	<u>-</u>	<u>2,520,785</u>	6.0%	<u>67,626</u>
<b>TOTAL NON-DEPARTMENTAL</b>	<u>2,681,077</u>	<u>160,292</u>	<u>-</u>	<u>2,520,785</u>	6.0%	<u>67,626</u>
 <b>TOTAL EXPENDITURES</b>	 <u>116,715,753</u>	 <u>9,023,749</u>	 <u>1,799,508</u>	 <u>105,892,496</u>	 9.3%	 <u>8,888,293</u>

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

*For Enterprise and Internal Service Funds, the 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**  
**Interim Statement of Revenues and Expenditures**  
**Special Revenue Funds**  
**For the One Month Ended July 31, 2014 (8.3% of Fiscal Year)**

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>
<b>TRAFFIC SAFETY FUND</b>					
Revenue	525,000	-	-	525,000	0.0%
Expenditures	<u>525,000</u>	<u>40,833</u>	<u>-</u>	<u>484,167</u>	7.8%
<i>Revenue Less Expenditures</i>	<u>-</u>	<u>(40,833)</u>	<u>-</u>	<u>40,833</u>	
<b>CREEK RESTORATION/WATER QUALITY IMPRVMT</b>					
Revenue	3,625,652	343,424	-	3,282,228	9.5%
Expenditures	<u>3,845,995</u>	<u>227,704</u>	<u>13,906</u>	<u>3,604,385</u>	6.3%
<i>Revenue Less Expenditures</i>	<u>(220,343)</u>	<u>115,720</u>	<u>(13,906)</u>	<u>(322,157)</u>	
<b>COMMUNITY DEVELOPMENT BLOCK GRANT</b>					
Revenue	1,188,961	14,657	-	1,174,304	1.2%
Expenditures	<u>1,188,961</u>	<u>16,039</u>	<u>17,415</u>	<u>1,155,507</u>	2.8%
<i>Revenue Less Expenditures</i>	<u>-</u>	<u>(1,382)</u>	<u>(17,415)</u>	<u>18,797</u>	
<b>COUNTY LIBRARY</b>					
Revenue	1,882,415	101,663	-	1,780,752	5.4%
Expenditures	<u>2,050,394</u>	<u>134,764</u>	<u>-</u>	<u>1,915,630</u>	6.6%
<i>Revenue Less Expenditures</i>	<u>(167,979)</u>	<u>(33,101)</u>	<u>-</u>	<u>(134,878)</u>	
<b>STREETS FUND</b>					
Revenue	10,216,835	871,240	-	9,345,595	8.5%
Expenditures	<u>10,216,835</u>	<u>716,051</u>	<u>527,737</u>	<u>8,973,047</u>	12.2%
<i>Revenue Less Expenditures</i>	<u>-</u>	<u>155,189</u>	<u>(527,737)</u>	<u>372,548</u>	
<b>MEASURE A</b>					
Revenue	3,376,976	240,613	-	3,136,363	7.1%
Expenditures	<u>3,882,346</u>	<u>227,677</u>	<u>1,016,995</u>	<u>2,637,674</u>	32.1%
<i>Revenue Less Expenditures</i>	<u>(505,370)</u>	<u>12,936</u>	<u>(1,016,995)</u>	<u>498,689</u>	

**CITY OF SANTA BARBARA**  
**Interim Statement of Revenues and Expenditures**  
**For the One Month Ended July 31, 2014 (8.3% of Fiscal Year)**

**SOLID WASTE 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	20,092,765	1,682,999	-	18,409,766	8.4%	1,656,807
Other Fees & Charges	297,342	-	-	297,342	0.0%	-
Grants	20,000	-	-	20,000	0.0%	-
Miscellaneous	235,669	624	-	235,045	0.3%	26,389
<b>TOTAL REVENUES</b>	<u>20,645,776</u>	<u>1,683,623</u>	<u>-</u>	<u>18,962,153</u>	<u>8.2%</u>	<u>1,683,196</u>
<b>EXPENSES</b>						
Salaries & Benefits	1,021,607	65,930	-	955,677	6.5%	66,743
Materials, Supplies & Services	18,571,494	1,544,354	280,576	16,746,564	9.8%	1,424,991
Special Projects	546,216	-	-	546,216	0.0%	-
Transfers-Out	50,000	4,167	-	45,833	8.3%	4,167
Capital Outlay Transfers	-	-	-	-	0.0%	1,463
Equipment	149,783	-	-	149,783	0.0%	-
Other	100,000	-	-	100,000	0.0%	-
Appropriated Reserve	25,000	-	-	25,000	0.0%	-
<b>TOTAL EXPENSES</b>	<u>20,464,100</u>	<u>1,614,451</u>	<u>280,576</u>	<u>18,569,073</u>	<u>9.3%</u>	<u>1,497,364</u>

**CITY OF SANTA BARBARA**  
**Interim Statement of Revenues and Expenditures**  
**For the One Month Ended July 31, 2014 (8.3% of Fiscal Year)**

**WATER OPERATING FUND**

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>	<u>Previous YTD</u>
<b>REVENUES</b>						
Water Sales- Metered	34,869,458	3,167,493	-	31,701,965	9.1%	3,260,165
Service Charges	606,500	153,082	-	453,418	25.2%	33,610
Cater JPA Treatment Charges	2,516,860	-	-	2,516,860	0.0%	-
Investment Income	529,200	40,554	-	488,646	7.7%	40,848
Rents & Concessions	22,872	1,906	-	20,966	8.3%	1,906
Reimbursements	782,779	-	-	782,779	0.0%	-
Miscellaneous	20,000	1,244	-	18,756	6.2%	1,620
<b>TOTAL REVENUES</b>	<u>39,347,669</u>	<u>3,364,278</u>	<u>-</u>	<u>35,983,391</u>	<u>8.6%</u>	<u>3,338,149</u>
<b>EXPENSES</b>						
Salaries & Benefits	8,724,787	632,432	-	8,092,355	7.2%	582,133
Materials, Supplies & Services	9,886,821	359,264	1,344,626	8,182,930	17.2%	404,313
Special Projects	722,860	25,021	55,503	642,336	11.1%	10,561
Water Purchases	8,604,703	805,874	-	7,798,829	9.4%	383,360
Debt Service	5,087,163	235	-	5,086,928	0.0%	235
Transfer-Out	686,346	686,346	-	-	100.0%	-
Capital Outlay Transfers	10,469,228	872,436	-	9,596,792	8.3%	932,436
Equipment	164,800	-	-	164,800	0.0%	629
Capitalized Fixed Assets	124,300	-	28,392	95,908	22.8%	7,571
Other	35,000	-	-	35,000	0.0%	-
Appropriated Reserve	150,000	-	-	150,000	0.0%	-
<b>TOTAL EXPENSES</b>	<u>44,656,008</u>	<u>3,381,608</u>	<u>1,428,521</u>	<u>39,845,878</u>	<u>10.8%</u>	<u>2,321,238</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 Expenditures**  
**For the One Month Ended July 31, 2014 (8.3% of Fiscal Year)**

**WASTEWATER OPERATING FUND**

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>	<u>Previous YTD</u>
<b>REVENUES</b>						
Service Charges	17,928,555	1,467,650	-	16,460,905	8.2%	1,502,628
Fees	775,071	79,824	-	695,247	10.3%	4,118
Investment Income	158,100	13,035	-	145,065	8.2%	12,016
Rents & Concessions	20,887	-	-	20,887	0.0%	-
Miscellaneous	1,000	2,863	-	(1,863)	286.3%	2,802
<b>TOTAL REVENUES</b>	<u>18,883,613</u>	<u>1,563,372</u>	<u>-</u>	<u>17,320,241</u>	8.3%	<u>1,521,564</u>
<b>EXPENSES</b>						
Salaries & Benefits	5,893,242	405,213	-	5,488,029	6.9%	396,118
Materials, Supplies & Services	6,796,059	255,787	1,597,079	4,943,193	27.3%	251,970
Special Projects	620,500	13,538	92,409	514,553	17.1%	4,801
Debt Service	1,848,322	342,138	-	1,506,184	18.5%	157
Capital Outlay Transfers	3,928,500	327,375	-	3,601,125	8.3%	346,227
Equipment	95,000	-	-	95,000	0.0%	-
Capitalized Fixed Assets	26,000	6	1,500	24,494	5.8%	-
Other	3,000	-	-	3,000	0.0%	-
Appropriated Reserve	150,000	-	-	150,000	0.0%	-
<b>TOTAL EXPENSES</b>	<u>19,360,623</u>	<u>1,344,057</u>	<u>1,690,988</u>	<u>16,325,578</u>	15.7%	<u>999,273</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 Expenditures**  
**For the One Month Ended July 31, 2014 (8.3% of Fiscal Year)**

**DOWNTOWN PARKING 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>						
Improvement Tax	980,000	191,259	-	788,741	19.5%	171,559
Parking Fees	6,535,946	514,202	-	6,021,744	7.9%	406,011
Other Fees & Charges	3,000	-	-	3,000	0.0%	-
Investment Income	102,100	8,117	-	93,983	7.9%	8,261
Rents & Concessions	104,000	8,666	-	95,334	8.3%	11,410
Miscellaneous	4,000	(123)	-	4,123	-3.1%	477
Operating Transfers-In	193,500	16,125	-	177,375	8.3%	3,625
<b>TOTAL REVENUES</b>	<u>7,922,546</u>	<u>738,247</u>	<u>-</u>	<u>7,184,299</u>	9.3%	<u>601,343</u>
<b>EXPENSES</b>						
Salaries & Benefits	4,183,765	329,751	-	3,854,014	7.9%	310,939
Materials, Supplies & Services	2,333,046	124,559	186,635	2,021,851	13.3%	129,083
Special Projects	547,226	3,625	433,853	109,748	79.9%	-
Transfer-Out	309,125	25,760	-	283,365	8.3%	25,255
Capital Outlay Transfers	970,000	80,833	-	889,167	8.3%	125,646
Equipment	25,000	-	2,407	22,593	9.6%	-
Appropriated Reserve	50,000	-	-	50,000	0.0%	-
<b>TOTAL EXPENSES</b>	<u>8,418,162</u>	<u>564,529</u>	<u>622,896</u>	<u>7,230,737</u>	14.1%	<u>590,923</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 Expenditures**  
**For the One Month Ended July 31, 2014 (8.3% of Fiscal Year)**

**AIRPORT OPERATING FUND**

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>	<u>Previous YTD</u>
<b>REVENUES</b>						
Leases-Commercial/Industrial	4,545,175	363,624	-	4,181,551	8.0%	370,080
Leases-Terminal	4,607,134	466,611	-	4,140,523	10.1%	348,999
Leases-Non-Commercial Aviation	1,819,730	170,062	-	1,649,668	9.3%	137,174
Leases-Commercial Aviation	4,218,655	408,354	-	3,810,301	9.7%	322,392
Investment Income	121,300	8,513	-	112,787	7.0%	10,057
Miscellaneous	157,355	514	-	156,841	0.3%	11,472
<b>TOTAL REVENUES</b>	<u>15,469,349</u>	<u>1,417,678</u>	<u>-</u>	<u>14,051,671</u>	9.2%	<u>1,200,174</u>
<b>EXPENSES</b>						
Salaries & Benefits	5,723,701	411,746	-	5,311,955	7.2%	373,765
Materials, Supplies & Services	7,645,185	437,759	249,635	6,957,791	9.0%	426,414
Special Projects	93,475	-	-	93,475	0.0%	-
Transfer-Out	20,354	1,696	-	18,658	8.3%	1,644
Debt Service	1,815,718	-	-	1,815,718	0.0%	-
Capital Outlay Transfers	-	-	-	-	0.0%	10,361
Equipment	67,060	1,254	-	65,806	1.9%	5,078
Appropriated Reserve	103,856	-	-	103,856	0.0%	-
<b>TOTAL EXPENSES</b>	<u>15,469,349</u>	<u>852,455</u>	<u>249,635</u>	<u>14,367,260</u>	7.1%	<u>817,262</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 Expenditures**  
**For the One Month Ended July 31, 2014 (8.3% of Fiscal Year)**

**GOLF COURSE FUND**

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>	<u>Previous YTD</u>
<b>REVENUES</b>						
Fees & Card Sales	1,766,876	136,931	-	1,629,945	7.7%	164,963
Investment Income	10,100	687	-	9,413	6.8%	1,044
Rents & Concessions	313,572	25,780	-	287,792	8.2%	31,553
Miscellaneous	500	0	-	500	0.0%	-
<b>TOTAL REVENUES</b>	<u>2,091,048</u>	<u>163,398</u>	<u>-</u>	<u>1,927,650</u>	<u>7.8%</u>	<u>197,560</u>
<b>EXPENSES</b>						
Salaries & Benefits	1,108,919	85,312	-	1,023,607	7.7%	74,339
Materials, Supplies & Services	621,804	19,090	-	602,714	3.1%	20,494
Debt Service	245,698	-	-	245,698	0.0%	-
Capital Outlay Transfers	80,727	6,727	-	74,000	8.3%	7,875
Equipment	3,000	-	-	3,000	0.0%	-
Other	900	-	-	900	0.0%	-
<b>TOTAL EXPENSES</b>	<u>2,061,048</u>	<u>111,130</u>	<u>-</u>	<u>1,949,918</u>	<u>5.4%</u>	<u>102,708</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 Expenditures**  
**For the One Month Ended July 31, 2014 (8.3% of Fiscal Year)**

**INTRA-CITY SERVICE FUND**

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>	<u>Previous YTD</u>
<b>REVENUES</b>						
Service Charges	2,638,369	219,864	-	2,418,505	8.3%	210,897
Work Orders - Bldg Maint.	2,604,016	208,038	-	2,395,978	8.0%	177,945
Miscellaneous	17,500	-	-	17,500	0.0%	25,000
Operating Transfers-In	5,000	417	-	4,583	8.3%	-
<b>TOTAL REVENUES</b>	<u>5,264,885</u>	<u>428,318</u>	<u>-</u>	<u>4,836,567</u>	8.1%	<u>413,842</u>
<b>EXPENSES</b>						
Salaries & Benefits	3,618,855	273,899	-	3,344,956	7.6%	252,066
Materials, Supplies & Services	1,556,168	79,947	51,998	1,424,223	8.5%	86,504
Special Projects	377,072	31,650	136,986	208,436	44.7%	29,430
Equipment	15,000	-	-	15,000	0.0%	-
Capitalized Fixed Assets	10,000	446	1,254	8,300	17.0%	-
Appropriated Reserve	26,485	-	-	26,485	0.0%	-
<b>TOTAL EXPENSES</b>	<u>5,603,580</u>	<u>385,941</u>	<u>190,238</u>	<u>5,027,401</u>	10.3%	<u>368,000</u>

**CITY OF SANTA BARBARA**  
**Interim Statement of Revenues and Expenditures**  
**For the One Month Ended July 31, 2014 (8.3% of Fiscal Year)**

**FLEET REPLACEMENT FUND**

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>	<u>Previous YTD</u>
<b>REVENUES</b>						
Vehicle Rental Charges	2,244,137	187,011	-	2,057,126	8.3%	185,734
Investment Income	123,000	9,369	-	113,631	7.6%	10,029
Rents & Concessions	233,966	19,497	-	214,469	8.3%	19,498
Miscellaneous	130,048	-	-	130,048	0.0%	7,594
<b>TOTAL REVENUES</b>	<u>2,731,151</u>	<u>215,877</u>	<u>-</u>	<u>2,515,274</u>	7.9%	<u>222,855</u>
<b>EXPENSES</b>						
Salaries & Benefits	200,432	13,650	-	186,782	6.8%	13,390
Materials, Supplies & Services	2,725	152	-	2,573	5.6%	182
Capitalized Fixed Assets	3,724,393	127,281	(115,576)	3,712,688	0.3%	84
<b>TOTAL EXPENSES</b>	<u>3,927,550</u>	<u>141,083</u>	<u>(115,576)</u>	<u>3,902,044</u>	0.6%	<u>13,656</u>

**CITY OF SANTA BARBARA**  
**Interim Statement of Revenues and Expenditures**  
**For the One Month Ended July 31, 2014 (8.3% of Fiscal Year)**

**FLEET MAINTENANCE FUND**

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>	<u>Previous YTD</u>
<b>REVENUES</b>						
Vehicle Maintenance Charges	2,527,627	210,636	-	2,316,991	8.3%	205,286
Reimbursements	10,000	-	-	10,000	0.0%	833
Miscellaneous	103,070	9,551	-	93,519	9.3%	8,589
<b>TOTAL REVENUES</b>	<u>2,640,697</u>	<u>220,187</u>	<u>-</u>	<u>2,420,510</u>	8.3%	<u>214,708</u>
<b>EXPENSES</b>						
Salaries & Benefits	1,331,631	86,453	-	1,245,178	6.5%	85,455
Materials, Supplies & Services	1,197,875	67,242	242,774	887,859	25.9%	48,307
Special Projects	60,000	1,605	11,412	46,983	21.7%	-
Debt Service	43,070	-	-	43,070	0.0%	3,589
Equipment	9,000	-	-	9,000	0.0%	-
Capitalized Fixed Assets	638,075	714	8,106	629,255	1.4%	-
Appropriated Reserve	16,067	-	-	16,067	0.0%	-
<b>TOTAL EXPENSES</b>	<u>3,295,718</u>	<u>156,014</u>	<u>262,292</u>	<u>2,877,412</u>	12.7%	<u>137,351</u>

**CITY OF SANTA BARBARA**  
**Interim Statement of Revenues and Expenditures**  
**For the One Month Ended July 31, 2014 (8.3% of Fiscal Year)**

**SELF INSURANCE TRUST 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>						
Insurance Premiums	2,785,022	232,085	-	2,552,937	8.3%	229,676
Workers' Compensation Premiums	3,388,165	282,347	-	3,105,818	8.3%	245,892
OSH Charges	203,462	16,955	-	186,507	8.3%	16,153
Investment Income	55,200	3,750	-	51,450	6.8%	4,501
Miscellaneous	-	500	-	(500)	100.0%	3,463
Operating Transfers-In	75,825	6,319	-	69,506	8.3%	-
<b>TOTAL REVENUES</b>	<u>6,507,674</u>	<u>541,956</u>	<u>-</u>	<u>5,965,718</u>	<u>8.3%</u>	<u>499,685</u>
<b>EXPENSES</b>						
Salaries & Benefits	571,460	32,316	-	539,144	5.7%	35,365
Materials, Supplies & Services	5,477,402	515,344	60,317	4,901,741	10.5%	561,486
Special Projects	100	-	-	100	0.0%	-
<b>TOTAL EXPENSES</b>	<u>6,048,962</u>	<u>547,660</u>	<u>60,317</u>	<u>5,440,985</u>	<u>10.1%</u>	<u>596,851</u>

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 Expenditures**  
**For the One Month Ended July 31, 2014 (8.3% of Fiscal Year)**

**INFORMATION SYSTEMS ICS FUND**

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>	<u>Previous YTD</u>
<b>REVENUES</b>						
Service charges	3,120,588	260,049	-	2,860,539	8.3%	208,583
<b>TOTAL REVENUES</b>	<u>3,120,588</u>	<u>260,049</u>	<u>-</u>	<u>2,860,539</u>	<u>8.3%</u>	<u>208,583</u>
<b>EXPENSES</b>						
Salaries & Benefits	1,950,182	131,805	-	1,818,377	6.8%	144,343
Materials, Supplies & Services	973,700	66,400	72,047	835,253	14.2%	114,266
Special Projects	18,400	-	-	18,400	0.0%	-
Capital Outlay Transfers	344,000	28,667	-	315,333	8.3%	-
Equipment	8,250	-	-	8,250	0.0%	828
Capital Fixed Assets	1,000	-	-	1,000	0.0%	-
Appropriated Reserve	13,053	-	-	13,053	0.0%	-
<b>TOTAL EXPENSES</b>	<u>3,308,585</u>	<u>226,872</u>	<u>72,047</u>	<u>3,009,666</u>	<u>9.0%</u>	<u>259,437</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 Expenditures**  
**For the One Month Ended July 31, 2014 (8.3% of Fiscal Year)**

**WATERFRONT FUND**

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>Encum- brances</u>	<u>Remaining Balance</u>	<u>Percent of Budget</u>	<u>Previous YTD</u>
<b>REVENUES</b>						
Leases - Commercial	1,401,007	150,877	-	1,250,130	10.8%	134,540
Leases - Food Service	2,694,636	268,505	-	2,426,131	10.0%	256,534
Slip Rental Fees	4,204,739	355,170	-	3,849,569	8.4%	344,270
Visitors Fees	455,000	51,574	-	403,426	11.3%	38,936
Slip Transfer Fees	575,000	252,750	-	322,250	44.0%	70,000
Parking Revenue	2,069,466	319,205	-	1,750,261	15.4%	318,328
Wharf Parking	255,000	26,826	-	228,174	10.5%	28,216
Grants	25,600	-	-	25,600	0.0%	-
Other Fees & Charges	236,723	18,602	-	218,121	7.9%	19,433
Investment Income	117,000	6,919	-	110,081	5.9%	5,223
Rents & Concessions	304,966	26,495	-	278,471	8.7%	24,591
Miscellaneous	322,000	24,337	-	297,663	7.6%	38,037
<b>TOTAL REVENUES</b>	<b>12,661,137</b>	<b>1,501,260</b>	<b>-</b>	<b>11,159,877</b>	<b>11.9%</b>	<b>1,278,108</b>
<b>EXPENSES</b>						
Salaries & Benefits	6,050,691	467,612	-	5,583,079	7.7%	435,220
Materials, Supplies & Services	3,830,244	243,118	671,193	2,915,933	23.9%	181,767
Special Projects	259,813	8,106	76,943	174,764	32.7%	7,287
Debt Service	1,729,040	512,529	-	1,216,511	29.6%	351,455
Capital Outlay Transfers	1,385,000	115,417	-	1,269,583	8.3%	128,680
Equipment	80,500	1,614	-	78,886	2.0%	4,031
Capital Fixed Assets	-	-	17,104	(17,104)	100.0%	-
Appropriated Reserve	100,000	-	-	100,000	0.0%	-
<b>TOTAL EXPENSES</b>	<b>13,435,288</b>	<b>1,348,396</b>	<b>765,240</b>	<b>11,321,652</b>	<b>15.7%</b>	<b>1,108,440</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:** September 30, 2014

**TO:** Mayor and Councilmembers

**FROM:** Administration, Airport Department

**SUBJECT:** Appropriation Of Grant Funds For Wildlife Hazard Assessment And Hazard Management Plan Update

### RECOMMENDATION:

That Council increase appropriations and estimated revenue by \$138,307 in the Airport's Grants Fund for a Wildlife Hazard Assessment and Wildlife Hazard Management Plan Update, to be funded from Federal Aviation Administration Airport Improvement Program (AIP) Grant No. 03-06-0235-48 in the amount of \$125,389 coupled with the City's 9.34% match of \$12,918 to be funded from Airport Capital Fund.

### DISCUSSION:

On July 15, 2014, Council accepted and authorized the Airport Director to execute the Federal Aviation Administration (FAA) Airport Improvement Program grant offer in an amount not to exceed \$2,700,000. FAA notified staff that the total amount of the grant award would be \$2,728,605 due to an increase in the original staff estimate of the cost of the Wildlife Hazard Assessment (WHA) and Wildlife Hazard Management Plan (WHMP) Update and the actual cost of work following an RFQ process.

This grant provides funding for a year-long review of wildlife behavior and attractants both on the Airport and within a 5-mile radius. The result of the Assessment will inform the update of the Plan which may include revisions to the existing procedures or propose new projects or programs to minimize wildlife strike risk.

Initial staff estimates of the cost of the project were \$100,000. Upon completion of an RFQ process and fee negotiations with the selected consultant, the cost of work will be \$133,507. As part of an FAA requirement, the Airport hired an independent consulting firm to review the scope of work and provide a reasonable cost estimate to perform the work. The independent fee estimate was within 4% of the negotiated fee.

### BUDGET/FINANCIAL INFORMATION:

Funds for the City's 9.34% match were budgeted in the Airport's Capital Fund for Fiscal Year 2015.

**SUBMITTED BY:** Hazel Johns, Airport Director

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



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** September 30, 2014

**TO:** Mayor and Councilmembers

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

**SUBJECT:** Contract For Construction Of The Highway Safety Improvement Program De La Vina At Arrellaga Traffic Signal Project

**RECOMMENDATION:** That Council:

- A. Award a contract with Lee Wilson Electric Co., Inc., in their low bid amount of \$83,065 for construction of the Highway Safety Improvement Program De La Vina at Arrellaga Traffic Signal Project, Bid No. 3718; and authorize the Public Works Director to execute the contract and approve expenditures up to \$8,307 to cover any cost increases that may result from contract change orders for extra work and differences between estimated bid quantities and actual quantities measured for payment; and
- B. Increase appropriations and estimated revenues related to the Highway Safety Improvement Program grant funding by \$141,430 in the Fiscal Year 2015 Streets Capital Fund to cover the cost of construction for the De La Vina at Arrellaga Traffic Signal Project.

### DISCUSSION:

#### PROJECT BACKGROUND AND DESCRIPTION

In the spring of 2013, the City completed its first annual crash report. Lists of high-crash locations were generated based on overall quantity and by specific type of crash (i.e., broadside, rear end, etc.). The crash data was also mapped in an effort to identify clusters of different types of crashes. The intersection of De La Vina and Arrellaga Streets ranked Number 1 for non-signalized broadside crashes and Number 11 for overall number of crashes. The number of broadside crashes at this intersection has been fairly consistent since 2000 (the limit of crash records).

Due to the crash history, types of crashes, and need to maintain vehicular mobility on De La Vina Street, a traffic signal was determined to be the most appropriate form of traffic control at this intersection.

City staff applied for, and successfully obtained, a Highway Safety Improvement Program (HSIP) grant to install a new traffic signal at the intersection of De La Vina and Arrellaga Streets. The grant funds 90 percent of construction costs, up to \$141,430. The De La Vina at Arrellaga Traffic Signal Project (Project) does not include any changes to the existing intersection geometrics.

#### CONTRACT BIDS

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

	<b>BIDDER</b>	<b>BID AMOUNT</b>
1.	Lee Wilson Electric Co., Inc. Arroyo Grande, CA	\$83,065.00
2.	Taft Electric Company Ventura, CA	\$91,133.43*

\*corrected bid total

The low bid of \$83,065, submitted by Lee Wilson Electric Co., Inc. is an acceptable bid that is responsive to and meets the requirements of the bid specifications.

The change order funding recommendation of \$8,307, or 10 percent, is typical for this type of work and size of project.

#### COMMUNITY OUTREACH

Staff will notify the property owners and residents located near the Project location of the construction via mailers. Prior to construction, the contractor will be responsible for distributing the final notice via door hangers 72 hours prior to construction.

#### FUNDING

This Project is primarily funded by HSIP grant funding. The HSIP grant covers 90 percent of construction costs, up to \$141,430. Based on the bid amount and estimated construction management costs, it is currently anticipated that only \$136,870 in grant funding will be needed to complete the Project. However, the recommendation includes the full grant authorization so that grant funds will be available in the event that costs exceed current estimates. There are sufficient funds in the Streets Capital Fund to cover the remaining costs of this Project.

The following summarizes the expenditures recommended in this report:

**CONSTRUCTION CONTRACT FUNDING SUMMARY**

	<b>Basic Contract</b>	<b>Change Funds</b>	<b>Total</b>
Construction Contract	\$83,065	\$8,307	\$91,372
<b>TOTAL RECOMMENDED AUTHORIZATION</b>			<b>\$91,372</b>

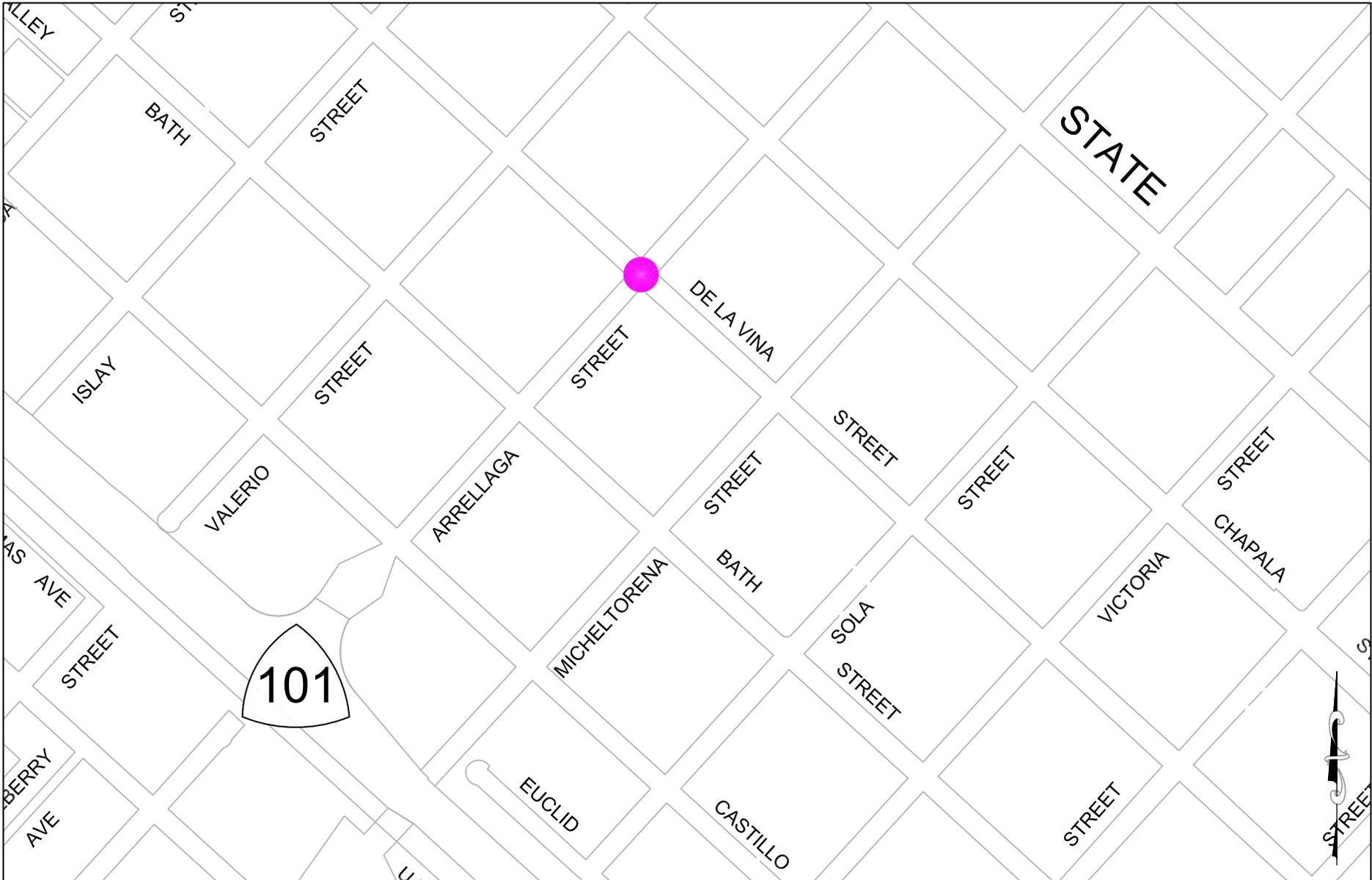
The following summarizes all Project design costs, construction contract funding, and other Project costs:

**ESTIMATED TOTAL PROJECT COST**

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

	<b>City Share</b>	<b>HSIP Share</b>	<b>Total</b>
Design (by City Staff)	\$20,000	\$0	\$20,000
<b>Subtotal</b>	<b>\$20,000</b>	<b>\$0</b>	<b>\$20,000</b>
Construction Contract	\$8,306	\$74,759	\$83,065
Construction Change Order Allowance	\$831	\$7,476	\$8,307
<b>Subtotal</b>	<b>\$9,137</b>	<b>\$82,235</b>	<b>\$91,372</b>
City-Supplied Equipment	\$5,900	\$42,300	\$48,200
Construction Management/Inspection (by City Staff)	\$1,371	\$12,335	\$13,706
<b>Subtotal</b>	<b>\$7,271</b>	<b>\$54,635</b>	<b>\$61,906</b>
<b>TOTAL PROJECT COST</b>	<b>\$36,408</b>	<b>\$136,870</b>	<b>\$173,278</b>

- ATTACHMENT(S):** Project Location Map
- PREPARED BY:** John Ewasiuk, Principal Civil Engineer/AS/sk
- SUBMITTED BY:** Rebecca J. Bjork, Public Works Director
- APPROVED BY:** City Administrator's Office



# PROJECT LOCATION MAP

## HSIP De La Vina at Arrellaga Traffic Signal Project

DESIGN	—
DRAWN	AS
CHECKED	—
DATE	9-8-14
N.T.S.	



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** September 30, 2014

**TO:** Mayor and Councilmembers

**FROM:** Administration Division, Finance Department

**SUBJECT:** Public Meeting On The Proposed Renewal Of Santa Barbara South Coast Tourism Business Improvement District

### **RECOMMENDATION:**

That Council hold a public meeting to hear comments from the public on the proposed renewal of the Santa Barbara South Coast Tourism Business Improvement District.

### **DISCUSSION:**

#### **Overview**

On September 28, 2010 the Santa Barbara City Council approved resolution No.10-080 establishing the Santa Barbara South Coast Tourism Business Improvement District (TBID) and approved the TBID Management District Plan. The TBID is a benefit assessment district designed to increase tourism by creating a supplemental funding source for marketing the south coast region of Santa Barbara County. The TBID region includes the Cities of Santa Barbara, Goleta, and Carpinteria, and the nearby unincorporated areas of the County of Santa Barbara, with the City of Santa Barbara designated as the lead jurisdiction. The TBID currently generates approximately \$1.75 million for marketing outreach. The funds of the District are administered by Visit Santa Barbara (VSB) with oversight from a special committee designed for this purpose.

The five year term of the TBID is set to expire on January 1, 2016. In late 2013, VSB began the TBID renewal process by meeting with lodging industry focus groups and stakeholders to provide an overview of the TBID accomplishments, answer questions, and get input regarding changes to the TBID assessment. In addition, VSB sent out multiple emails to the lodging establishments (hotels, motels, inns and vacation rentals) with information regarding the planned meetings and the proposed modifications to the assessment model. The proposed renewal of the district will generate an additional \$1.38 million for marketing efforts resulting in a total annual TBID budget of \$3.13 million.

## **Legal Process**

On July 29, 2014, The Council adopted the Resolution Requesting Consent, asking the included jurisdictions to give their consent to renew the district. The County Board of Supervisors of the County of Santa Barbara and the Goleta City Council granted their consent on September 2, 2014. The Carpinteria City Council considered the item on September 22, 2014 and did not grant consent to renew the district. The TBID Management District Plan will be revised to exclude the City of Carpinteria and the TBID budget will be modified to exclude the assessment revenue related to Carpinteria lodging establishments.

On September 9, 2014, Council took the second step required to renew the TBID by adopting the Resolution of Intention, declaring intent to renew the district. The City received signed petitions from 65.88% of affected lodging establishments in support of renewing the TBID. This exceeds the greater than 50% support required to begin the formal process under the Property and Business Improvement District Law of 1994.

The public meeting on September 30, 2014 marks the third step required to renew the district. At this meeting, Council will hear comments from the public and affected business owners on the proposed district renewal. Council will not be asked to take any action at the public meeting.

The final step in the legal process is scheduled for October 28, 2014 when the public hearing will be held and the written protests tabulated. If no majority written protest is received from business owners that would pay more than 50% of assessment, Council would determine whether to adopt both the Resolution of Renewal, formally renewing the district, and the final Management District Plan.

## **BUDGET/FINANCIAL INFORMATION:**

The proposed TBID will have an overall positive impact on the City, increasing tourism and potentially raising both transient occupancy and sales taxes. Because the City will collect the TBID assessment from lodging businesses, it will be paid a fee equal to 3% of the assessment collected. The current TBID generates approximately \$1.75 million for marketing outreach; the renewal will generate an additional \$1.38 million for marketing efforts.

**PREPARED BY:** Genie Wilson, Treasury Manager

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

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



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** September 30, 2014

**TO:** Mayor and Councilmembers

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

**SUBJECT:** Planned Public Outreach For Cliff Drive Traffic Safety Improvements Project

### **RECOMMENDATION:**

That Council approve the proposed community engagement process for traffic safety improvements on Cliff Drive.

### **EXECUTIVE SUMMARY:**

During the State Route 225 relinquishment process, members of the public shared their desire that certain roadway changes be made to Cliff Drive in order to improve traffic safety. Those changes include the addition of a center turn lane, bicycle lanes, improvement of pedestrian crossings and lighting. In addition to comments received from the public, Santa Barbara City College (SBCC) has expressed a desire for improved traffic safety along its Cliff Drive frontage.

Staff is anticipating a call for projects in the spring of 2015 from Caltrans for traffic safety grants. This grant opportunity will be very specific and must address safety issues associated with past collisions. Staff believes a successful application can be made for an improvement to the Cliff Drive/Flora Vista Drive/Mesa Lane intersection to add bike lanes, along with a continuous center left turn lane to Cliff Drive, and adding a traffic signal at the Cliff Drive and SBCC West Campus driveway. The grant amount would be approximately \$900,000.

Staff is proposing a public engagement effort to gauge the community's interest in pursuing the Cliff Drive Traffic Safety Improvement Project (Project) grant. It is important that the public understand the traffic benefits and tradeoffs associated with this Project. This engagement effort is being proposed ahead of the Bicycle Master Plan engagement effort because of this specific grant opportunity.

## **DISCUSSION:**

### Background

In January 2014, the City of Santa Barbara assumed operations and maintenance responsibilities of State Route 225 from Caltrans. During the relinquishment process, City staff attended a number of Mesa Neighborhood town hall meetings and heard comments at other public meetings concerning the relinquishment. Members of the public that attended those meetings expressed a desire to make certain traffic changes to Cliff Drive to improve traffic, bicycle, and pedestrian safety. While staff clearly conveyed that there is no City funding available for major capital projects on Cliff Drive, it was also conveyed that the City would pursue grant funding opportunities if and when they became available.

### Highway Safety Improvement Program

Caltrans has indicated that it will have a call for projects for the Highway Safety Improvements Program (HSIP) in the spring of 2015. The HSIP is federal funding that is administered by Caltrans. The City has successfully obtained HSIP funding for other traffic safety projects such as:

- Carrillo Street and Anacapa Street traffic signal improvements (2013)
- De La Vina Street and Figueroa Street intersection improvements (2013)
- Crosswalk enhancements (five locations - 2015)
- Traffic signal hardware enhancements (40+ locations – 2015)
- De La Vina Street and Arrellaga Street new traffic signal (2015)

The HSIP awards grant funding to agencies that propose projects addressing specific safety issues demonstrated by a collision history. Staff believes that a successful application can be made to address some of the safety concerns raised by the public during the relinquishment process, including:

- Restriping Cliff Drive to provide bicycle lanes and a continuous center turn lane between Las Positas Road and Lighthouse Road (this includes the Flora Vista/Mesa Lane intersection);
- Restriping Cliff Drive to provide bicycle lanes between Weldon Road and Loma Alta Road (adjacent to the SBCC west campus); and,
- A new traffic signal at Cliff Drive and the SBCC West Campus driveway.

Although the public raised concerns about the lack of pedestrian crossing opportunities along Cliff Drive, this grant opportunity would not favor funding for new pedestrian crossings because the pedestrian collision history on Cliff Drive is limited. Staff will continue to seek funding opportunities to improve pedestrian crossings.

The proposed elements of the potential grant funded project are illustrated in the Attachment. HSIP is a competitive grant process, and there are no guarantees that the

City will be awarded this grant. Based on past grant cycles, however, staff feels the City's application would be well received.

### Community Engagement Process

Cliff Drive is a principal arterial street, and maintaining mobility on the City's principal arterials is important for the movement of people and goods. Providing bike lanes on Cliff Drive, west of Meigs Road, will affect the number of traffic lanes on the street. These striping modifications can be made and still maintain the City's minimum standards for Level of Service now and in the future, assuming there will be no changes of the intensity in the current zoning for the area.

This Project will not be as straightforward as the restriping between Meigs Road and Weldon Road, and the public needs to understand and approve of the traffic benefits and tradeoffs. Staff is proposing a community meeting to present the Project to the public, and ask for feedback. Staff would also record a video presentation and post that presentation to the City's web site. The public will be able to provide feedback via the website.

Further, for reference, several future public outreach efforts are planned for other related projects/efforts:

- The Cliff Drive and Las Positas Roundabout (under design), which will tie into the western end of this Project.
- The Las Positas Valley Multi-Use Pathway. The City was recently awarded \$1.37 million in an Active Transportation Program grant to complete planning, design, and environmental work. This pathway will tie into the Cliff Drive and Las Positas Road Roundabout.
- The Bicycle Master Plan, which will be a community wide engagement process to discuss the future of bicycling in Santa Barbara.

### Project Elements and Traffic Impacts

The three intersections most impacted by this Project will be Cliff Drive at Mesa Lane/Flora Vista, Cliff Drive at Meigs Road, and Cliff Drive at the SBCC West Campus driveway. Specific details of the Project will be addressed during the design phase, however, here is an initial outline of proposed Project improvements:

#### *Cliff Drive and Mesa Lane/Flora Vista Drive Intersection*

Due to the layout of the two closely spaced intersections, and the traffic signal sequencing needed to service the various movements, two traffic lanes are needed in both directions to provide an acceptable level of service and to limit the length of queuing. To provide bike lanes at this location, the existing side-by-side left turn lanes will have to be reconfigured and reduced in length. This could cause traffic to

occasionally queue back into the through-traffic lane. This is a tradeoff that will be explained to the public.

The overall level of service at the intersection is not expected to change, although there will be some queue spillback from the minor left turning movements due to the reconfigured left turn lanes.

In the future, a small roundabout could be considered that would be more efficient than the existing traffic signal due to the complex sequencing. A roundabout at this location would likely cost approximately \$1 million and, due to cost, was not considered for this Project.

#### *Cliff Drive and Meigs Road Intersection*

West of Meigs Road (in front of the shopping center), it is recommended to maintain two lanes in each direction to accommodate the various turning movements associated with the commercial driveways. The existing lanes can be reduced in width to provide enough room for bike lanes. The existing lanes are 12 feet wide, which is a Caltrans standard. In urban areas, lane widths of 10 feet to 11 feet wide are acceptable.

The Level of Service at the intersection will not change during peak hours. Staff is proposing to change the traffic signal sequence with this Project, which will reduce the delay for vehicles and pedestrians during non-peak hours, versus the existing sequencing.

#### *Cliff Drive and Santa Barbara City College West Campus Driveway*

During the relinquishment process, the City asked Caltrans to make several safety improvements to the corridor, including a new traffic signal at the SBCC West Campus driveway. Caltrans was unable to identify funding to make the improvement.

This driveway becomes very congested between classes at SBCC, as students are entering and exiting the campus at the same time. Queues have been observed extending hundreds of feet back into campus.

With the installation of a traffic signal, the long queues will be eliminated and the bike lanes can be extended to Loma Alta Road, maintaining the existing number of traffic lanes. The extra space needed for bike lanes can be realized by removing the median on the west leg of the Cliff Drive and Loma Alta Road intersection.

#### Bicycle Master Plan

In order to be a candidate for the 2015 HISP grant opportunity, this proposal and the community engagement process will need to move forward ahead of the Bicycle Master Plan, which also envisions community engagement of the Mesa Neighborhood. For this reason, staff struggled with this recommendation. In the end, staff concluded that the

probability of grant success is high combined with the accumulation of public involvement from Mesa Neighborhood residents regarding the relinquishment. Given these factors, staff recommends moving forward with this grant opportunity ahead of the Bicycle Master Plan process.

**BUDGET/FINANCIAL INFORMATION:**

The Project will cost about \$900,000. The HSIP program requires a 10 percent local match; the City will be required to contribute \$90,000, which is will be funded from the Caltrans payment to the City for the SR225 relinquishment.

Because the Project includes a significant amount of restriping, a pavement treatment valued at \$270,000 will be required to cover the existing striping. This means that grant funds will pay for \$270,000 of pavement maintenance, rather than the Streets Fund.

**ATTACHMENT(S):** Potential Cliff Drive Safety Grant Project Elements

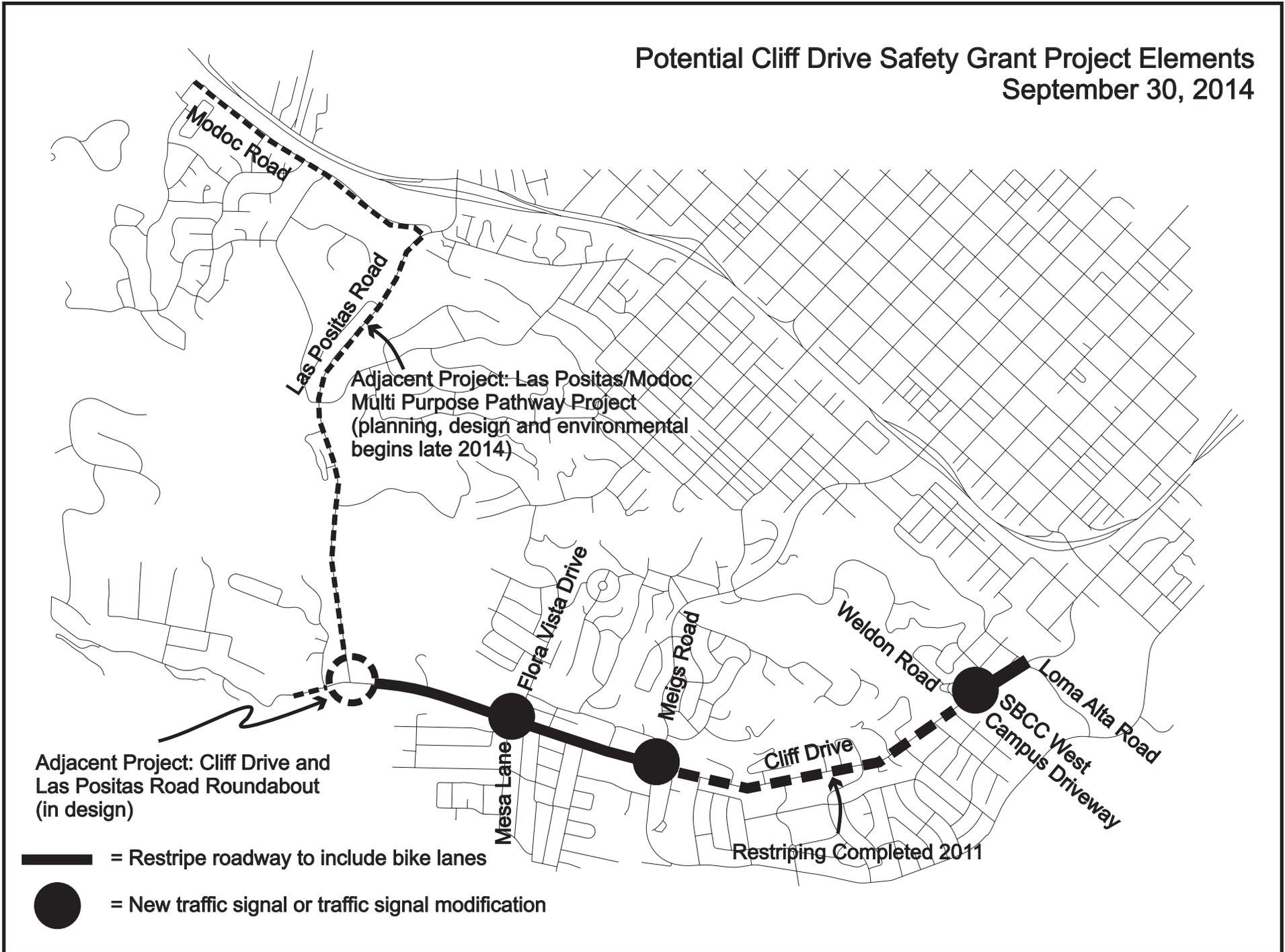
**PREPARED BY:** Derrick Bailey, Supervising Transportation Engineer/kts

**SUBMITTED BY:** Rebecca J. Bjork, Public Works Director

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

# Potential Cliff Drive Safety Grant Project Elements

September 30, 2014





# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** September 30, 2014

**TO:** Mayor and Councilmembers

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

**SUBJECT:** Appeal of Single Family Design Board Approvals for  
215 La Jolla Drive Residence

### **RECOMMENDATION:**

That Council deny the appeal of Marc Chytilo, agent on behalf of Ms. Rhonda Seiter, and uphold the decision of the Single Family Design Board to grant Project Design Approval and Final Approval with findings for proposed additions to an existing single family residence.

### **EXECUTIVE SUMMARY:**

On August 11, 2014, the Single Family Design Board (SFDB) granted Project Design and Final approvals on a 4/3 vote for one and two-story additions and alterations to the existing one-story single-family residence at 215 La Jolla Drive. Marc Chytilo, agent for La Jolla Drive neighbor (Seiter) has filed an appeal regarding the approval. The appellants request that Council deny the project asserting that the second story addition should not have been approved and that the single-story character of the street should be maintained. The primary disagreement is centered on the definition of what constitutes the neighborhood and whether the 2<sup>nd</sup> story project design proposed is compatible and consistent with applicable Neighborhood Preservation Ordinance (NPO) Guidelines, coastal policies and the General Plan.

Staff believes that the SFDB considered the concerns of the appellant and other neighbors at several hearings regarding the compatibility of the second story addition. As part of the SFDB review of the project, story poles were erected to outline the new roof height and an organized site visit was completed to evaluate the overall neighborhood character. A majority of the SFDB supported the project's second story design of 379 square feet which is proposed with a contemporary low profile roof design which will result in a maximum building roof height of approximately 17 feet and in a home size of 2,293 square feet.

Although the SFDB was split on their vote to approve the project, Staff is of the opinion that the proposed project is a reasonable proposal not involving considerable roof height or home size increases; furthermore, the proposal is within the City's maximum floor area

ratio (FAR) standard adopted in 2007. Staff believes the project was properly reviewed by the SFDB and is consistent with all applicable coastal regulations, design guidelines including good neighbor policies and that the SFDB made the appropriate NPO findings required to approve the project. Staff recommends that Council deny the appeal and uphold the SFDB approval.

## **DISCUSSION:**

### Project Description

The project site is located in the West Mesa neighborhood and is situated on a 6,000 square foot lot within the non-appealable jurisdiction of the Coastal Zone. La Jolla Drive is a short residential block located one block east of the Douglass Family Preserve. The project under appeal involves a proposal for a major façade and interior remodel to an existing, 1,533 square foot, one-story, single-family residence, including a proposed new 379 square foot second-story addition above a new two-car garage. The proposal also includes a 394 square foot one-story addition to the front of the home to expand the living room area, and an 86 square foot, second-level deck (Attachment 1). The proposed garage reconstruction received approval for zoning modifications from the Staff Hearing Officer involving reconstruction and expansion of the two car garage. Based on the information provided by the applicant's architect, the net floor area of the proposed project is 2,293 square feet, which is just under 85% (84.93%) of the required floor-to-lot area ratio (FAR) for the subject lot.

## **Background**

### SFDB Review

On August 11, 2014, the SFDB granted Project Design Approval for the proposed project by a 4/3 split vote. On August 21, 2014, Marc Chytilo, agent for the adjacent neighbor (Seiter) filed an appeal regarding the SFDB approval. The appellant requests that Council deny the project (Attachment 2), asserting that the proposed project should not have been approved by the SFDB and requests that the single-story character of the street be maintained. The appeal letter expands further by listing several reasons why the project design was not analyzed correctly by planning staff and that the project will result in the following impacts:

- Impacts to privacy and "virtually eliminate ocean views" of the appellant
- Introduce lighting that will be visible from a substantial portion of the neighborhood
- Approval of the first two-story home on the block is inconsistent with original stepped lot one-story design of the subdivision
- Incompatible development with the existing homes in the "immediate" neighborhood; and

- A project inconsistent with the city's applicable guidelines, coastal policies and the General Plan

The Single Family Design Board (SFDB) initially reviewed the project on February 10, 2014 which was the first noticed concept review meeting. During this meeting, a large amount of neighborhood input was received consisting of numerous letters and speakers in support or against the project. The SFDB supported the request for zoning modifications involving the garage location but requested the architect provide a landscape plan, study possible night glow impacts from new second story windows and explore solutions to screen the second story deck. Story poles were also requested to be placed on the property prior to the next review. On July 28, 2014, a site visit was conducted by the SFDB prior to their scheduled meeting to view the erected story poles. Some of the SFDB members walked the immediate neighborhood to examine possible view blockage concerns. The SFDB reviewed the project later that same day and focused their comments on the privacy screen proposed on the second story deck area. Given the amount of neighborhood opposition, staff requested a straw vote be taken to establish who could support the 2<sup>nd</sup> floor as designed. The SFDB members were equally divided and a 3/3 tie straw vote concluded that there was not a majority in favor of supporting the second story addition.

On 8/11/2014, the applicant returned to the SFDB when a full seven-member quorum would be present in order to break the tie vote. The previously absent board member voted to support the project and thus a majority 4/3 vote was obtained to grant approval of the project. The SFDB made the required Neighborhood Preservation Ordinance (NPO) findings (Attachment 3).

The Single Family Residence Design Guidelines state that projects under 85% of the maximum FAR are encouraged and are considered an acceptable home size, if properly designed. Staff believes the majority of SFDB members considered the proposed project design, which is just under the 85% FAR, to be a reasonable proposal for a two-story project consistent with other similar projects approved throughout the City. The Board majority supported the location of the second floor addition over the garage and determined that the low profile nature of the upper story flat roof height was acceptable and could be approved as designed. Furthermore, the SFDB agreed that the modern architectural style design would be compatible with the neighborhood. The proposed overall height is considered low for two story designs and the privacy screen that was originally presented on the upper floor was eliminated from the final design.

Staff believes that the three SFDB board members that voted against the project were uncomfortable approving a second story design due to the level of opposition expressed by the La Jolla Drive neighborhood residents and that the dissenting members believed that the original subdivision "Eichler-style design" with terraced lots appeared to have been developed and oriented to maximize ocean views to the South.

## **APPEAL ISSUES**

### Definition of Immediate Neighborhood

The Single Family Residence Design Guidelines include a valuable discussion of neighborhood compatibility. (See, SFRDG definitions, Attachment 4.) This discussion begins as follows, "Design a project to be compatible with the immediate neighborhood, and carefully consider the neighborhood study area for a project. People think of their "neighborhood" in different ways. There are large areas of the City sometimes referred to as neighborhoods. There are also smaller, immediate neighborhoods."

The Neighborhood Preservation Ordinance findings require a home to be compatible with "the neighborhood." Staff believes it is important to note that the NPO finding does not require the proposed residence to be compatible with a particular definition of neighborhood. Staff believes the use of the generic term "neighborhood" was intended to allow decision makers the flexibility to consider the particular circumstances presented by an application.

The appellant contends that the Neighborhood Study Area, defined as the closest twenty homes, is the appropriate focus for determining neighborhood compatibility, as opposed to the Immediate Neighborhood of the General Plan Neighborhood. A majority of the SFDB found the proposed addition to be compatible with the neighborhood because there are two-story homes within the Immediate Neighborhood. Some board members used the 15 minute walkable radius distance as the criteria for the Immediate Neighborhood and for compatibility determination. The board members that voted against the project took their primary direction from the "properties built as part of the same subdivision" criteria for establishing the Immediate Neighborhood. Those board members felt that this block of La Jolla Drive appeared to have been constructed and designed in a uniform one-story development pattern that they believe should be maintained.

Staff disagrees with the appellant's assertion that the sentence contained in the SFDG Guidelines, "To help determine project compatibility with a neighborhood, the Single Family Design Board (SFDB) will generally refer to a "Neighborhood Study Area" defined below" directs the use of the Neighborhood Study Area as the exclusive definition of the scope of the neighborhood. It is Staff's opinion that the Neighborhood Study Area is an important tool in determining neighborhood compatibility, but ultimately it is only one of several considerations to be made. As for the scope of the Neighborhood Study Area, the number of homes referenced in the Study (20) was selected more on the basis of what was a reasonable burden for applicant research, as opposed to an intentional definition of the scope of the neighborhood. In fact, the definition of the Neighborhood Study Area

allows for consideration of additional lots based on other factors such as the predominant streetscape, patterns of development, or parcel sizes.

It should be noted that this project, as others which propose less than 85% of the maximum FAR, was not required to submit a Neighborhood Study Area (20 closest homes) FAR analysis. Therefore, many applications subject to NPO review are not evaluated on the basis of a 20 closest homes study.

The neighborhood compatibility guidelines state, “[h]omes are more likely to be compatible when their volume and bulk are at an appropriate scale with their neighbors” and that “new and remodeled houses have a size that is not significantly larger than the immediate neighborhood”. The SFDB majority that voted in favor of the project believed the proposed house size to be modest and did not believe the compatibility determination should be based solely on the one block of La Jolla Drive. Ultimately, the City Council must determine the appropriate scope of the neighborhood and whether the proposed addition is compatible with that neighborhood.

### **Impacts Privacy and Loss of Private Views**

The appellant asserts that the proposed design would “compromise Ms. Seiter’s privacy and virtually eliminate the view of the ocean currently enjoyed from her home”. Staff disagrees with this assertion given the Seiter residence is not immediately next door and has other ocean views that are not being affected by this development.

It is not uncommon for immediate neighbors to be concerned regarding the introduction of new upper story windows or outdoor deck areas on second floors where the level of privacy can be affected. As the SFDB reviews design proposals it often works towards limiting privacy impacts. For this reason, the SFDB typically requires proposed residential decks on upper floors to comply with the design guidelines for a minimum 15 foot setback distance from other properties. In addition, in some cases privacy screens or landscaping screening are added as elements to lessen this loss of privacy. In this case, the proposed landscape screening between properties was found sufficient and the proposal for a privacy screen was removed at the request of the adjacent property owner. Planning staff will evaluate the final landscaping plan proposal to determine if the proposed plantings and heights are consistent with zoning regulations regarding maximum hedge heights.

The approved home design is a good design solution to minimize roof heights and to lessen the amount of possible private view impacts. A good second story design is usually a compromise that considers the functional needs of the applicant and the various concerns of neighbors, including neighbors above this parcel that may have ocean views that could be impacted. According to the applicant, a different two story design was being

considered at one time but was changed due to neighbor's concerns regarding location. For this reason, Staff believes the applicant has followed the good neighbor policies and has considered the private views of neighbors. Staff does not support the idea that this project should be redesigned or not allowed due to concerns regarding potential loss of private views.

### **Planning and Land Use Issues**

The appellant asserts that the project has significant environmental impacts and that a CEQA categorical exemption and a coastal exemption should not have been granted. The appellant further asserts that the project is inconsistent with the California Coastal Act, Local Coastal Policies and City's General Plan. The appellant also states that the SFDB and staff did not consider public views from the Douglass Family Preserve and that the project should be denied or further modified to address potential project impacts. The appellant also raises a few examples of denials for other two-story projects in the neighborhood and states "all previous requests for second story room additions on this block have been denied by the City".

Staff has determined that the residential addition is consistent with all applicable coastal regulations and disagrees that this project will have significant environmental or public view impacts. The subject parcel is not in a sensitive location even though the site is near the Douglass Family Preserve. The property is not located within 50 feet of an ocean bluff-top and therefore, qualifies for a coastal exemption. No significant impacts to public ocean views or from indoor lighting are expected to result from the project given the site location is set back away from any scenic ocean views available from the Douglass Family Preserve. The project is an addition to an existing structure and use of a categorical exemption per CEQA Sec. 15301, that does not have a location criteria as some class of exemptions do, is appropriate. It is also correct to apply the coastal exemption because of the size of the project and the project does not pose a risk of adverse environmental effect as defined in the coastal regulations.

Staff agrees with the appellant that there have been a few examples where two story projects have received unfavorable reviews in this neighborhood and or that building height limits may have been originally placed homes on neighboring development tracts. All building sites, lines of view and topography conditions are unique and are evaluated by the SFDB and staff on a case by case basis. For example, some nearby projects used by the appellant for comparison purposes involved applications for Coastal Development Permits and were located on bluff properties. The 214 Selrose Lane second story application that was cited by the appellant as being previously denied by the SFDB can be distinguished from the present application. The Selrose Lane application was twice the size (660 sf) of the addition proposed in this application and would have resulted in an FAR of 109%. The Selrose Lane application merely received an SFDB straw vote against the proposal. Finally, there are no recorded conditions, covenants or development restrictions that prohibit second story additions on this particular La Jolla Drive subdivision.

Therefore, Staff supports the current house design that the majority of SFDB members approved given that it is consistent with zoning FAR standards and because the second story development meets all city regulations and NPO design guidelines. The proposed home will be compatible in size with other homes in the Mesa neighborhood and the NPO findings can be made (Attachment 5).

### **RECOMMENDATION:**

The proposed project has undergone a thorough review by the SFDB and by Planning Staff. The main issue is the question of whether the project is compatible with the neighborhood and appropriate for the site in terms of size, bulk, and scale. Staff believes the SFDB fully considered this issue and that the majority of the SFDB agreed that the project is small scale development and the second story is low profile in design which will appear less massive than other two-story projects.

Furthermore, the project will fit in with the neighborhood, the project is consistent with the NPO design guidelines, and the proposed building does not significantly impact the appellant's privacy or private ocean views. The SFDB found the proposed project to be consistent with all applicable good neighbor policies and Design Guidelines and considered the appropriate Neighborhood Preservation Ordinance (NPO) findings required to approve the project. Staff recommends that Council deny the appeal, uphold the SFDB approval and make the following NPO findings.

#### Neighborhood Preservation Ordinance Findings (SBMC §22.69.050)

- 1. Consistency and Appearance.** The proposed development is consistent with the scenic character of the City and will enhance the appearance of the neighborhood by proposing an architectural style consistent with modern styles located in residential zones within the City.
- 2. Compatibility.** The proposed development is compatible with the neighborhood, and its size, bulk, and scale are appropriate to the site and neighborhood. The West Mesa neighborhood has a variety of architectural styles, house sizes, and lot sizes. The size is well within the city's adopted FAR standards. The proposed high-quality materials and colors are appropriate for the neighborhood.
- 3. Quality Architecture and Materials.** The proposed building is designed with quality architectural details and quality materials. The architectural design is of high quality.
- 4. Trees.** The proposed project does not include the removal of or significantly impact any designated Specimen Tree, Historic Tree or Landmark Tree, or any other trees.
- 5. Health, Safety, and Welfare.** The public health, safety, and welfare are appropriately protected and preserved.
- 6. Good Neighbor Guidelines.** The project generally complies with the Good Neighbor Guidelines regarding privacy, landscaping, noise and lighting.

7. **Public Views.** The development, including proposed structures and grading, will preserve any significant public scenic views of and from the hillside. The project will not be readily visible from the adjacent Douglass Family Preserve due to its proposed height and the location of other homes that are in closer proximity.

**NOTE:** The project plans and files have been separately delivered to the City Council for their review and are available for public review in the City Clerk's Office.

**ATTACHMENT(S):**

1. Proposed Site plan and floor plans
2. Appellant Letter, dated August 21, 2014
3. Summary of SFDB Minutes
4. Single Family Design Excerpt- Compatibility Guidelines  
Page 13-C and definitions
5. Proposed building elevations

**SUBMITTED BY:** George Buell, Community Development Director

**PREPARED BY:** Jaime Limón, Senior Planner II

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







## LAW OFFICE OF MARC CHYTILO

ENVIRONMENTAL LAW

August 21, 2014

RECEIVED

2014 AUG 21 PM 5: 18

CITY OF SANTA BARBARA  
CITY CLERK'S OFFICE

VIA HAND DELIVERY  
City Clerk  
City of Santa Barbara  
735 Anacapa Street  
Santa Barbara, California 93101

RE: Appeal of August 11, 2014 SFDB Approval – 215 La Jolla Drive Project

Dear Clerk:

This office represents Ms. Rhonda Seiter who hereby appeals the August 11, 2014 City Single Family Design Board (“SFDB”) Preliminary and Final Approval of the second story addition project at 215 La Jolla Street (“Project”).

The Project is the first second story approved on the block and in the nearby neighborhood, which was originally designed and constructed to utilize the sloping topography to create private spaces on each lot, provide vistas over adjacent lots below and achieve a consistent neighborhood character. Once one second story is approved, many other nearby homes will be required to add second story elements to regain lost views and privacy, and the character of the neighborhood will be altered. Notably, the SFDB has previously, up until this Project, rejected all proposals for second stories at surrounding houses based on the incompatibility of second stories with the relevant neighborhood.

The majority of the SFDB approving this Project erred by judging the Project’s compatibility with a large “Immediate Neighborhood” as defined by the City’s Single Family Residence Design Guidelines (all homes south of Cliff Drive and west of Mesa Lane), rather than comparing the Project to the “Neighborhood Study Area” defined by the Guidelines (the closest 20 homes). The Compatibility Guidelines direct: “[t]o help determine project compatibility with a neighborhood, the Single Family Design Board (SFDB) will generally refer to a “Neighborhood Study Area” defined [as] the twenty (20) closest homes to a proposed project.” Single Family Residence Design Guidelines, page 15-C. There are no second story homes among the 20 closest homes, so the SFDB majority expanded the relevant neighborhood and found the Project compatible with the much larger “Immediate Neighborhood” without considering the Project’s compatibility with the Neighborhood Study Area.

Ms. Seiter lives uphill from the Project and as configured, the Project will compromise Ms. Seiter’s privacy, virtually eliminate the view of the ocean currently enjoyed from her home, and, through the design of the house, introduce lighting that will be visible from a substantial portion of the surrounding neighborhood, including the Douglas Family Preserve. Ms. Seiter has sought to raise these concerns to the SFDB and to City staff, but these concerns have not been

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meaningfully addressed, even though it is possible to achieve the Project purposes without causing such impacts to the neighborhood.

By this appeal, we ask Council to vacate the SFDB's approval of the Project, find the Project to be incompatible with the neighborhood pursuant to the Single Family Residence Design Guidelines, and direct the applicant to revise their remodel design to eliminate the second story element.

### **I. Background and History of the Neighborhood:**

The Project is on La Jolla Drive, a short residential block located one block from the Douglas Family Preserve. The houses are stair-stepped up the street. All are one story houses in the Eichler-design theme. Many have been remodeled, and all previous requests for second story room additions on this block have been denied by the City.

La Jolla Drive is part of the Shoreline Terrace Tract, which was actually two tracts — La Jolla Drive being Tract Shoreline Terrace No. 2 (4/27/1961 R.M. Bk. 55, Pg. 90) while houses to the east, which included the model homes, were part of Tract Shoreline Terrace No. 1 (1/20/1961 R.M. Bk. 55, Pg. 08). La Jolla Drive is unique because of its particular geography and history. All of the houses on La Jolla Drive are located on a terraced hill with an overall design that allows residents views from the south side of their houses. (The north side windows as originally planned face a fence and retaining wall.) The houses on the upper portion of the street starting with 225 La Jolla Drive have views of the ocean and islands. None of the houses on La Jolla Drive meet the current setback requirements, and this close proximity of all of these single story houses is mitigated by the lack of two-story additions on any of the twelve houses.

Another unique feature that sets La Jolla Drive apart from surrounding neighborhoods is that this portion of the tract development was the last row of houses to the west until Tract 20,158 Seacliff R.M. Bk.94, pg. 93-94, (4/18/1978) was built in the late '70's. Due to neighborhood opposition to two-story houses adjacent to the terraced, south-windowed houses on La Jolla Drive, the Seacliff Terrace developer George Meeker and agent James Morris agreed with the Planning Commission that all two-story houses would be eliminated from the final plan, ridge heights would not exceed 15 or 16 feet, and that the homes approved by the Map would all be single story, with the specific exception of three split-level houses located on the upper northwest edge of the development, and thus not impacting any of the then-existing homes in the neighborhood. These agreements also created a pedestrian easement to the Wilcox property, which is now the Douglas Family Preserve. (These agreed upon conditions can be found in the file for 2547 Medcliff Road with the final agreements stated in a letter to James Morris from the Division of Land Use Controls dated April 13, 1977.)

These agreements in response to neighborhood opposition to two-story houses and concerns over the effect of second story homes altering the character of the neighborhood were revisited in

1989 when the owners of 2547 Medcliff Road (also referred to as lot #11 of the Seacliff Terrace subdivision Final Map No. 20,158 dated November 1977) applied for a lot split. Resolution 060-89 states that future development on the lot would be limited to "a height of one story for a maximum of sixteen feet (16') to the highest roof peak above the 150 foot grade contour. This condition shall appear on all the construction plans."

This unique, low sky-line character of La Jolla Drive and north-south Selrose Lane has continued to be preserved as recently as 2007 when a second story proposal at 229 La Jolla Drive was reduced to a single story with an increased ridgeline, and again in 2009 when a second story proposal at 214 Selrose Lane was denied. A remodel at 2547 Medcliff Road added a loft, however neither of the neighborhood notifications (SFDB and SHO) indicated that the remodel included a second story and it must be assumed this is also a single story structure designed and built in accordance with these applications and the aforementioned Final Map conditions.

Corroborating the above, David Van Hoy, the Project architect and a former resident in the block, described the architectural intention, design and construction history of the La Jolla Drive homes and the original Shoreline Terrace subdivision as follows:

"A little bit of history on the immediately adjacent neighborhood of La Jolla. It was developed, actually designed by Ken Kruger and built in 1959 and 1960. It's a wonderful street of like 26 homes that are one story tall, been well cared for for 49 years, that are designed in a way that they step up the hill. They're pretty much glass on the south elevation, open to their private yards. And it's just a genius design. Unfortunately the proposed project really, really peers directly into three or four of those homes because they're sort of open to that side and really compromise the privacy and the enjoyment, quiet enjoyment of those particular properties.

When the Selrose Project, all of Selrose was developed in, I'm told about 1979 just a few years before my family moved into the neighborhood, and there was some negotiation with the neighborhood at that point in time and you'll notice this as mentioned that the two story homes were only located on the uphill, opposite side of the street, and there was respect for the La Jolla neighborhood and the one story homes along that side of the street where the project was proposed so that there was some compatibility between massing, which has been successful ever since then."

David Van Hoy comments to the Single Family Design Board, 10/26/2009, re: second story project proposed for 214 Selrose Lane.

La Jolla Drive is the second street east of the Douglas Family Preserve, and the project is visible from various places near the Douglas Family Preserve's Medcliff Road entrance. While the

structural elements of other houses is visible from this vantage, there are no other large or tall windows visible from the Medcliff Road entrance area, and the extensive glass on the southern and western sides of the second story will create a "lantern effect" as the glass and underside of the large roof overhangs are illuminated by interior lighting. Persons accessing the Douglas Family Preserve via Medcliff Road can view the second story structure from the road, including the windows and the underside of the roof overhang.

## **II. Project Background**

The proposed Project involves the demolition and expansion of the existing garage (pursuant to SHO-approved modification), remodeling of the interior of the existing house, and the addition of a new second story with a bedroom and bathroom. This appeal concerns only the second story approved by the SFDB.

The lot is shown by survey at 5996 square feet (59.96' X 100.0'), although the applicant's calculation of FAR appears to have been based on a 6,000 square foot ("SF") lot. The project increases first floor area from 1111 SF Net to 1,914 SF Net, and adds a new second story with 379 SF Net interior plus an 86 SF exterior, second floor deck towards the center of the lot. The Staff Hearing Officer approved a setback modification that allowed expansion of the garage to meet Transportation Department requirements, however the record of that proceeding is unclear and it is uncertain whether the garage revisions were included fully in the FAR calculations. The applicant calculated the FAR at 84.85% of maximum. Single Family Residence Design Guidelines impose additional submittal requirements for projects in excess of 85% maximum FAR.

The design of the house and remodel is modern, and the second floor structure is accentuated by a large flat roof element that overhangs approximately 6 feet on all sides. The second story design includes continuous windows on the south and west sides, including clerestory windows (north, south and west walls), sliding glass doors (north and west side) and picture windows (south side), all facing and visible from the Douglas Family Preserve.

More importantly for the uphill neighbors, the Project includes 3 clerestory windows, a sliding glass door and a large window, all facing north.

In response to concerns that the Project's second story floor height will be the same as the house at 225 La Jolla Drive, and thus cause substantial impacts to privacy, the SFDB relied on the applicant's agreement with the intervening neighbor to plant bamboo to screen views, and identified additional bamboo on the landscaping plan.

### **III. Single Family Design Board Proceedings**

The SFDB reviewed the Project several times, and some members continuously expressed concerns and reservations about the second story elements of the Project. The Project evolved through the SFDB review, but the second story element remained a part of every iteration. On July 28, 2014 the six (6) SFDB members present conducted a straw vote whether they could support a second story. Three could and three could not. The Chair proposed to allow the applicant to bring the Project back whenever they wanted, but cautioned the applicant to be mindful of members' vacation schedules. The Project was brought back at the next hearing, and on August 11 the Project was approved by a 4-3 vote, with the previously absent member stating he had not done a site visit or seen the story poles, and not addressing whether he had in fact reviewed any of the previous hearings, which were referenced extensively at the final hearing. There was no disclosure of *ex parte* communications at any point in the proceeding, except the Chair's disclosure of a prior business relationship with the applicant's attorney.

Central to the SFDB's deliberations, and the foundation for the split between the members' vote was the issue of what was the relevant neighborhood for purposes of determining the compatibility of the second story with the neighborhood under the Neighborhood Preservation Ordinance and the Single Family Residence Design Guidelines compatibility. Only by comparing the Project's second story to hundreds of homes in the West Mesa neighborhood from Cliff Drive to Mesa Lane was a bare majority of the SFDB able to find the project compatible.

### **IV. Neighborhood Preservation Ordinance and Single Family Residence Design Guidelines**

The Neighborhood Preservation Ordinance (NPO) was adopted and the Single Family Design Board authorized to address the problem of oversized and incompatible houses being constructed, altering the character of neighborhoods for the worse. It addresses, inter alia, the goal of preserving and protecting Santa Barbara's natural charm and beauty and style, qualities and characteristics of the buildings, structures and architectural features associated with and established by its long, illustrious and distinguished past. It authorized the adoption of written Guidelines to "provide direction and appropriate guidance to decisionmakers". SBMC § 22.69.020.L.

The NPO requires that approval of any projects subject to the SFDB's jurisdiction must be supported by a series of Findings. SBMC § 22.69.050. These include Findings that the project is consistency with the scenic character of the City and will enhance the appearance of the neighborhood, that the project is compatible with the neighborhood, that the project "generally complies with the Good Neighbor Guidelines regarding privacy, landscaping, noise and lighting, and that the project preserves significant public scenic views. (*See* SBMC § 22.69.050.A.)

The definition of the relevant neighborhood is critical to the determination whether the Project is compatible with the neighborhood. The SFRD Guidelines provide direction regarding the relevant neighborhood to be analyzed, the size of which varies depending on particular circumstances. Discussed below, the "Neighborhood Study Area" of which 215 La Jolla Dr. is a part, is characterized exclusively by single-story and split level houses. Due to the hillside topography which allows for each home to have a view above its neighbor, the densely packed small lots, and other neighborhood characteristics described below, allowing the neighborhood to transition to two-story homes would fundamentally and adversely alter its character and diminish the desirability of the neighborhood's living environment. The Immediate Neighborhood, is also dominated with single story homes. Three split level homes are present on the outer fringes of the neighborhood, but are part of the Seacliff Tract 20,158 and not part of the Shoreline Terrace subdivisions. A second story home exists on a double sized lot at the top of the hill on Selrose Lane, which also is not a part of either the Shoreline Terrace or Seacliff subdivisions. Additionally, its location is such that it does not affect privacy or ocean views for the La Jolla Drive neighborhood.

a. Neighborhood Compatibility Guidelines

Pursuant to SBMC § 22.69.020, council must find that "[T]he proposed development is compatible with the neighborhood, and its size, bulk, and scale is appropriate to the site and neighborhood".

The SFRD Guidelines identify a number of Compatibility Guidelines including neighborhood, volume/bulk/massing/scale, and height. "The Compatibility Guidelines . . . are more important for two-story homes than for one-story homes because two-story homes can appear more prominent in a neighborhood." (Guidelines p. 39-TS (emphasis added).)

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With respect to determining whether a given project is compatible with the neighborhood and maintains a desirable living environment<sup>1</sup>, the SFRD Guidelines provide:

When a change is made in an established neighborhood, it is essential to properly balance that change with a respect for the design features and characteristics of surrounding properties. Homes are more likely to be compatible when their volume and bulk are at an appropriate scale with their neighbors. This is the concept of neighborhood compatibility. New and remodeled houses can maintain a desirable living environment when they:

- Have an appropriate volume, bulk, massing and scale
- Have a size that is not significantly larger than the immediate neighborhood
- Use materials and designs that are compatible with their surroundings
- Are sited such that they **do not block light and views** for other existing homes
- **Minimize privacy impacts** to surrounding properties.

(SFRD Guidelines, p. i (emphasis added).)

The 215 Project demonstrably blocks views for other existing homes in the neighborhood and fails to minimize privacy impacts to surrounding properties, including 225 La Jolla. The 215 Project fails to maintain a desirable living environment since the design of the second story adds heights and volumes not currently experienced in the neighborhood, blocks light and views for other homes, and fails to minimize privacy impacts.

i. The “Neighborhood Study Area”

The SFRD Compatibility Guidelines establish: **“To help determine project compatibility with a neighborhood, the Single Family Design Board (SFDB) will generally refer to a “Neighborhood Study Area” defined below. A Neighborhood Study Area allows the SFDB to efficiently review homes for compatibility.”** (SFRD Guidelines p. 15-C, emphasis added.)

The SFRD Guidelines define “Neighborhood Study Area” as the twenty closest lots to a proposed project, as depicted by example on p. 15-C as follows:

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<sup>1</sup> “According to the City of Santa Barbara General Plan, ‘Santa Barbara has, as its primary . . . [goal], the provision of a particularly desirable living environment.’ . . . Home designs which achieve the following contribute to a desirable living environment: compatible with the surrounding neighborhood; preserve the City’s visual resources; promote long-term sustainability.” (SFRD Guidelines, p. i.)



*Neighborhood Study Area: 20 Closest Homes Example*

Ironically, the SFRD Guidelines Neighborhood Study Area example can be overlain upon La Jolla Drive and the relevant neighborhood, as contemplated by the Guidelines, can be easily ascertained.

ii. Defining and Describing the Applicable Neighborhood for 215 La Jolla

The Neighborhood Preservation Ordinance requires homes to be “compatible with their neighborhood.” Pursuant to the SFRD Guidelines, the SFDB should focus their compatibility analysis on the “Neighborhood Study Area” or 20 closest homes. This focus is required by the SFRD Guidelines regardless of FAR.<sup>2</sup>

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<sup>2</sup> The SFDB majority, and some staff, have contended that the Neighborhood Study Area is only relevant and only considered when a project exceeds 85% of maximum FAR, and since this project is only 84.85%, the Neighborhood Study Area is not part of the SFDB analysis. Comments made by SFDB members and the applicant’s counsel endorse this misreading of the Guidelines.

All 12 houses on La Jolla Drive have a low-lying Eichler-style design<sup>3</sup> forming a uniform and deliberate neighborhood architectural aesthetic that is itself worthy of preservation<sup>4</sup> and threatened by the proposed Project. The design of the original subdivision provided spaciousness despite the small lots by placing them just uphill from one another, siting the structure on the northern side and private yard space on the southern side of each parcel to afford privacy to the yards and south facing windows while allowing each single-story home to have a view above its neighbor (that for many homes includes ocean and island views). The neighboring subdivision to the west, between La Jolla and the Douglas Family Preserve deliberately eliminated second-story designs and imposed height limits of 15 to 16 feet in the development plans, in consideration of the fact that the adjacent existing homes on La Jolla Drive were all single story.

A former neighbor described the La Jolla Drive neighborhood to the SFDB in 2009 as follows:

A little bit of history on the immediately adjacent neighborhood of La Jolla. It was developed, actually designed by Ken Kruger and built in 1959 and 1960. It's a wonderful street of like 26 homes that are one story tall, been well cared for for 49 years, that are designed in a way that they step up the hill. They're pretty much glass on the south elevation, open to their private yards. And it's just a genius design.

(Transcribed comments by member of the public, David Van Hoy to SFDB, 10/26/2009, concerning a second story addition that was proposed and rejected at 214 Selrose Lane.)

When the Selrose Project, all of Selrose was developed in, I'm told about 1979 just a few years before my family moved into the neighborhood, and there was some negotiation with the neighborhood at that point in time and you'll notice this as mentioned that the two story homes were only located on the uphill, opposite side of the street, and **there was respect for the La Jolla neighborhood and the one story homes along that side of the street where the project was proposed so that there**

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<sup>3</sup> Eichler style has been characterized as “[m]odern, one-story wood and glass, architect-designed subdivision homes (unique to the postwar suburban building boom of the 1950s and '60s) that emphasize casual indoor-outdoor living.” <http://www.sunset.com/home/room-ideas/elements-of-eichler-style>.

<sup>4</sup> Several communities in the state have prohibited second-stories and otherwise constrained development in Eichler neighborhoods, recognizing the value of the Eichler aesthetic, as well as the unique impacts to Eichler-style neighborhoods when new development dwarfs and looms over the existing small low-lying homes. (I.e. Community pressure resulted in Palo Alto, Sunnyvale, and San Rafael enacting single-story height limits for Eichler neighborhoods ([http://totheweb.com/highlandsvoice/eichler\\_only\\_zoning.html](http://totheweb.com/highlandsvoice/eichler_only_zoning.html)).)

**was some compatibility between massing, which has been successful ever since then.**

Id., (emphasis added).

As noted above, the SFRD Guidelines require that the design for a proposed remodel “carefully consider the neighborhood study area for a project.” (SFRD Guidelines p. 15-C) The Neighborhood Study Area for 215 La Jolla would eliminate nine of these 29 closest homes, honing in on an even smaller area. Whether SFDB looks to the 20 closest homes, or the 29 closest homes to determine neighborhood compatibility, it is clear that low building heights and an absence of second-story development characterize the relevant neighborhood. The neighborhood beyond these 29 closest homes does not share the same characteristics that make the immediate neighborhood surrounding 215 La Jolla Dr. so unique. Accordingly, SFDB should not consider a larger area when considering neighborhood compatibility under the SFRD Guidelines and the Compatibility Guidelines.

iii. The “Immediate Neighborhood”

The SFDB majority’s compatibility analysis relied exclusively on an inappropriately expansive definition of the Immediate Neighborhood that includes a large number of different size and style homes, and is in an area bounded by Mesa Lane to the east and Cliff Drive to the north (and DFP and the ocean). This was defined in repeated comments by the Chair as the area within a 15 minute walk of the Project.

This truncated definition ignored the remainder of the language in the Guidelines. There, the “Immediate neighborhood” is a neighborhood **“that has a combination of the following characteristics in common:**

- Similar Zoning
- **Properties built as part of the same original subdivision**
- Common access routes
- Walkable Radius (15 minutes, usually quarter mile radius)
- Similar architectural styles
- Similar tree and landscaping patterns
- Main streets, bridges, or railroad corridors as a boundary”

(Single Family Residence Design Guidelines, page 15-C, emphasis added.)

While zoning is similar throughout the western Mesa (E-3/S-D-3), the La Jolla Drive pocket neighborhood was conceived, designed and built as one phase of a 2 phase subdivision (the Shoreline Terrace Tract, which was processed as two maps recorded 3 months apart in 1961. Ja Jolla Drive was part of Shoreline Terrace No. 2 (4/27/1961 R.M. Bk. 55, Pg. 90) while houses to

the east (Balboa Drive and the western side of Via Sevilla) were part of Tract Shoreline Terrace No. 1 (1/20/1961 R.M. Bk. 55, Pg. 08).

The last row of houses to the west was not developed until Tract 20,158, named Seacliff, was approved in the late 1970's. Final Map No 20,158, recorded at Bk.94, pg. 93-94, 4/18/1978. See Exhibit B.

Exhibit A is the Parcel Map reflecting three subdivisions, two of which form the Immediate Neighborhood as defined by the Guidelines and the third of which is relevant to the character of the area.

The lots on La Jolla Drive, Medcliff Road and Selrose Lane were created by these three related subdivisions and share a number of common characteristics. Many were built in the Eichler-style, they are nearly exclusively single-story or split level houses, they are located on a more steeply sloping hill than the relatively flatter terrain of the neighborhoods to the immediate east or north, they share an open spacious feel as a result of neighborhood opposition to two-story and excessive bluff development, and they share close proximity to the Douglas Family Preserve. These shared characteristics indicate that the "Immediate Neighborhood" as defined by the SFRD Guidelines surrounding 215 La Jolla is limited to the homes in the Shoreline Terrace Tract Maps and not the entire neighborhood to Cliff Drive and Mesa Lane.

iv. The Immediate Neighborhood and Neighborhood Study Area Is Characterized by an Absence of Second-Story Development

As noted above, even the applicant's architect acknowledged that the low-lying design of homes in the immediate neighborhood was deliberate. Among the 30 homes closest to 215 La Jolla, 29 are single-story or split level houses. The split level homes are part of the original subdivision design, being located on the edge of the tract and do not block neighbors' views or invade their privacy. Moreover, no second stories have ever been approved on La Jolla Drive. An addition at 209 La Jolla Drive resulted in a minor increase in roof height. The 2002 staff report for a proposed second story remodel at 205 La Jolla Drive stated "The project proposes to increase the size of an existing single story residence by adding to each elevation, ***thereby maintaining the single-story pattern of residences in the neighborhood.***" (See Exhibit C, Planning Commission Staff Report 12/13/02, p. 4 (emphasis added).) Significantly, the Applicant at 205 La Jolla revised their design and found a "solution [that] avoids the need to add a second story addition to address the programmatic needs on this constrained site." Exhibit D, Letter, David Van Hoy to City Planning Department, 10/9/2002, re: 205 La Jolla Drive revisions.

In 2009 SFDB rejected a second-story proposal at 214 Selrose Lane, and after unanimous opposition to a second-story at the concept review hearing, rejected the project. (Exhibit E, SFDB Minutes 10/26/09, Item # 6, 214 Selrose Lane).<sup>5</sup>

If approved, the 215 La Jolla Project would constitute approval of the first second-story addition on La Jolla Drive, and instigate the need for each home on the block to seek a second story to preserve Ocean and Island views, causing a neighborhood loss of privacy and change in character and imposing significant cumulative impacts upon the Douglas Family Preserve and neighborhood streets. The SFDB must consider the precedential and cumulative effects of other homes in the neighborhood similarly adding second stories, since approving one second story addition to this block, under SFRD Guidelines, initiates a change to the character of the Immediate Neighborhood and Neighborhood Study Area that re-sets the standards for review of subsequent similar proposals.

We respectfully ask the SFDB to recognize the importance of preserving the single story character of La Jolla Drive and issue direction to the applicant herein similar to guidance issued by the SFDB to other applicants seeking second stories in this block - revise plans to accomplish the desired enhancements in a single story design.

b. The Volume, Bulk, Massing and Scale of the Second-Story Addition Is Incompatible with Neighboring Houses

The Neighborhood Compatibility Guidelines direct applicants to “[d]esign structures to be compatible with neighboring houses in terms of volume, bulk, massing, and scale.” (SFRD Guidelines p. 17-C.) Among the “[i]ssues that the SFDB considers related to volume, mass, bulk, size and scale” include “[h]ow compatible is the structure’s volume, bulk, and scale with the volume, bulk, and scale of the existing neighborhood homes and structures” and “[h]ow does the second story volume affect the streetscape or neighboring backyards?” (SFRD Guidelines p. 20-C.)

The proposed addition at 215 La Jolla Drive, including the first-story and second-story additions, results in a 49.6% increase in floor area. This substantial increase would appreciably increase the volume, bulk, massing, and scale of the home, rendering it more prominent than neighboring houses. The second-story addition in particular will affect both the streetscape, DFP and

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<sup>5</sup> For completeness, we acknowledge the existence of a second-story home at 2540 Selrose Lane, however this home enjoys several important distinguishing features. First, it is the only home in the Immediate Neighborhood located on a double-lot, which offers increased opportunities for bigger setbacks not available for the proposed Project or any other existing home in the Immediate Neighborhood. Moreover, that home is located at the top of the hill where the privacy and view impacts of the second-story upon surrounding homes are substantially diminished.

neighboring backyards, as was demonstrated by the story poles erected on the site on Friday July 25. See Exhibit F for DFP visibility. The reduced front and side setbacks of 215 La Jolla Drive do not meet City standards and concomitantly increase the impacts of additions to all the non-conforming structures on the block. Additionally, the impact to privacy in neighboring backyards is especially pronounced due to the neighborhood topography, in which each home is slightly elevated above its neighbor. A second story addition that might on flatter terrain only be visible from the immediately adjacent neighbors' homes, is in this case prominently visible from the backyards of many uphill neighbors and concomitantly opens sight lines into the back yards of the two uphill properties.

c. Floor to Lot Area Ratio (FAR)

The Compatibility Guidelines direct applicants to “[s]trive for a project which falls in the “less than 85% of maximum FAR” range for the proposed lot size.” (SFRD Guidelines p. 21C.) The proposed Project purportedly is at 84.85% FAR, 2 square feet less than the 85% FAR. The Project documents “round up” to 85% FAR. As proposed the Project is either at or above 85% FAR or insignificantly less than 85% FAR. Downsizing the Project such as by eliminating the second-story addition is necessary for the Project to comply with the “less than 85% maximum FAR” range.

d. The Second-Story Addition Crowds and Overwhelms Neighboring Residences

The SFRD Guidelines explain that “[t]he Compatibility Guidelines . . . are more important for two-story homes than for one-story homes because two-story homes can appear more prominent in a neighborhood.” (SFRD Guidelines p. 39-TS.) Design techniques to address the compatibility of Second-Stories include “[a]void crowding or overwhelming neighboring residences.” (SFRD Guidelines p. 39-TS.) In light of the tightly packed homes on La Jolla coupled with the topography, height increases that may be appropriate elsewhere have the effect of crowding and overwhelming neighboring residences. The story poles erected on the site on July 25 demonstrated this effect.

e. The Project Fails to Conform with the Good Neighbor Guidelines

The findings the SFDB must make to approve the Project pursuant to SBMC § 22.69.050 include: “The project generally complies with the Good Neighbor Guidelines regarding privacy, landscaping, noise and lighting.” Discussed below, the Project and in particular the second-story addition and centrally-located deck does not comply generally with the Good Neighbor Guidelines since it conflicts with several express requirements, and accordingly may not be approved.

i. Privacy Impacts Are not Avoided

The Good Neighbor Privacy Guidelines direct applicants to “Avoid or minimize the number of decks that over-look neighboring properties.” (Guideline 36.1, SFRD Guidelines p. 68-N.) “[C]onsider the pattern of building separation in the immediate neighborhood and design a project compatible with this pattern.” (Id.) “Locate second-story balconies and decks to avoid direct sight lines from the deck or balcony to neighbors’ windows, open yard, patio, deck, and/or loggia areas.” Guideline 36.2.3.

In the case of 215 La Jolla Drive, the topography and building orientation of the homes on La Jolla is such that the main living area of each home looks out just over the roof of its downhill neighbor. The result of the second-story addition at 215 La Jolla Drive, is that a new view is created for 215 Project occupants to look from the outdoor deck directly into the two uphill neighbor’s homes and backyards. Concomitantly, the project enables new views from the neighboring properties, in particular from 225 La Jolla Drive, into the 215 Project’s second story and exterior deck.

The City has previously been asked by residents of this pocket neighborhood to recognize that second story structures create sight lines into interior areas that are otherwise isolated by topography. In 2009 the applicant’s architect raised concerns about a second story proposed at 214 Selrose Road. SFDB minutes 10/26/2009 state: “David Van Hoy, concerned about detrimental precedent to the neighborhood and privacy impacts.” David Van Hoy to the Single Family Design Board, 10/26/2009, re: second story project proposed for 214 Selrose Road. The project was rejected by the SFDB, in part due to these concerns.

It is ironic that Mr. Van Hoy, while he was a resident in this pocket neighborhood, expressed such concerns over the effect of a second story upon privacy in nearby homes and the precedential effect in the neighborhood, but later, after leaving the area, considers such concerns immaterial.

ii. Landscaping With Bamboo Hedges is Unenforceable and Has Adverse Consequences

The Landscaping Guidelines clarify that any hedges approved by SFDB must comply with SBMC 28.87.170. This recently-amended section of the municipal code provides that hedges located within the setbacks on residentially zoned parcels shall not exceed eight feet in height. (SBMC 28.87.170.D.1.) An exception increasing the height can only be granted where specific findings are made including:

- a. If the subject screen or hedge is located on, or within the required setback of, an interior property line, the adjacent property owner(s) that share a common property line nearest to the screen or hedge have agreed to the requested exception;

- b. The granting of such exception will not create or exacerbate an encroachment into the necessary sightlines for safe operation of motor vehicles;
- c. The screen or hedge will be **compatible with the character of the neighborhood** (the Community Development Director may seek advice from the appropriate design review body when considering this finding);
- d. The proposed height of the screen or hedge will respect the height limitation applicable to structures for the protection of solar access as specified in Section 28.11.020 of this Code; and
- e. **The granting of such exception will not be detrimental to the use and enjoyment of other properties in the neighborhood.**

At the SFDB's concept review hearing for 215 La Jolla Drive, the applicant proposed growing a tall bamboo hedge at both 215 and 221 La Jolla Drive to screen the second story from 221 (and block ocean views at 225) to provide additional privacy. The neighbor at 221 La Jolla Drive begrudgingly agreed to a bamboo hedge on their property as a solution for their privacy concerns, to the substantial detriment to the use and enjoyment of 225 La Jolla Drive.

There are several of the above findings that cannot be made for such a proposed hedge, including findings c. and e. Tall hedges are not currently a feature of the neighborhood, and given the lot layout, home orientation, and topography, tall hedges would not be compatible with the character of the neighborhood. Moreover, as discussed above, the La Jolla Drive pocket neighborhood was deliberately designed to afford homes' ocean and island views above the roofs of their downhill neighbors. In light of this, tall hedges that are proposed to screen an incompatible structure to mitigate impacts to privacy have the additional adverse effect of obstructing scenic views of the ocean currently available from the main living spaces (living rooms, back and side yards) of surrounding and uphill houses, resulting in a detriment to the use and enjoyment of those properties.

### iii. Lighting

The Lighting Guidelines provide that lighting "should be designed in a way that is not detrimental to neighboring properties" and that avoids or minimizes "night glow" (illumination of the night sky). (SFRD Guidelines p. 75-N.) The Guidelines require applicants and decisionmakers to "Consider Distant Views. Light sources must not be objectionable when seen from a distance.") Guidelines 39.4, page 76-N.) As approved by SFDB, the second-story addition includes large windows sited just below the roof overhang on the southern and western sides of the structure and clerestory windows, sliding doors and a picture window on the north side facing the uphill neighbors. The effect of this window placement, as noted by SFDB, is to create a "lantern effect" that illuminates the night-sky and the underside of the large roof overhang and is readily visible and intrusive to neighboring properties and the Douglas Family Preserve.

iv. Private Views Are Unnecessarily Compromised

While City Staff have been quick to respond to concerns over the Project's view impacts that the City "does not protect private views", private views are specifically required to be considered as part of the SFRD Guidelines "Good Neighbor Tips." Good neighbors are directed to use "good design" to avoid or minimize impacts to neighbor's views. (78-N). Good neighbors "[m]inimize the visibility of fences and hedges from neighboring houses" and "avoid tall landscaping . . . that interfere with your neighbors' views." (79-N).

Mr. Van Hoy has himself raised concerns to other neighbors' use of tall landscaping due to its impacts to his private views. SFDB Minutes, 7/18/2011, re: 2541 Medcliff ("David Vanhoy, neighbor, expressed concerns regarding the proposed trees, their quantities, and location **with regard to protecting his private views.**" (emphasis added).

Mr. Van Hoy asks your SFDB to apply a double standard – his private views deserve (and received) protection, but others' do not.

f. NPO Findings - Public Views

As noted above, the Project is visible from the Douglas Family Preserve Medcliff Lane entrance. See Exhibit F, photograph. While the Project structure itself may not cause substantial incremental impacts due to the existence of other structures in the viewshed, the Project's south and west-facing glass will be illuminated at night, creating a "lantern effect" visible from the DFP.

SBMC § 22.69.050.A.7 requires a finding that the project "preserves significant public scenic views (of and from the hillside)."<sup>6</sup> SBMC § 22.69.060.A provides that the SFDB should refer the project to the Planning Commission for comments on projects that are highly visible to the public. As proposed, the Project will degrade public views, not preserve them, by introducing a new source of glare and illumination visible from within a popular City park that is well-used at dawn, dusk and in the evenings.

Appellants raised this issue to the SFDB, noting the high levels of public use of the DFP, the dusk, dawn and nighttime lantern effect, and the applicable Local Coastal Plan and General Plan policies (discussed below). The SFDB refused to consider the issue, directing appellants to prepare a photometric study for SFDB's consideration to evaluate the Project's nighttime impacts. (Comments, SFDB Chair Sweeney, August 11, 2014).

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<sup>6</sup> It is evident that the protection of public views for NPO findings at SBMC § 22.69.050.A.7 must apply to non-hillside settings.

The Council should recognize the potential for the second story to adverse effect public views from DFP as a further reason to deny the second story element of this Project.

**V. Precedent - This Is The First Second Story Element in the Immediate Neighborhood, And Will Induce Others to Do Likewise and Change the Character of La Jolla Drive**

The Mesa neighborhood surrounding La Jolla Drive is characterized by small lots, yet has a spacious open feeling resulting largely from the relative lack of second-story development in the immediate neighborhood. Approving the proposed second story at 215 La Jolla Dr. would likely begin a neighborhood transition to two-story homes, which would seriously compromise the character of this unique neighborhood.

For the reasons discussed below, the proposed second-story addition and second-level deck fail to conform to the Single Family Residence Design Guidelines (“SFRD Guidelines”) including Compatibility Guidelines related to neighborhood compatibility, volume/bulk/massing/scale, two-story design concepts, and Good Neighbor Guidelines concerning privacy, landscaping, and lighting. These conflicts result in a project that cannot be approved consistent with the SFRD Guidelines and the Santa Barbara Municipal Code (“SBMC”).

The proposed first-floor addition will provide the applicant with additional living space, with fewer impacts to neighborhood character and privacy of surrounding residences. The first floor plan can be substantially expanded and reconfigured to provide comparable if not equal amounts of additional living space to meet the stated programmatic needs of the occupants. Accordingly, we respectfully request that you deny the second-story addition and second-level deck components of this Project.

**VI. Planning and Land Use Issues**

a. CEQA

The City has processed this Project as a Categorical Exemption under CEQA, contending there is no possibility of a significant impact. A Categorical Exemption cannot be employed in this case for the following three interrelated reasons.

i. Location – Particularly Sensitive Environment

CEQA disallows use of a Categorical Exemption when the Project’s ordinarily insignificant effects may be significant due to a sensitive environmental setting. CEQA Guidelines § 15300.2(a).

This project has a significant impact as a result of its location. Specifically, located within the sight of a public park – the Douglas Family Preserve - and causing dusk, dawn and nighttime lighting impacts interfering with the views to and along this scenic area distinguish the project from ordinary additions in residential neighborhoods.

ii. Significant Effect

CEQA disallows use of a Categorical Exemption when there is a reasonable possibility that the project will have a significant effect on the environment due to unusual circumstances. CEQA Guidelines § 15300.2(c).

This is the first second story addition in this neighborhood and will open views to, and from the Douglas Family Preserve. The extensive glass on the south and western sides create a lantern effect that is potentially significant for visitors to the Douglas Family Preserve.

iii. Cumulative effects

CEQA disallows use of a Categorical Exemption when the cumulative impact of successive projects of the same type, over time, is significant. CEQA Guidelines § 15300.2(b).

In this case, the approval of one second story addition to a block of homes that is exclusively single story, and which was designed to provide both privacy from and ocean and horizon views over houses below, will cause a number of other homes to seek second stories to regain the views and privacy lost as a result of this Project. These homes will be more visible from the Douglas Family Preserve and local roadways, causing cumulative visual effects. Further, there will be a cumulative impacts from the conversion of the pocket neighborhood to become dominated by second story buildings.

iv. The Project's Impacts to Public Views Require the City to Consider Private Views Under CEQA

Private views become relevant to a project's visual impacts under CEQA when the project also has an effect on public views, as the 215 Project has upon the Douglas Family Preserve. *Ocean View Estates Homeowner's Association v. Montecito Water District* (2004) 116 Cal. App. 4<sup>th</sup> 396, 402 ("That a project affects only a few private views may be a factor in determining whether the impact is significant. But here there is more involved than private views. [The project] will be visible from public [hiking] trails.")

Under these circumstances, the City cannot determine the Project is exempt from CEQA and some form of CEQA environmental review document is required.

b. California Coastal Act

i. A Coastal Development Permit Is Required

The Project is “development” located in the coastal zone, and thus requires a Coastal Development Permit (CDP). While SBMC § 28.44.070 allows the exclusion of certain coastal development from the CDP, the exclusion does not apply for improvements to single family residences that “involve the risk of adverse environmental effect.” SBMC § 28.44.070.D.

As noted above, the unique location within the view of a scenic coastal park and potential for cumulative effects from serial projects disallow the CEQA exemption, which then precludes the use of the CDP Exclusion in the Santa Barbara Municipal Code.

Notably, the City determined a CDP was required for the single story addition at 205 La Jolla Drive in 2002. During that process, the City Staff reviewed the project’s consistency with the Local Coastal Plan, in particular LCP policy 9.1, as well as Conservation Element Policy 3.0. That project, which included a taller single story element but no second story just two doors away from the proposed project, was recognized to potentially affect Douglas Family Preserve views. The Staff Report reported that the Project was found to have “been designed in such a way as to protect visual resources of the area adjacent to the Douglas Family Preserve. The proposed development is limited to a single story addition with a roof deck that has been designed to limit impact on adjacent uses. In conclusion, the proposed addition to the residence will not significantly impact existing views to and from the ocean, or obstruct scenic view corridors. As proposed, the development is consistent with LCP Policies 9.1 and 9.3 and Visual Resources Policy 3.0 of the Conservation Element.” Exhibit C, 205 La Jolla Drive, Staff Report page 6.

ii. Local Coastal Plan Policy Inconsistencies

All actions taken by the City must conform to the Local Coastal Plan and General Plan.

The California Coastal Act, Section 30251, provides as follows: “The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.”

City LCP Policy 9.1 states: “The existing views to, from, and along the ocean and scenic coastal areas shall be protected, preserved, and enhanced. This may be accomplished by one or more of the following: (1) Acquisition of land for parks and open space; (2) Requiring view easements or corridors in new developments; (3) Specific development restrictions such as additional height

limits, building orientation, and setback requirements for new development; (4) Developing a system to evaluate view impairment of new development in the review process.”

LCP Policy 9.3 provides: “All new development in the coastal zone shall provide underground utilities and the undergrounding of existing overhead utilities shall be considered high priority.”

This Project must be subjected to an LCP policy consistency analysis, and reduced to a single story to avoid these policy inconsistencies.

Coastal Act § 30251 requires that “scenic and visual qualities of coastal areas shall be considered and protected,” but there was no consideration of this issue whatsoever. The Coastal Act requires that the City site and design development, including the proposed Project, to protect views to and along the ocean and scenic coastal areas. The Douglas Family Preserve entrance qualifies as a scenic coastal area and the Coastal Act directs the City to site and design development to protect this coastal resource. Development must to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas, so it is inappropriate to suggest that since this area is degraded, there is no requirement to consider the visual impacts and seek its enhancement.

Similarly, City LCP Policy 9.1 requires protection, preservation, and enhancement of scenic coastal areas. It suggests “development restrictions such as additional height limits, building orientation, and setback requirements” and “a system to evaluate view impairment of new development in the review process.” These has been no system or analysis of view impairment, ignoring the requirements of the Local Coastal Plan for all development in the coastal zone.

Significantly, the SFDB process utilized to approve this development is not part of the City’s certified LCP, and so while the SFDB process may not be entirely moot, the City must comply with the provisions of its certified LCP, which entail a different set of processes for the consideration of this project.

### iii. General Plan Inconsistencies

All city actions must be consistent with the General Plan. Gov. Code § 65302.

The Conservation Element directs that the City shall “[p]rotect significant open space areas from the type of development which would degrade the City’s visual resources.”

The Douglas Family Preserve is a significant open space area, and the Project will degrade the City’s visual resources since it will be visible from various portions of the DFP Medcliff Road entrance, as well as for visitors passing La Jolla Drive on their way to and from the Douglas Family Preserve.

ensure that important coastal zoning ordinance, Local Coastal Plan and General Plan policies and requirements are considered during the design review process.

Discussed above, the proposed Project is inconsistent with many aspects of the applicable Single Family Residence Design Guidelines. The Project, and in particular the second-story addition and deck, are clearly incompatible with the Immediate Neighborhood and the Neighborhood Study Area. The 215 Project threatens to both materially compromise the privacy of and intrude into and block scenic views from neighboring properties. The 215 Project will impact scenic views and cast light into the Douglas Family Preserve in violation of applicable Local Coastal Plan policies. For these reasons, the findings required for design approval articulated in SBMC § 22.69.050 cannot be made for this Project.

Allowing this special Mesa neighborhood to transition to two-story development would result in a permanent loss of its low-lying architectural aesthetic and spaciousness. Further it would block light and views of other existing homes, and result in privacy impacts to surrounding properties. Overall approval of the 215 Project would result in a less desirable living environment in this charming Mesa neighborhood. These would constitute potentially significant CEQA impacts that the City must identify and evaluate in an environmental review document before it could take action to approve this Project.

We request that the City Council find that the proposed design is not compatible with the Immediate Neighborhood or otherwise consistent with the applicable City Design Guidelines and based on this conclusion, reject the proposed Project, and direct the applicant to return with a single story remodel instead. A revised single-story addition will allow the applicant to enlarge their living space, but to do so in a manner that properly respects the neighborhood character and surrounding public resources.

Respectfully submitted,

LAW OFFICE OF MARC CHYTILO

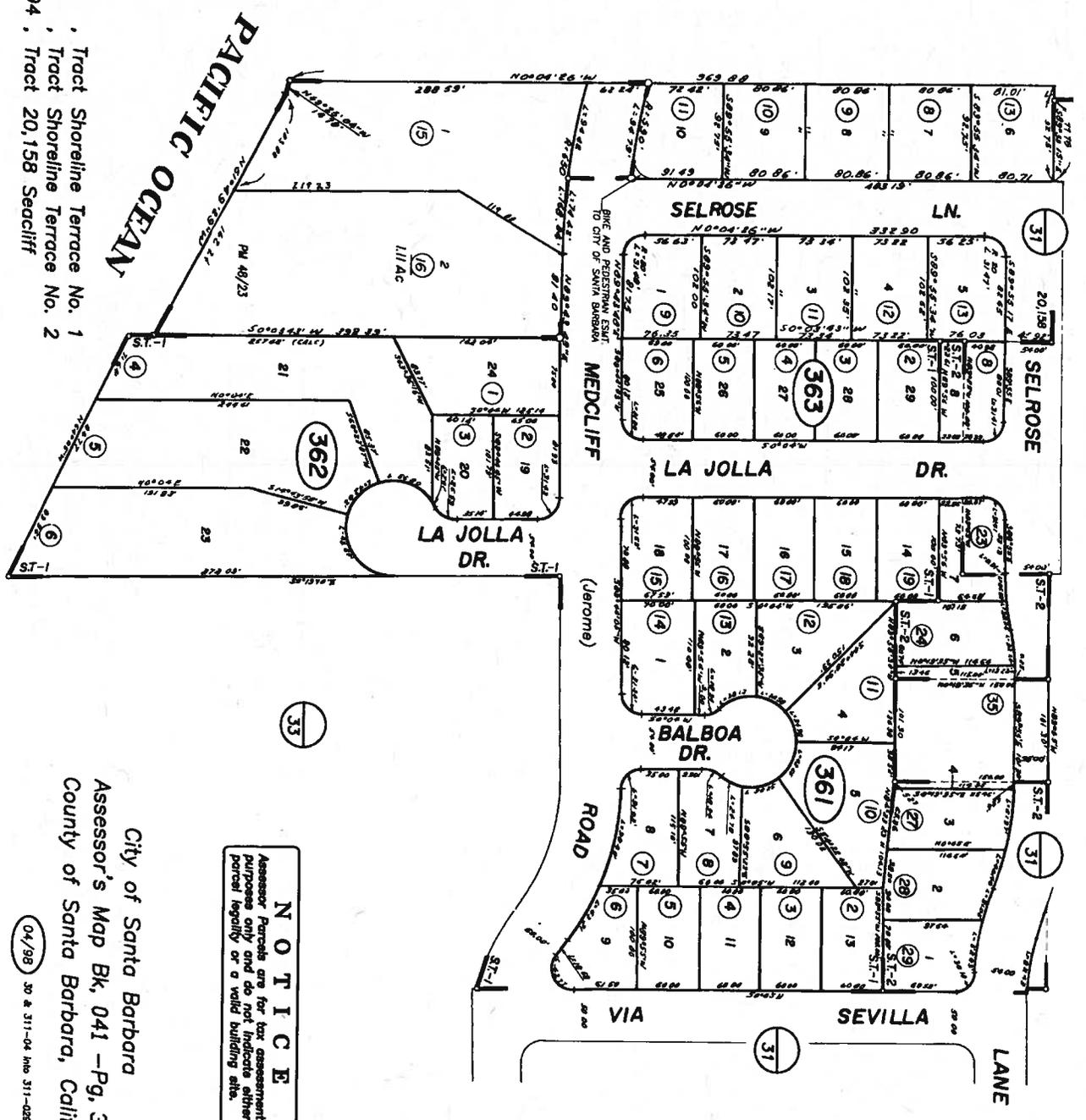


Marc Chytilo

**Exhibits**

- Exhibit A: Assessor's Parcel Map 041-36, Shoreline Terrace Numbers 1 & 2 and Seacliff, T.M. 20,158.
- Exhibit B: Seacliff Subdivision, Final Tract Map No. 20,158, recorded at Bk.94, pg. 93-94, 4/18/1978.
- Exhibit C: Planning Commission Staff Report 12/13/02, 205 La Jolla Drive
- Exhibit D: Letter, David Van Hoy to City Planning Department, 10/9/2002, re: 205 La Jolla Drive revisions
- Exhibit E: SFDB Minutes, 10/26/2009, Item # 6, 214 Selrose Lane
- Exhibit F: Photo, Project story poles from Douglas Family Preserve

1/20/1961 R.M. Bk. 55, Pg. 08, Tract Shoreline Terrace No. 1  
 4/27/1961 R.M. Bk. 55, Pg. 90, Tract Shoreline Terrace No. 2  
 4/18/1978 R.M. Bk. 94, Pg. 93-94, Tract 20,158 Seaciff



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041-36

**NOTICE**  
 Assessor's Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

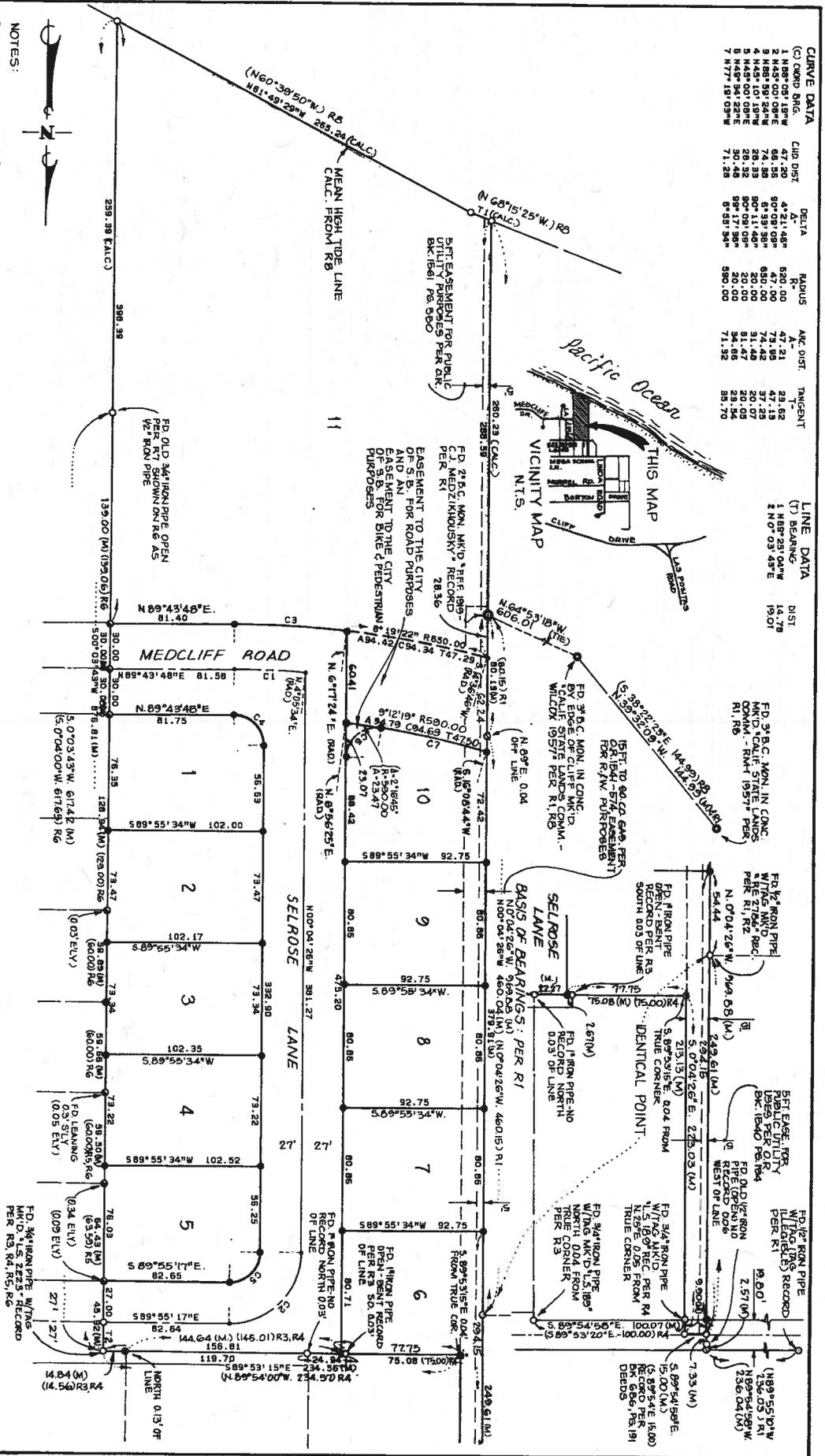
City of Santa Barbara  
 Assessor's Map Bk. 041 -Pg. 36  
 County of Santa Barbara, Calif.

04/98 30 & 311-04 Imp 311-029

EXHIBIT A

CURVE DATA		DELTA		RADIUS		ARC DIST.		TANGENT	
(C) CURVE NO.	BEARING	Δ	DEG	R	FT	A	FT	T	FT
1	N 60° 39' 15" W	41.1487		520.00	47.21	23.52			
2	N 60° 39' 15" W	66.55		74.85	74.42	37.25			
3	N 60° 39' 15" W	80.1146		80.1146	80.1146	20.07			
4	N 60° 39' 15" W	80.1146		80.1146	80.1146	20.07			
5	N 60° 39' 15" W	80.1146		80.1146	80.1146	20.07			
6	N 60° 39' 15" W	80.1146		80.1146	80.1146	20.07			
7	N 60° 39' 15" W	80.1146		80.1146	80.1146	20.07			
8	N 60° 39' 15" W	80.1146		80.1146	80.1146	20.07			
9	N 60° 39' 15" W	80.1146		80.1146	80.1146	20.07			
10	N 60° 39' 15" W	80.1146		80.1146	80.1146	20.07			

LINE DATA		DIST	
(L) BEARING	(L) DIST	(L) BEARING	(L) DIST
N 60° 39' 15" W	255.24 (CALC)	N 60° 39' 15" W	19.07
N 60° 39' 15" W	255.24 (CALC)	N 60° 39' 15" W	19.07



NOTES:

50/100 CIRCLES THIS IS DENOTE 1/2" IRON PIPE SET W/TAG MK'D L.S. 3873\*

CIRCLES THIS IS DENOTE 1/2" IRON PIPE W/TAG MK'D RE: D462

CIRCLES THIS IS DENOTE 1/2" IRON PIPE W/TAG MK'D RE: 3162- L.S. 3253\*

CIRCLES THIS IS DENOTE 1" IRON PIPE W/TAG MK'D L.S. 2223\*

OPEN CIRCLES THIS IS DENOTE NO MONUMENT FOUND OR SET UNLESS OTHERWISE NOTED.

R1 - RECORD PER BOOK 86, PAGE 68 R/S.

R2 - RECORD PER BOOK 34, PAGE 63 R/S.

R3 - RECORD PER BOOK C, PAGE 19 S.B.C.L.S.

R4 - RECORD PER BOOK C, PAGE 1 S.B.C.L.S.

R5 - RECORD PER BOOK 55, PAGE 90 MARS

R6 - RECORD PER BOOK 55, PAGE 8 MARS

R7 - RECORD PER BOOK 18, PAGE 225 M4S.

R8 - RECORD PER BOOK 41, PAGE 61 MISC. MAPS MEASURED

SHEET 2 OF 2 SHEETS  
 FINAL MAP NO. 20158  
 FOR  
 SEACLIFF  
 CITY OF SANTA BARBARA CALIFORNIA  
 NOVEMBER 1977  
 SCALE: 1" = 40'



# City of Santa Barbara California

## PLANNING COMMISSION STAFF REPORT

**REPORT DATE:** December 13, 2002  
**AGENDA DATE:** December 19, 2002  
**PROJECT ADDRESS:** 205 La Jolla Drive (MST2002-00598)  
**TO:** Planning Commission  
**FROM:** Planning Division, (805) 564-5470  
 Janice Hubbell, AICP, Senior Planner  
 Trish Allen, Assistant Planner *TA JMS*

### I. SUBJECT

The proposed project consists of a single-story addition of 914 square feet to the existing 1,140 square foot residence located on a 6,815 square foot lot. The addition is proposed to encroach 9 feet into the required 20-foot front yard setback. The proposal includes a new garden wall that encroaches one foot into the required 10-foot front yard setback area. There is an existing two-car garage.

The discretionary applications required for this project are:

1. A Coastal Development Permit to allow an addition to an existing single-family residence in the appealable jurisdiction of the Coastal Zone (§28.45.009);
2. A Modification to allow the residence to encroach into the required 20-foot front yard setback in the E-3 Zone (SBMC §28.15.060); and,
3. A Modification to allow a wall in excess of three and a half feet in height located in the required 10-foot front yard setback in the E-3 Zone (SBMC § 28.87.170).

### II. EXECUTIVE SUMMARY

The project proposes to increase the size of the residence in a manner that is compatible with the surrounding residences in the neighborhood. Other than the encroachment into the front yard and the garden wall, the proposal complies with all applicable E-3/SD-3 Zone requirements. The project would not significantly impact existing views to and from the ocean, or obstruct scenic view corridors.

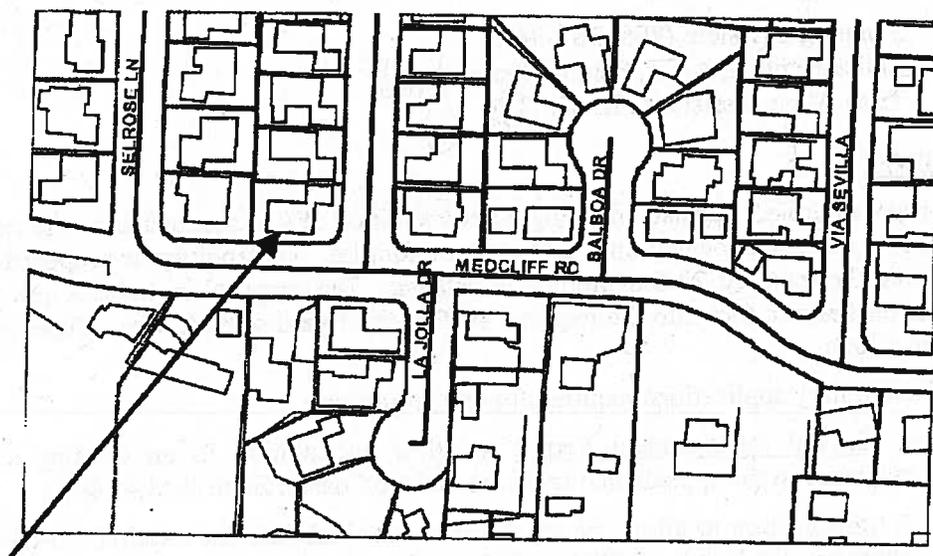
Project approval requires that the Planning Commission find the project consistent with the Coastal Act, the Local Coastal Plan and the Municipal Code. No significant issues are associated with the project. The project is designed such that it can be found consistent with applicable Local Coastal Plan Policies related to hazards and visual resources. Staff recommends that the Planning Commission approve the project subject to the proposed Conditions of Approval contained in Exhibit A.



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205 La Jolla Drive (MST2002-00598)  
December 13, 2002  
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**DATE APPLICATION ACCEPTED:**  
**DATE ACTION REQUIRED:**

November 21, 2002  
January 20, 2003



Project Site

Vicinity Map for 205 La Jolla Drive



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 205 La Jolla Drive (MST2002-00598)  
 December 13, 2002  
 Page 3

**III. SITE DESCRIPTION**

Applicant: David VanHoy, LYVA  
 Property Owner: Kristen and Robert Kemp  
 Project Address: 205 La Jolla Drive  
 Parcel Number: 041-363-006  
 General Plan: Residential, 5 Units per Acre  
 Zoning: E-3/SD-3  
 Environmental Assessment: Categorically Exempt per CEQA: §15301 Existing Facilities (e); and §15303 New Construction or Conversion of Small Structures  
 Existing Use: Single-Family Residential  
 Proposed Use: Single-Family Residential  
 Topography: Relatively flat  
 Access: La Jolla Drive  
 Adjacent Land Uses:  
     North: Single-Family Residential  
     South: Single-Family Residential  
     East: Single-Family Residential  
     West: Single-Family Residential

**IV. SITE STATISTICS**

LOT AREA: 6,815 sq. ft.

LOT COVERAGE:

	<u>Existing</u>		<u>Proposed</u>	
-Building:	1,620 sq. ft.	23%	2,534 sq. ft.	36%
-Paving/Driveway:	575 sq. ft.	8%	no change	8%
-Landscaping:	4,622 sq. ft.	69%	3,708 sq. ft.	57%

OPEN YARDS:

-Required: 1,250 sq. ft.  
 -Provided: 1,250 sq. ft

PARKING:

-Existing: 2-car garage  
 -Required: 2 covered spaces  
 -Provided: 2 covered spaces



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**V. PROJECT DESCRIPTION**

The project proposes to increase the size of an existing single story residence by adding to each elevation, thereby maintaining the single-story pattern of residences in the neighborhood. The project site is located on the corner of La Jolla Drive and Medcliff Road in the Mesa neighborhood, a block east of the Douglas Family Preserve.

The existing residence is 1,166 square feet with a two-car garage on a 6,815 square foot lot. The residence is currently non-conforming to the standards of the E-3 Single Family Residential Zone in that the southern portion of the house encroaches six feet into the required 20-foot front yard setback. The proposed additions, a total of 915 square feet, occur at the entry fronting on La Jolla Drive, on the northern side of the residence by extending the wall to the existing eave line, and on the southwest side of the residence to increase the size of the master bedroom and bath. The project includes a new roof deck above the master bedroom. A portion of the roof deck encroaches into the front yard area and is considered part of the same zoning modification as the first floor encroachment. The proposal was designed in such a way as to preserve the open yard area as well as to preserve the existing mature tree in front of the residence. The project requires a Coastal Development Permit for a residential addition in the appealable jurisdiction of the Coastal Zone, a zoning modification to allow the residence to encroach into the front yard, and a zoning modification to allow an over-height garden wall in the required 10-foot setback area.

**VI. OTHER COMMITTEE REVIEW**

**A. DEVELOPMENT APPLICATION REVIEW TEAM (DART)**

The project was submitted for 30-day review in September 2002. The initial design proposed the front yard encroachment to be 11 feet into the 20-foot front setback area. Staff requested that the Architectural Board of Review (ABR) provide comments with reference to the proposed encroachments. The project was technically exempt from ABR review because the addition is less than 50% of the existing floor area. Although the property's site constraints were acknowledged by staff, a corner lot with two large front yard setbacks, staff indicated that an addition that increased an existing non conforming encroachment would be difficult to support. In general, an addition requiring a zoning modification that results in uniform construction has consistently been supported by staff.

**B. ARCHITECTURAL BOARD OF REVIEW (ABR)**

The ABR reviewed the project on October 28, 2002 (Exhibit C). The Board was requested to focus their review on the aesthetics of the addition into the front setback area and on neighborhood compatibility. The majority of the Board felt that the encroachment was reasonable due to the resulting architecture. The Board raised concerns regarding the roof deck, stating that the deck railing should be in line with the wall of the existing residence at the front as well as be set back from the side. The Board felt that the garden wall encroachment was acceptable and an overall improvement to the existing fence configuration.



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**C. ENVIRONMENTAL REVIEW**

The project was reviewed by the Environmental Analyst and found to be exempt per CEQA Categorical Exemption §15301, which provides an exemption for minor alterations to existing structures.

**VII. ISSUES**

**A. ZONING COMPLIANCE**

The project site is located in the E-3/SD-3 Single-Family Residential Zone which requires a 20-foot front yard setback area. The property is situated on a Road corner, which, by definition, is a property that contains two front yards. Providing two front yard setbacks is considered a constraint to property improvements. The front yard on Medcliff Road essentially functions as a side yard – a consistent pattern along this portion of Medcliff Road. The existing residence is non-conforming to the front yard setback requirement in that the south side encroaches nine feet into the setback area. With the modifications granted to allow the addition and garden wall in the front setback, the project would comply with all zoning standards.

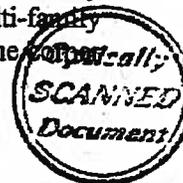
**1. Modification to Encroach into the Front Yard Setback**

The initial project design did not explore all conforming opportunities for the addition; for example, there was remaining area in the side yard up to the setback line where the addition could have been proposed. Through ABR and Staff reviews, the applicant has responded by reducing the encroachment area from 11 feet to 9 feet, only 3 feet beyond the existing wall of the residence. The roof deck, above the addition area, is setback from the side property line by 12 feet including the planter area and is in line with the wall of the existing residence below. In this case, staff does not feel that the roof deck encroachment would negatively affect neighbors because it is adequately set back from the side neighbor and faces the street.

The six-foot high garden wall would encroach into the front yard one foot. The ABR found that the garden wall is an overall aesthetic improvement to the existing wooden fence located on the property line. As a result, the proposed modifications can be found consistent with the intent of the Zoning Ordinance.

**B. LOCAL COASTAL PLAN CONSISTENCY**

The project must be found consistent with the City's Local Coastal Plan (LCP) because the site is located in the Coastal Zone. The project site is located in Component Two of the City's Coastal Land Use Plan, which is also known as the East Mesa Neighborhood as defined by the Land Use Element of the General Plan. The area is almost entirely developed as single-family residences. The neighborhood is described as uniformly developed with small-lot, single-family residences with exception of the multi-family district near Reef Court and Shoreline Avenues. The project site is located on the



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of La Jolla Drive and Medcliff Road, one block east of the Douglas Family Preserve (DFP). The proposed project would not negatively affect public access, or recreation, nor would it result in an adverse visual impact to the DFP. The project's consistency with applicable LCP Policies is discussed below.

1. **Housing**

The principal coastal policy (Policy 5.3) that pertains to an existing residence in the coastal zone proposing an addition is that the development be compatible in terms of scale, size, and design with the prevailing character of the established neighborhood. The action in which this policy is carried out is through review by the Architectural Board of Review. The ABR has indicated that the project is consistent with the neighborhood and is supports the design.

2. **Visual Resources**

LCP Policy 9.1 states that the, "*existing views to, from, and along the ocean and scenic coastal areas shall be protected, preserved, and enhanced.*" Visual Resources Policy 3.0 of the Conservation Element states that, "*new development shall not obstruct scenic view corridors, including those of the ocean and lower elevations of the City viewed respectively from the shoreline and upper foothills, and of the upper foothills and mountains viewed respectively from the beach and lower elevations.*" In addition, LCP Policy 2.5 states that, "*vista points shall be provided and maintained in areas where such use by the public has been established.*"

The proposed addition has been designed in such a way as to protect visual resources of the area adjacent to the Douglas Family Preserve. The proposed development is limited to a single story addition with a roof deck that has been designed to limit impact on adjacent uses. In conclusion, the proposed addition to the residence will not significantly impact existing views to and from the ocean, or obstruct scenic view corridors. As proposed, the development is consistent with LCP Policies 9.1 and 9.3 and Visual Resources Policy 3.0 of the Conservation Element.

C. **COASTAL DEVELOPMENT PERMIT (SBMC §28.45.009)**

The project is consistent with the policies of the California Coastal Act, with all applicable policies of the City's Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the Municipal Code. The major coastal issue that relates to this project is neighborhood compatibility. The project is limited to a single story addition, has received positive architectural comments from the ABR and the size and massing of the project are consistent with the surrounding neighborhood.



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#### **VIII. RECOMMENDATION/FINDINGS**

The proposed project conforms to the City's Zoning and Building Ordinances and policies of the Local Coastal Plan. In addition, the size and massing of the project are consistent with the surrounding neighborhood. Therefore, Staff recommends that the Planning Commission approve the project, making the findings outlined below, and subject to the conditions of approval in Exhibit A.

1. The project is necessary to secure an appropriate improvement on a lot.
2. The project is consistent with the policies of the California Coastal Act.
3. The project is consistent with all applicable policies of the City's Local Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the Code.
4. The Chapter 3 policies of the Coastal Act (Commencing with Section 30200) regarding public access and public recreation are not applicable to this project.

#### **Exhibits:**

- A. Conditions of Approval
- B. Site Plan
- C. ABR Minutes
- D. Applicant's letter, Dated October 9, 2002

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David VanHoy  
architect

October 9, 2002

Santa Barbara Community Development  
Planning Division  
630 Garden Street  
Santa Barbara, CA 93101

**RECEIVED**

OCT 09 2002

CITY OF SANTA BARBARA  
PLANNING DIVISION

RE: 205 La Jolla Drive, APN# 041-363-006, E-3/SD3

Dear Planning Division

The existing single family residence at 205 La Jolla Drive was constructed in 1960 as part of a 25 home subdivision known as Shoreline Terrace. The lot size is 6815 s.f. (.15 acres) The existing single story 1,140 s.f. house and detached 2- car garage were constructed with permits and complied with the yard setbacks required by ordinance at the time of construction. The corner site is bounded by La Jolla Drive on the East and Medcliff Road on the South. The existing house encroaches 6 feet into the current required front setback on the southern side of the property. The existing garage encroaches 4 feet into the current required front setback on the eastern side of property and encroaches 7 inches into the interior setback on the northern side of the property. An existing 6 foot tall fence is located along the Southern property line which does not comply with the required 10 foot setback for fences over 3.5 feet in height.

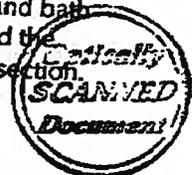
The proposal involves interior remodeling of the existing structure, a master suite addition to the rear of the existing house on the westerly side of the property and expansion of the living / dining area to provide for the functional needs of the client family. The additional area totals approximately 892 s.f. All additional area will be one story in height. Alterations to the existing structure include increasing the size of the windows on the southern facade. Also included in the proposal is a 6 foot tall fence along a portion of the southern side of the property, a distance of 9 feet from the property line. The proposal includes approximately 48 cubic yards of fill.

There are two modification requests required for the project. The first modification being requested is to allow the single story master suite addition to encroach 11 feet into the required 20 foot front yard setback, and to allow alterations to the facade of the existing structure that currently encroaches into the front yard set back on the southern side of the property. The encroachment will allow for the master suite addition to work within the site constraints and provide for the 1,250 s.f. private outdoor living space requirement on the North side of the site, away from the public street. The increase in window sizes on the South side of the existing structure will allow natural light into the remodeled bedrooms and bathroom.

The second modification being requested is to allow for a 6 foot tall privacy fence to encroach 1 foot into the required 10 foot front yard setback for fences over 3.5 feet in height. The proposed location will allow 5 feet between the existing structure and the fence. The project site is located approximately 300 feet from the main entrance to the Douglas Family Preserve. The only parking for the preserve is on the public streets in the area. On-street parking along Medcliff Road is filled most weekdays and always on weekends. The proposed fence will provide privacy from the adjacent public street for the remodeled bedrooms and bath along the southern side of the house with adequate setback for landscaping between the fence and the public sidewalk. The proposed fence will not impede sightlines for vehicle traffic at the street intersection.

15 WEST MASON STREET SANTA BARBARA, CALIFORNIA 93101 P: 805.966.5539 F: 805.966.3349

www.lyva.com



**EXHIBIT D**



David VanHoy  
architect

Approval of these two modifications will result in a project that will continue to be compatible with the neighborhood. The proposed design is a practical solution for this modest sized property, which will allow for more useable interior family space and private outdoor space while maintaining privacy from the adjacent public street and sidewalk. The solution avoids the need to add a second story addition to address the programmatic needs on this constrained site.

We are seeking a Coastal Development Permit, which requires Planning Commission approval.

Cordially,

David VanHoy

CC:  Owner  City  Consultant  File  Contractor

Planning Commission 020902.doc



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD MINUTES

**Monday, October 26, 2009**

**David Gebhard Public Meeting Room: 630 Garden Street**

**3:00 P.M.**

**BOARD MEMBERS:**

WILLIAM MAHAN, CHAIR  
 PAUL ZINK, VICE-CHAIR  
 BERNIE BERNSTEIN  
 ERIN CARROLL  
 GLEN DEISLER  
 GARY MOSEL  
 DENISE WOOLERY

**CITY COUNCIL LIAISON:** DALE FRANCISCO

**PLANNING COMMISSION LIAISON:** STELLA LARSON

**STAFF:**

JAIME LIMÓN, Design Review Supervisor  
 TONY BOUGHMAN, Planning Technician  
 GLORIA SHAFER, Commission Secretary

**Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)**

<b>SINGLE FAMILY DESIGN BOARD OF REVIEW SUBMITTAL CHECKLIST</b> (See SFDB Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<b>Master Application &amp; Submittal Fee</b> - (Location: 630 Garden Street) <b>Photographs</b> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board. <b>Plans</b> - three sets of <u>folded</u> plans are required <u>at the time of submittal &amp; each time plans are revised</u> . <b>Vicinity Map and Project Tabulations</b> - (Include on first drawing) <b>Site Plan</b> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures. <b>Exterior elevations</b> - showing existing & proposed grading where applicable.
	Suggested	<b>Site Sections</b> - showing the relationship of the proposed building & grading where applicable. <b>Plans</b> - floor, roof, etc. <b>Rough sketches</b> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.
<b>PRELIMINARY REVIEW</b>	Required	Same as above with the following additions: <b>Plans</b> - floor, roof, etc. <b>Site Sections</b> - showing the relationship of the proposed building & grading where applicable. <b>Preliminary Landscape Plans</b> - required for commercial & multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.
	Suggested	<b>Color &amp; Material Samples</b> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <b>Exterior Details</b> - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: <b>Color &amp; Material Samples</b> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. <b>Cut Sheets</b> - exterior light fixtures and accessories where applicable. <b>Exterior Details</b> - windows, doors, eaves, railings, chimney caps, flashing, etc. <b>Final Landscape Plans</b> - landscape construction documents including planting & irrigation plan. <b>Consultant/Engineer Plans</b> - electrical, mechanical, structural, & plumbing where applicable.

**EXHIBIT**

**E**

**PLEASE BE ADVISED**

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Single Family Design Board of Review (SFDB) agenda. In order to reschedule the item for review, a rescheduling fee will be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans.
- All approvals made by the SFDB are based on compliance with Municipal Code Chapter 22.68 and with adopted SFDB guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.
- The SFDB may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.
- The Board may refer items to the Consent Calendar for Preliminary and Final SFDB approval.
- Conceptual comments are valid for one year. Preliminary SFDB approval is valid for one year from the date of the approval unless a time extension has been granted. Final SFDB approval is valid for two years from the date of final action unless a time extension has been granted or a Building Permit has been issued.
- Decisions of the SFDB may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa St. within ten (10) calendar days of the meeting at which the Board took action or rendered its decision.
- **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 Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at [www.SantaBarbaraCa.gov/sfdb](http://www.SantaBarbaraCa.gov/sfdb). **Materials related to an item on this agenda submitted to the SFDB after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.** If you have any questions or wish to review the plans, please contact Tony Boughman, at (805) 564-5470 between the hours of 8:30 a.m. to 4:30 p.m., Monday through Friday. We are closed every other Friday; please check our website for closure dates.

**LICENSING ADVISORY:**

The Business and Professions Code of the State of California and the Municipal Code of the city of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. Applicants are encouraged to consult with Building and Safety Staff or Planning Staff to verify requirements for their specific projects.

Unlicensed persons are limited to the preparation of plans for:

- Single or multiple family dwellings not to exceed four (4) units per lot, of wood frame construction, and not more than two stories and basement in height;
- Non-structural changes to storefronts; and,
- Landscaping for single-family dwellings, or projects consisting solely of landscaping of not more than 5,000 square feet.

**NOTICE:**

1. On October 21, 2009 at 4:00 p.m., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov).
2. This regular meeting of the Single Family Design Board will be broadcast live and rebroadcast in its entirety on Wednesday at 8:00 a.m. on Channel 18.

**CALL TO ORDER.**

The Full Board meeting was called to order at 3:00 p.m. by Chair Mahan.

**ROLL CALL:**

Members present: Bernstein, Deisler, Mahan, Mosel (in at 3:03), Woolery, Zink.

Members absent: Carroll

Staff present: Boughman, Shafer

**GENERAL BUSINESS:****A. Public Comment:**

No public comment.

**B. Approval of Minutes:**

Motion: Approval of the minutes of the Single Family Design Board meeting of October 12, 2009, as amended.

Action: Zink/Bernstein, 5/0/0. Motion carried. (Carroll/Mosel absent.)

**C. Consent Calendar:**

Motion: Ratify the Consent Calendar of October 19, 2009. The Consent Calendar was reviewed by Glen Deisler with the exception of the landscaping for Items A and B reviewed by Erin Carroll.

Action: Woolery/Zink, 6/0/0. Motion carried. (Carroll absent.)

Motion: Ratify the Consent Calendar of October 26, 2009. The Consent Calendar was reviewed by Glen Deisler with landscaping reviewed by Erin Carroll.

Action: Bernstein/Woolery, 6/0/0. Motion carried. (Carroll absent.)

**D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.****1. Mr. Boughman made the following announcements**

a) Mr. Boughman announced that Item 3, 117 E. Islay Street, scheduled for 4:15, will not be heard. The applicant requested a two week postponement.

b) Erin Carroll will be absent.

2. William Mahan announced that he will not attend the November 9 SFDB meeting.

3. Mr. Zink announced that he will step down from Item #7.

4. Ms. Bernstein announced that she will step down from Item #5.

**E. Subcommittee Reports - None.**

**SFDB-CONCEPT REVIEW (CONT.)****1. 1010 ROBLE LN****E-1 Zone****(3:15)**

Assessor's Parcel Number: 019-241-026  
Application Number: MST2009-00396  
Owner: Kevin C. Almeroth  
Architect: Dawn Sherry

(Proposal for alterations to decks, trellises, stairs, railings, and trash enclosure. The lot is currently developed with a three-story 2,304 square foot residence and 393 square foot attached garage on an 8,883 square foot lot in the Hillside Design District.)

**(Second Concept Review. Action may be taken if sufficient information is provided.)**

Actual time: 3:09

Present: Dawn Sherry, Architect.

Public comment was opened at 3:17 p.m. A letter from in opposition from Paula Westbury was acknowledged. As no one wished to speak, public comment was closed.

Chair Mahan stated that in this case the 15 foot setback guideline is being waived due to the existing deck within the setback.

**Motion: Preliminary Approval of the project with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code and return on Consent Calendar with the following comments:**

- 1) The project provides quality materials; high-quality details; scale is not increasing; project is a minor remodel project; in this case, the 11 foot deck setback is acceptable because the deck is existing.
- 2) Change the garage door header to wood.
- 3) Consider 6x8 corbels under the deck.
- 4) Study the octagonal roof vent for fire safety.
- 5) Provide a color board and details.

Action: Zink/Deisler, 6/0/0. Motion carried. (Carroll absent.)

The ten-day appeal period was announced.

**FINAL REVIEW****2. 581 LAS ALTURAS RD****E-1 Zone**

**(3:45)** Assessor's Parcel Number: 019-281-007  
Application Number: MST2009-00170  
Owner: Bradley Vernon  
Architect: Leonard Grant

(After preliminary approval was granted, in preparation of building plans a survey of the property was conducted which discovered that the proposed house and garage, as well as the previous house, encroach into the front setback. Staff Hearing Officer approval of a Modification is requested to allow the front setback encroachment. Proposal to demolish an existing 2,040 square foot one-story single-family residence and 616 square foot garage and construct a 3,520 square foot two-story single-family residence and 440 square foot attached two-car garage with 124 square feet of accessory space. Also proposed is a new swimming pool with a covered pavilion and 36 square foot half-bathroom. The proposed total of 4,120 square feet on the 18,962 square foot lot in the Hillside Design District is 93% of the maximum guideline floor to area ratio.)

Actual time: 3:29

Present: Leonard Grant, Architect; Benny Herrera, Project Manager; Bradley Vernon, Owner/Contractor.

Chair Mahan expressed concern that the project changes are not in Substantial Conformance with the plans that received Preliminary Approval on May 26, and directed the Board to review the massing and details giving reconsideration to changes.

Public comment was opened at 3:54 p.m. As no one wished to speak, public comment was closed.

**Motion: Continued to the Full Board with the following comments:**

- 1) Applicant to either return the project into conformance with the design which received Preliminary Approval on May 26, 2009, or submit an application for preliminary approval of the new, larger project.
- 2) The Board can support the rotated cabana.
- 3) Verify with the Building Division where wood can be used as veneer due to fire protection standards.
- 4) Study chimney sizes for proportions with buildings.

Action: Woolery/Bernstein, 6/0/0. Motion carried. (Carroll absent.)

**SFDB-CONCEPT REVIEW (CONT.)****3. 117 E ISLAY ST****E-1 Zone**

**(4:15)** Assessor's Parcel Number: 027-041-011  
Application Number: MST2009-00203  
Owner: Jeffrey and Cheryl Long  
Architect: Brian Nelson

(Proposal to combine two existing houses and garages into one single-family residence. A permit was issued in 1987 for this work but the work was not completed and the permit expired. The project includes a 785 square foot addition to the first-floor, a new 806 square foot second-story, demolition of 186 square feet of a garage within the setback, a new 405 square foot detached two-car garage, a covered roof deck tower element, a new patio and trellis, and complete remodeling. The portions of the existing houses that encroached into the interior setback will remain. The proposed total of 3,609 square feet on the 10,473 square foot lot is 94.7% of the maximum floor to lot area ratio.)

**(Second Concept Review. Action may be taken if sufficient information is provided.)**

**Postponed two weeks at the applicant's request.**

The Board recessed from 4:25 p.m. until 4:30 p.m.

**FINAL REVIEW****4. 1689 FRANCESCHI RD****A-1 Zone**

**(4:45)** Assessor's Parcel Number: 019-021-019  
Application Number: MST2009-00141  
Owner: Jason Yardi  
Architect: Jeff Shelton

(Proposal to demolish an existing one-story 1,677 square foot single-family residence and detached garage, and construct a new two-story 2,196 square foot single-family residence and two 231 square foot detached one-car garages, one garage will have a 231 square foot accessory space above. The project is located on a 42,000 square foot lot in the Hillside Design District. The proposed total of 2,889 square feet is 58% of the maximum guideline floor to area ratio.)

Actual time: 4:32

Present: Jeff Shelton, Architect; Alexa Schloh, Associate; Jason Yardi, Owner.

Public comment was opened at 4:50 p.m.

Maxine Jagiello-Watling, neighbor, has no problem allowing driveway access, but is concerned that legal issues must be addressed to attorneys (submitted written comments).

A letter in opposition from Paula Westbury was acknowledged.

Public comment was closed at 4:52 p.m.

Mr. Mahan stated that because there is confusion regarding the easement and its extent, the applicant, the neighbor Maxine Wagiello-Watling, and their respective attorneys are to resolve the matter.

- Motion:** Final Approval of the project as submitted with the comment that the applicant is to resolve the easement issue prior to proceeding to the Building Division.
- Action:** Diesler/Mosel, 5/1/0. Motion carried (Bernstein opposed. Carroll absent.)

The Board recessed from 5:05 p.m. until 5:10 p.m.

### **CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

#### **5. 2215 EDGEWATER WAY**

**E-3/SD-3 Zone**

**(5:15)** Assessor's Parcel Number: 041-350-014  
 Application Number: MST2008-00119  
 Owner: John Sharrat  
 Applicant: Raymond Appleton

(Proposal for a lot line adjustment between the properties at 2215 Edgewater and 2305 Edgewater which will create two bluff top properties. The scope of work for the proposed western lot, 2305 Edgewater Way, includes the construction of a 400 square foot two-car garage for the existing 2,219 square foot two-story single-family residence and the total of 2,619 square feet on the 21,999 square foot lot is 56% of the maximum guideline floor to lot area ratio. The scope of work for the proposed eastern lot, 2215 Edgewater Way, includes demolition of the existing 283 square foot carport and construction of a 400 square foot detached two-car garage and conversion of the existing 627 square foot guest house to a single-family residence and the proposed total of 1,027 square feet on the 31,392 square foot lot is 21% of the maximum guideline floor to lot area ratio. Approval of Modifications are requested to allow the garages to encroach into the front setback, and for fences, gates, and trellis to exceed 3.5 feet in height within 10 feet of the front lot lines. The project is located in the appealable jurisdiction of the coastal zone. Planning Commission approval of a Coastal Development Permit, a Lot Line Adjustment, and Modifications is requested.)

**(Comments only; project requires environmental assessment and Planning Commission approval of a Lot Line Adjustment and a Coastal Development Permit.)**

Actual time: 5:10

Present: John Sharrat, Owner/Architect; Carrol Gross, Landscape Architect.

Public comment was opened at 5:33 p.m.

A letter from in support of the project from Laura Bridley was acknowledged.

A letter in opposition to the project from Paula Westbury was acknowledged.

Bruce Venturelli, in favor with conditions (submitted written support signed by 13 neighbors)

Gwen Hildred, opposed: not opposed to the stone wall, concerned about garages in setback, sidewalks, trash enclosure.

Public comment was closed.

**Motion:** Continued indefinitely to the Full Board with the following comments:

- 1) The lot line adjustment is supportable by a majority of the Board.
- 2) The garages in the setbacks are not supportable. Provide information on the setback of the neighbor's garage. A glass garage door is not compatible with the neighborhood. Study the garage door width to be narrower.

- 3) Refine the architecture of the guest house garage to be compatible with the original house.
- 4) Consider a five foot high fence along the eastern property line to the bluff top.
- 5) The landscape design is acceptable as presented.
- 6) Trim the Pittoisporum tree.
- 7) Design the project to provide room for future sidewalk widening.

Action: Zink/Woolery, 5/0/0. Motion carried. (Bernstein stepped down. Carroll absent.)

### **CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

#### **6. 214 SELROSE LN**

**E-3/SD-3 Zone**

**(5:50)** Assessor's Parcel Number: 041-363-011

Application Number: MST2009-00451

Owner: Severance Laurence and Judith Long

Contractor: Cesar Cruz

(Proposal for a new 600 square foot second-story for an existing 2,274 square foot one-story single-family residence with an attached 445 square foot two-car garage. The project is located on a 7,493 square foot lot in the non-appealable jurisdiction of the Coastal Zone. The proposed total of 3,319 square feet is 108% of the maximum floor to lot area ratio. Planning Commission approval is requested for a Modification to exceed the maximum floor to lot area ratio.)

**(Comments only; project requires environmental assessment and Planning Commission approval of a Modification. Five members of the SFDB must vote in support for the floor to lot area Modification to be approvable by the Planning Commission.)**

Actual time: 6:07

Present: Cesar, Cruz, Contractor; Larry Severance and Judith Long, Owners.

Public comment was opened at 6:18 p.m.

Thirteen letters in opposition of the project were acknowledged.

Rhonda Seiter, opposed, concerned about two-story homes in the neighborhood (provided photos of 26 single-story neighborhood homes).

John Williams, opposed, concerned about negative visual impacts.

Frank Wascoe, opposed: concerned about negative precedent.

Jeri Wasco, opposed. concerned about buildings too large for small lots.

Robyn Palmquist, opposed, project is not compatible with the neighborhood.

David VanHoy, concerned about detrimental precedent to the neighborhood and privacy impacts.

Susan Shank, opposed: concerned about increased density and blocked view.

Keith Lawler, opposed: concerned about size, bulk, scale, increased height, loss of ocean views; concerned about setting negative precedent.

Lynn Raber, opposed: project is not compatible with the neighborhood.

Public comment was closed at 6:34 p.m.

Straw votes:

How many board members can support a floor to lot area ratio of 108%? 0/6/0 No support.

How many can support a second-story on the project side of the street? 0/6/0. No support.

- Motion:** Continued indefinitely to the Full Board with the following comments:  
 1) The Board can not support project as designed.  
 2) Applicant advised to redesign for a single-story project.
- Action:** Zink/Woolery, 6/0/0. Motion carried. (Carroll absent.)

### PRELIMINARY REVIEW

7. **233 LAS ONDAS** **E-3/SD-3 Zone**  
**(6:25)** Assessor's Parcel Number: 045-152-005  
 Application Number: MST2009-00313  
 Owner: Bengt J. and Janis M. Johansson  
 Architect: Paul Zink

(Revised proposal for remodeling and a new 552 square foot second-story, a 173 square foot addition to the first-floor, front entry and second-story master bathroom are revised, and demolition of 15 square feet of the house. The existing 388 square foot two-car garage is now proposed to remain. The existing 1,870 square foot one-story single-family residence is located on a 8,021 square foot lot in the Coastal Zone. Staff Hearing Officer approval is requested to increase the size of an existing window and add a window to the portion of the house in the front setback. The proposed total of 2,968 square feet is 93% of the maximum floor to lot area ratio.)

**(Fourth Review. Project requires compliance with Staff Hearing Officer Resolution No. 083-09.)**

Actual time: 6:43

Present: Paul Zink, Architect; Bengt and Janis Johansson, Owners.

Public comment was opened at 6:50 p.m.

A letter in opposition from Paula Westbury was acknowledged.

Public comment was closed.

- Motion:** Preliminary Approval of the project with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code with the following comments:  
 1) Project provides quality materials, permeable paving; neighborhood compatible.  
 2) Lower light fixtures at driveway to be below fence height.  
 3) Study the stucco color to work with shingles.  
 4) The brick veneer should wrap around the front corner.  
 5) Provide an irrigation plan.  
 6) Project may return for Final Approval on Consent Calendar.
- Action:** Mosel/Woolery, 5/0/0. Motion carried. (Zink stepped down. Carroll absent.)

The ten-day appeal period was announced.

The Full Board meeting was adjourned at 7:02 p.m.

**CONSENT CALENDAR (11:00)****FINAL REVIEW****A. 1669 LAS CANOAS RD****A-1 Zone**

Assessor's Parcel Number: 021-071-009  
Application Number: MST2009-00428  
Owner: McNamara Family Trust  
Architect: Peter Novak

(Proposal to rebuild a house and garage destroyed in the Jesusita Fire. The project would expand the prior house by 189 square feet, resulting in a 3,566 square foot one-story single-family residence and 521 square foot attached two-car garage. The existing pool will remain. The proposed total of 4,087 square feet on the two acre lot in the Hillside Design District is 74% of the maximum guideline floor to lot area ratio.)

**(Final approval of the architecture and landscaping is requested.)**

Final Approval of the architecture as submitted. Show patios and hardscape on landscape plan. Provide irrigation plan.

**FINAL REVIEW****B. 1325 W MOUNTAIN DR****A-1 Zone**

Assessor's Parcel Number: 021-050-027  
Application Number: MST2009-00398  
Owner: Grant and Therese Gibson

(Proposal to rebuild a house and carport destroyed in the Tea Fire. The project involves relocating a 2,130 square foot one-story single-family residence from 1297 W. Mountain Drive. The house will be moved in five sections and placed at the northern portion of the property. Also proposed is a 480 square foot detached two-car carport, 1,540 square feet of patios and decks, and 493 cubic yards of cut and 490 cubic yards of fill grading to be balanced on site. The proposed total of 2,610 square feet on the 1.82 acre lot in the Hillside Design District is 39% of the maximum guideline floor to lot area ratio.)

**(Final approval of the architecture and landscaping is requested.)**

Postponed one week at the applicant's absence.

**NEW ITEM****C. 762 WESTMONT RD****R-1 Zone**

Assessor's Parcel Number: 013-103-001  
Application Number: MST2009-00468  
Owner: Arnold Christensen  
Architect: Vadim Hsu

(Proposal to rebuild a house and garage destroyed in the Tea Fire. Proposed is a two-story 3,226 square foot single-family residence and attached 480 square foot two-car garage. The proposed total of 3,706 square feet on the 20,876 square foot lot in the Hillside Design District is 79% of the maximum guideline floor to lot area ratio.)

**(Action may be taken if sufficient information is provided.)**

Preliminary Approval of the architecture with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code with the following comments: 1) Reduce second floor plate height to eight feet. 2) Study a visual break between the first and second stories. 3) Study planting pockets in front of garage. 4) Study permeability of hardscape. 4) Provide a landscape plan and show trees. 5) Provide details and colors. 6) The project provides quality architecture, is compatible with the neighborhood, and preserves trees.

**CONTINUED ITEM****D. 954 ROBLE LN****E-1 Zone**

Assessor's Parcel Number: 019-251-016  
Application Number: MST2009-00481  
Owner: Randall J. Tinney

(This proposal is a revision to a project approved by the ABR under MST2005-00379. Proposal for a 400 square foot addition to an existing 1,512 square foot dwelling, with an attached 520 square foot garage, on a 7,127 square foot lot in the Hillside Design District. The proposed total of 2,510 square feet includes an existing 78 square foot accessory building on the 7,127 square foot lot and is 84% of the maximum floor to lot area ratio.)

**(The project received approval at ABR in 2005. Second Review of the revised project to reduce the size of the approved second-story addition.)**

Public comment: Nancy Duffy: worked out a solution with the applicant involving an eight foot fence and trimming the oleander hedge to that height; Jovan Nicholic: preserve access to sewer cleanout.

Final Approval of the project with conditions: 1) Remove spotlights. 2) Return to Staff with a fence detail showing a wood fence, or equivalent that is eight feet tall, and with exterior lighting details.

**NEW ITEM**

**E. 1444 JESUSITA LN**

**A-1 Zone**

Assessor's Parcel Number: 055-240-015  
Application Number: MST2009-00462  
Owner: Irene Elias  
Contractor: Superior Pool and Spa

(Proposal for a new 16 by 80 foot in-ground pool, spa, and equipment for an existing single-family residence)

**(Action may be taken if sufficient information is provided.)**

Continued one week with comments 1) Show the pool fencing on the site plan. 2) Provide details of the fencing and gates. 3) Confirm if the retaining wall and existing fence suffice for pool fencing to the south. 4) Show information of pool equipment enclosure. 5) Show detail of appearance of spa surround.

Items on Consent Calendar were reviewed by Glen Deisler and Erin Carroll. Staff present: Tony Boughman, Planning Technician II.



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD MINUTES

Monday, July 18, 2011

David Gebhard Public Meeting Room: 630 Garden Street

3:00 P.M.

**BOARD MEMBERS:**

GLEN DEISLER, CHAIR - PRESENT  
 DENISE WOOLERY, VICE-CHAIR - PRESENT  
 BERNI BERNSTEIN - PRESENT  
 BRIAN MILLER - PRESENT  
 JIM ZIMMERMAN - PRESENT  
 FRED SWEENEY - PRESENT

**CITY COUNCIL LIAISON:** DALE FRANCISCO - ABSENT

**PLANNING COMMISSION LIAISON:** MICHAEL JORDAN - ABSENT

**STAFF:**

JAIME LIMÓN, Design Review Supervisor - ABSENT  
 MICHELLE BEDARD, Planning Technician - PRESENT  
 KATHLEEN GOO, Commission Secretary - PRESENT

Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)

<b>SINGLE FAMILY DESIGN BOARD SUBMITTAL CHECKLIST</b> (See ABR Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<b>Master Application &amp; Submittal Fee</b> - (Location: 630 Garden Street) <b>Photographs</b> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board. <b>Plans</b> - three sets of <u>folded plans</u> are required at the time of submittal & each time plans are revised. <b>Vicinity Map and Project Tabulations</b> - (Include on first drawing) <b>Site Plan</b> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures. <b>Exterior elevations</b> - showing existing & proposed grading where applicable.
	Suggested	<b>Site Sections</b> - showing the relationship of the proposed building & grading where applicable. <b>Plans</b> - floor, roof, etc. <b>Rough sketches</b> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.
<b>PROJECT DESIGN APPROVAL</b>	Required	Same as above with the following additions: <b>Plans</b> - floor, roof, etc. <b>Site Sections</b> - showing the relationship of the proposed building & grading where applicable. <b>Preliminary Landscape Plans</b> - required for commercial & multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.
	Suggested	<b>Color &amp; Material Samples</b> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <b>Exterior Details</b> - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for Project Design Approval form the basis for working drawings & must be complete & accurate.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: <b>Color &amp; Material Samples</b> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. <b>Cut Sheets</b> - exterior light fixtures and accessories where applicable. <b>Exterior Details</b> - windows, doors, eaves, railings, chimney caps, flashing, etc. <b>Final Landscape Plans</b> - landscape construction documents including planting & irrigation plan. <b>Consultant/Engineer Plans</b> - electrical, mechanical, structural, & plumbing where applicable.

**PLEASE BE ADVISED**

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes. , Present
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Single Family Design Board (SFDB) agenda. In order to reschedule the item for review, a rescheduling fee will be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans.
- All approvals made by the SFDB are based on compliance with Municipal Code Chapter 22.69 and with adopted SFDB guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.
- The SFDB may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for Project Design Approval or Final Approval will be contingent upon staff review for code compliance.
- The Board may refer items to the Consent Calendar for Project Design Approval and Final SFDB approval.
- Conceptual comments are valid for one year. Project Design Approval is valid for one year from the date of the approval unless a time extension has been granted. Final SFDB approval is valid for two years from the date of final action unless a time extension has been granted or a Building Permit has been issued.
- Decisions of the SFDB may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa St. within ten (10) calendar days of the meeting at which the Board took action or rendered its decision.
- **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 Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at [www.SantaBarbaraCa.gov/sfdb](http://www.SantaBarbaraCa.gov/sfdb). Materials related to an item on this agenda submitted to the SFDB after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours. If you have any questions or wish to review the plans, please contact Michelle Bedard at 805-564-5470 extension 4551, or by email at [mbedard@santabarbaraca.gov](mailto:mbedard@santabarbaraca.gov). Our office hours are 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. Please check our website under *City Calendar* to verify closure dates.

**LICENSING ADVISORY:**

The Business and Professions Code of the State of California and the Municipal Code of the city of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. Applicants are encouraged to consult with Building and Safety Staff or Planning Staff to verify requirements for their specific projects.

Unlicensed persons are limited to the preparation of plans for:

- Single or multiple family dwellings not to exceed four (4) units per lot, of wood frame construction, and not more than two stories and basement in height;
- Non-structural changes to storefronts; and,
- Landscaping for single-family dwellings, or projects consisting solely of landscaping of not more than 5,000 square feet.

**NOTICE:**

1. That on Thursday, July 14, 2011, at 4:00 p.m., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at [www.SantaBarbaraCa.gov/sfdb](http://www.SantaBarbaraCa.gov/sfdb).
2. This regular meeting of the Single Family Design Board will be broadcast live on City TV-18, or on your computer via <http://www.santabarbaraca.gov/Government/Video/> and then clicking City TV-18 Live Broadcast. City TV-18 will also rebroadcast this meeting in its entirety the following Wednesday morning at 8:00 a.m. An archived video copy of this meeting will be viewable on computers with high speed internet access the following Wednesday at [www.santabarbaraca.gov/sfdb](http://www.santabarbaraca.gov/sfdb) and then clicking *Online Meetings*.

**CALL TO ORDER.**

The Full Board meeting was called to order at 3:00 p.m. by Chair Deisler.

**ATTENDANCE:**

Members present: Bernstein, Deisler, Miller, Woolery, Zimmerman, and Sweeney.  
Members absent: None.  
Staff present: Bedard and Goo.

**GENERAL BUSINESS:****A. Public Comment:**

Any member of the public may address the Single Family Design Board for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board on that day. The total time for this item is ten minutes. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)

No public comment.

**B. Approval of the minutes of the Single Family Design Board meeting of July 5, 2011.**

Motion: Approval of the minutes of the Single Family Design Board meeting of **July 5, 2011**, as amended.  
Action: Bernstein/Miller, 4/0/2. Motion carried. (Sweeney/Zimmerman abstained).

**C. Consent Calendar.**

Motion: Ratify the Consent Calendar for **July 11, 2011**. The Consent Calendar was reviewed by **Brian Miller** and **Denise Woolery**.

Action: Woolery/Sweeney, 5/0/1. Motion carried. [Deisler abstained (from Item C)].

**Motion: To amend the action for Consent Item E, 2521 Medcliff Road, from the July 18, 2011 Consent agenda, as such: "Continued indefinitely to Staff Hearing Office, and return to Full Board, subsequent to the Staff Hearing Officer review." (instead of Consent).**

Action: Bernstein/Deisler, 6/0/0. Motion carried unanimously.

Motion: Ratify the Consent Calendar for **July 18, 2011, as amended**. The Consent Calendar was reviewed by **Brian Miller** and **Denise Woolery**.

Action: Woolery/Zimmerman, 5/0/1. Motion carried. [Deisler abstained (from Item A)].

**D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.**

Ms. Bedard announced a correction to the previously mailed notice for a proposed project at 2324 Santa Barbara Street, which will be reviewed at the August 1, 2011 meeting at the applicant's request instead of at today's meeting.

E. Subcommittee Reports: None.

**CONCEPT REVIEW - NEW ITEM**

**1. 1724 MIRA VISTA AVE**

**E-1 Zone**

Assessor's Parcel Number: 019-090-039  
Application Number: MST2011-00271  
Owner: Todd and Susan Black  
Applicant: Elizabeth Conklin

(Proposal for a complete façade and interior remodel and an 83 square foot addition to an existing one-story, 2,344 square foot, single-family residence. The proposal includes the installation of a new roof-mounted photovoltaic solar panel system, a new swimming pool and pool related equipment. The existing house is built over two existing parcels, which total 38,029 square feet and project approval is contingent on the approval of a voluntary lot merger prior to issuance of a building permit. The proposed total of 2,427 square feet, on the combined parcel total of 38,029 square feet, is 50% of the maximum guideline floor-to-lot area ratio. The project will address violations listed in ZIR2011-00017.)

**(Action may be taken if sufficient information is provided. Compliance with the Tier 3 Storm Water Management Program (SWMP) is required prior to granting Final Approval.)**

(3:23)

Present: Elizabeth Conklin, Applicant.

Public comment opened at 3:35 p.m. As no one wished to speak, public comment was closed.

The Board inquired about the existing site violations and abatement status listed in the Zoning Information Report (ZIR2011-00017).

**Motion: Project Design Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code and continued indefinitely to the Full Board with comments:**

- 1) The Board had positive comments regarding the project's mass, size, and bulk, consistency and appearance, quality of architecture and materials, safety, compatibility with the neighborhood, good neighbor guidelines, and details.
- 2) Provide a landscape plan, including hardscape/softscape, and security pool fencing/gate.
- 3) Study the fencing for the use of more natural colors and materials.
- 4) Provide compliance with the Tier 3 Storm Water Management Program (SWMP) requirements.

Action: Woolery/Zimmerman, 5/1/0. Motion carried. (Miller opposed).

The ten-day appeal period was announced.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****2. 1507 ALAMEDA PADRE SERRA****E-1 Zone**

Assessor's Parcel Number: 029-060-030

Application Number: MST2011-00266

Owner: Fleming Family Trust

Designer: Jason Carter Design &amp; Drafting

(Proposal to construct a new 298 square foot second floor addition to an existing three-level, 2,284 square foot single-family residence and detached 511 square foot two-car garage. The proposed total of 3,093 square feet, located on a 20,038 square foot lot in the Hillside Design District, is 66% of the floor-to-lot area ratio.)

**(Action may be taken if sufficient information is provided. Compliance with the Tier 2 Storm Water Management Program (SWMP) is required prior to granting Final Approval.)**

(3:56)

Present: Jason Carter, Designer; and Reece Fleming, Owner.

Public comment opened at 4:06 p.m. As no one wished to speak, public comment was closed.

**Motion: Project Design Approval and Final Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal with the comments:**

- 1) The Board had positive comments regarding the project's style, consistency and appearance, neighborhood compatibility, quality of architecture and materials, safety, good neighbor guidelines, and public views.
- 2) The Board recommends a single window be located at the north elevation of the property, as discussed.
- 3) Provide an Arborist Report to ensure proper trimming of the existing oak trees.
- 4) Document on plans the Tier 2 Storm Water Management Program (SWMP) compliance with the replacement of the existing driveway with permeable paving material, and the incorporation of French drains.

Action: Miller/Woolery, 6/0/0. Motion carried unanimously.

The ten-day appeal period was announced.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****3. 103 ONTARE HILLS LN****A-1 Zone**

Assessor's Parcel Number: 055-160-061  
Application Number: MST2011-00261  
Owner: JWM Revocable Trust  
Architect: Bill Wolf

(Proposal to construct a new one-story 3,036 square foot single-family residence and a 722 square foot detached three-car garage on a 42,123 square foot vacant lot located in the Hillside Design District. The proposed total of 3,759 square feet is 76% of the guideline floor-to-lot area ratio. A total of 1,097 cubic yards of grading is proposed, which includes 232 cubic yards of cut and 99 cubic yards of fill under the building footprint and 463 cubic yards of cut and 303 cubic yards of fill on the site. Two trees are proposed to be removed. This parcel was created as a result of a nine-lot subdivision which was approved by the Planning Commission on April 28, 2005. Project requires compliance with Planning Commission Resolution No. 032-05.)

**(Comments only; project requires Environmental Assessment and compliance with Planning Commission Resolution No. 032-05.)**

(4:15)

Present: Bill Wolf, Architect; and Jack Maxwell, Owner.

Public comment opened at 4:23 p.m. As no one wished to speak, public comment was closed.

Mr. Wolf stated that the owner spoke to the neighbors to comply with good neighbor policy.

**Motion: Continued indefinitely to the Full Board with comments:**

- 1) Provide a landscaping plan, and site walls and entry gate details; specify whether a swimming pool will be proposed as part of the project and include location and details on the plans.
- 2) Provide verification that the project's style is compatible with the adjacent historical adobe structure.
- 3) Provide driveway material details.
- 4) Provide roof details and study for future potential solar photovoltaic panels system.
- 5) Provide compliance with the Tier 3 Storm Water Management Program (SWMP) requirements.

Action: Bernstein/Sweeney, 6/0/0. Motion carried.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****4. 3134 LUCINDA LN****E-3 Zone**

Assessor's Parcel Number: 055-192-007  
Application Number: MST2011-00257  
Owner: Jacobs-Allen Trust  
Applicant: Bryan Pollard

(Proposal to construct 961 square feet of residential additions to an existing two-story 1,460 square foot single-family residence. The proposed addition includes the conversion of the existing 636 square foot garage to habitable area, construction of a new 400 square foot two-car garage and a new 325 square foot second-story addition above. A new 107 square foot second floor deck is proposed above the new garage. A total of 29 cubic yards of grading is proposed. The proposal will result in a 2,821 square foot single-family residence, located on a 6,891 square foot lot, and is 97% of the maximum floor-to-lot area ratio.)

**(Action may be taken if sufficient information is provided. Compliance with the Tier 2 Storm Water Management Program (SWMP) is required prior to granting Final Approval.)**

(4:48)

Present: Bryan Pollard, Architect.

Public comment opened at 5:01 p.m. As no one wished to speak, public comment was closed.

The Applicant provided staff with a copy of a signed petition of 10 neighborhood supporters of the proposed project from along Lucinda Lane.

**Motion: Continued indefinitely to Full Board with comments:**

- 1) A majority of the Board found the mass, bulk, scale, and FAR acceptable.
- 2) Study the garage doors, upper deck, guest bedroom, and the shed roof to better integrate these elements into the project's whole design.
- 3) Provide more detailed information on the roof design, i.e. sections, perspective sketches; Study the garage door to consider one garage door rather than two individual doors.
- 4) Study and provide alternatives to the front upper level deck, in size and configuration, and the relation to the front entry (provide sections).
- 5) Provide compliance with the Tier 2 Storm Water Management Program (SWMP) requirements.

Action: Woolery/Bernstein, 6/0/0. Motion carried.

**\*\* MEETING ADJOURNED AT 5:26 P.M. \*\***

**CONSENT CALENDAR:****REVIEW AFTER FINAL****A. 1035 CIMA LINDA LN****A-2 Zone**

Assessor's Parcel Number: 015-202-004

Application Number: MST2010-00142

Owner: Peter Sadowski

Architect: Harrison Design Associates, Inc.

(Proposal to construct a retaining wall ranging from 4 feet 4 inches to 7 feet in height and 140 feet long at the north side of the property. The project will replace a wall that was removed without a permit and includes approximately 100 cubic yards of grading. The proposal will address violations of ZIR2010-00055 and ENF2007-00709.)

**(Review After Final for alterations to change the 42-inch sandstone wall to a cmu stucco wall with heights varying 3-feet to 5-feet.)**

**Approved as submitted of the Review After Final.**

**REVIEW AFTER FINAL****B. 722 CALLE ALELLA****E-1 Zone**

Assessor's Parcel Number: 041-381-003

Application Number: MST2009-00366

Owner: Arthur Honegger

Designer: Eric Swenumson

(Proposal to add two new second-floor balconies totaling 407 square feet, replace all windows and doors in same size openings, replace garage door, replace two windows with doors at the new rear balcony, and replace one window with door at the new front balcony. The existing 1,872 square foot two-story single-family residence and attached 420 square foot garage are located on a 10,603 square foot lot in the Hillside Design District.)

**(Review After Final for a proposed retaining wall with heights varying between 2 to 6 feet.)**

**Approved as submitted of the Review After Final.**

**REVIEW AFTER FINAL****C. 1436 MANITOU RD****E-1 Zone**

Assessor's Parcel Number: 049-222-001

Application Number: MST2011-00126

Architect: Lori Kari

Owner: Yukari Okamoto

(Proposal to construct a 294 square foot second-floor addition and a 42 square foot first-floor addition to an existing 1,570 square foot one-story single-family residence with an attached 478 square foot two-car garage. The proposed total of 2,384 square feet, on a 10,875 square foot lot in the Hillside Design District, is 62% of the maximum floor-to-lot area ratio. The proposal will address the violations listed under ZIR2010-00515.)

**(Review After Final to change the window styles on the north, west, and east elevations to windows without the divided lights, and replace two window styles to double-hung windows on the north elevation.)**

**Approved as submitted of the Review After Final.**

**PROJECT DESIGN AND FINAL REVIEW****D. 1547 SHORELINE DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-173-041  
 Application Number: MST2009-00234  
 Owner: DC Duncan Susan Duncan Trustees  
 Applicant: Mark Sauter  
 Applicant: Dan Morlan  
 Agent: Mark Morando  
 Landscape Architect: Arcadia Studio

(Proposal to remove a portion of an existing patio that has been undermined by erosion on the coastal bluff on a 20,300 square foot lot located in the Appealable Jurisdiction of the Coastal Zone and developed with an existing 4,835 square foot single-family residence. The proposal includes the "as-built" removal of one eucalyptus tree from the coastal bluff area and a proposed new site landscape plan. The project requires Planning Commission review for a Coastal Development Permit. The project will address the violations listed in ENF2008-00430 and ENF2010-00829.)

**(Project requires compliance with Planning Commission Resolution No. 013-11. Project Design Approval and Final Approval is requested.)**

Michael Baugus, neighbor, expressed concern with the location and placement of the proper tree species with regard to the blocking of his private views.

**Continued one week to Consent with the comment for the applicant to consider eliminating the "canary date" palm tree and/or provide a small flowering canopy tree replacement.**

**NEW ITEM****E. 2521 MEDCLIFF RD****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-330-034  
 Application Number: MST2011-00208  
 Owner: Thomas Caesar Family Trust  
 Designer: Marcia Vail

(Proposal to permit the "as-built" replacement of an existing 74 linear foot six-foot tall wood fence located within required front setback and the right-of-way along La Jolla Circle, and to relocate an "as-built" 64 linear foot 3.5-foot tall wood fence located in the right-of-way along Medcliff Road. The parcel is currently developed with an existing one-story single-family residence. The improvements will address the enforcement issues identified in ENF2011-00086. The project requires Staff Hearing Officer review for a requested zoning modification to allow a portion of the existing "as-built" fence to exceed 3.5 feet in height within the required setback. This proposal also requires an encroachment permit from the Public Works Department to allow the construction of the fences to be located within the public right-of-way.)

**(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for a requested zoning modification.)**

David Vanhoy, neighbor, expressed concerns regarding the proposed trees, their quantities, and location with regard to protecting his private views.

Emails and Letters expressing concerns from Susan Belloni, and Patricia and Anthony Craddock were acknowledged.

**Continued indefinitely to Staff Hearing Officer (SHO) and return to Full Board with comments:**

- 1) The Board would prefer the location of the proposed fence be located on the property line, and not in the public right-of-way.
- 2) The proposed height (maximum 6-feet) and materials are acceptable.
- 3) All flood lights are to be removed and replaced with the standard light fixtures with minimal wattage and use of opaque glass to comply with the Outdoor Lighting Design Guidelines.

**NEW ITEM**

**F. 1667 LAS CANOAS RD**

**A-1 Zone**

Assessor's Parcel Number: 021-071-010  
 Application Number: MST2011-00277  
 Architect: Thompson Naylor Architects  
 Owner: Jeffrey Howard Frank Trust

(Proposal to construct a new one-story 2,755 square foot single-family residence and an attached 420 square foot two-car garage located in the Hillside Design District. The previous house and garage were destroyed in the Jesusita Fire. The proposal includes the demolition of the existing pool and pool deck and a portion of the existing driveway. A total of 274 cubic yards of grading is proposed, which includes 178 cubic yards of cut & fill under the building footprint and 96 cubic yards of fill elsewhere on site. The proposed total of 3,175 square feet, located on a 1.3 acre lot, is 62% of the guideline floor-to-lot area ratio.)

**(Comments only; project requires Environmental Assessment and Geo/Soils report prior to issuance of a Building Permit.)**

Project / with the finding that the Neighborhood Preservation Ordinance criteria  
 have be 22.69.050 of the City of Santa Barbara Municipal Code and  
 continu  
 solution/ with the comment that the Board looks forward to seeing a

**NEW ITEM**

**G. 1312 N ...**

**R-2 Zone**

Assessor's Parcel Number: 029-092-011  
 Application Number: MST2010-00383  
 Owner: Ian M. Jones

(Proposal to construct a 312 square foot one-story addition to an existing 888 square foot one-story single family residence and a 180 square foot detached one-car garage located on a 4,850 square foot lot in the Lower Riviera Special Design District. The proposed total of 1,380 square feet is 58% of the maximum guideline floor-to-lot area ratio.)

**(Comments only; project requires Environmental Assessment.)**

**Continued indefinitely to Consent with positive comments:**

- 1) The Board finds the proposed addition to be a compatible design solution to the existing residence, and ready for Project Design Approval, pending submittal and approval of the Environmental Report.

Items on Consent Calendar were reviewed by **Brian Miller** and **Denise Woolery**.

**View of 215 La Jolla Drive Story Poles from Douglas Family Preserve**



July 26, 2014

**SFDB MINUTES 2/10/14****CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

4. **215 LA JOLLA DR** **E-3/SD-3 Zone**  
**(4:30)** Assessor's Parcel Number: 041-363-004  
 Application Number: MST2013-00528  
 Owner: Frank Bucy  
 Architect: David Van Hoy

(Proposal for a major façade and interior remodel to an existing, 1,533 square foot, one-story, single-family residence, including an attached, two-car garage, located on a 6,000 square foot lot within the non-appealable jurisdiction of the Coastal Zone. The proposal includes 398 square feet of one-story additions, a new 379 square foot second-story addition, and an 86 square foot, second-level deck. The proposal includes demolition and re-construction of the existing garage to be located within the original building footprint. The proposal includes Staff Hearing Officer review for requested zoning modifications. The proposed total of 2,291 square feet is 85% of the required floor-to-lot area ratio (FAR).)

**(Comments only; project requires environmental assessment and Staff Hearing Officer review for requested zoning modifications.)**

Actual time: 4:41 p.m.

Present: David Van Hoy, Architect; Derek Westen, Attorney; Frank and Marlene Bucy, Owners, Suzanne Riegle, Planning Division

Public comment opened at 5:05 p.m.

- 1) Rhonda Seiter, neighbor at 225 La Jolla Dr. (submitted letter), expressed opposition regarding the second story, obstructed views, and neighborhood incompatibility. Mrs. Seiter summarized the comments on a petition of neighbors who could not attend the meeting.
- 2) Tony Craddock, neighbor at 151 La Jolla Dr. (submitted letter), expressed support for the project.
- 3) Pat Craddock, neighbor at 151 La Jolla Dr. (submitted letter), expressed support for the project.
- 4) James Seiter, neighbor at 2517 Mesa School Ln. (submitted letter), expressed concerns regarding neighborhood compatibility.
- 5) Mark Paul, neighbor, 221 La Jolla Dr., expressed concerns regarding the sandblasted privacy panels and requested screening landscaping.
- 6) Frank Wascoe, neighbor at 2540 Selrose Ln. (submitted letter), expressed support for the project design. Requested story poles.
- 7) Ed Tormio, neighbor at 2547 Medcliff Rd. (submitted letter), expressed support for the project design.

Letters of support from approximately 14 people, including Laurence Severance, Judith Long, Maria Richardson, Patricia Carddock, Erika Klemperer, Tony Craddock, Roger

Dickson, Stephanie Sneddon, Frank and Jeri Wascoe, Nathan and Abigail Ziv, Robin and Scottie Brooks and Ed Tormio were received.

Letters and petitions of opposition from approximately 26 people, including Rhonda Seiter, Judith and Wayne Cottrell, Jane Ricketts, Paul Delaney, John and Mary Lou Williams, David Galene, Barbara Thorburn, Robyn Palmquist, Chris Kent, Susan Shank, and James Seiter were received.

Public comment closed at 5:22 p.m.

**Motion: Continued indefinitely to Staff Hearing Officer for return to Full Board with comments:**

- 1) The modifications are aesthetically appropriate. The proposed modifications do not pose consistency issues with appearance, compatibility, quality architecture and materials.
- 2) Provide a landscape plan.
- 3) Study mitigation of the night glow that may emit from the second story windows.
- 4) Study the sandblasted panels for an alternative to provide privacy.
- 5) Provide Standard Level B story poles.

Action: Pierce/Woolery, 7/0/0. Motion carried.

**SDB MINUTES 7/28/2014**  
**PROJECT DESIGN REVIEW**

**6. 215 LA JOLLA DR E-3/SD-3 Zone**

**(6:25)** Assessor's Parcel Number: 041-363-004  
Application Number: MST2013-00528  
Owner: Frank Bucy  
Architect: David Van Hoy

(Proposal for a major façade and interior remodel to an existing, 1,533 square foot, one-story, single-family residence, including an attached, two-car garage, located on a 6,000 square foot lot within the non-appealable jurisdiction of the Coastal Zone. The proposal includes 398 square feet of one-story additions, a new 379 square foot second-story addition, and an 86 square foot, second-level deck. The proposal includes demolition and re-construction of the existing garage to be located within the original building footprint. The proposal includes Staff Hearing Officer review for requested zoning modifications. The proposed total of 2,291 square feet is 85% of the required floor-to-lot area ratio (FAR).)

**(Project Design and Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 013-14. Project was last reviewed on February 10, 2014.)**

Actual time: 7:10 p.m.

Present: David Van Hoy, Architect; Rob Maday, Landscape Architect; and Derek Westen, Lawyer.

Public comment opened at 7:29 p.m.

- 1) Cathie McCammon, a representative of the La Mesa Neighborhood Association, wrote a letter and expressed concerns regarding the preservation of the neighborhood in relation to the project's second story addition in a neighborhood of one-story homes.
- 2) Robin Palmquist, a neighbor at 2536 Selrose Lane, expressed concerns regarding additions to homes that disrupt views and the precedent the project will set for two-story developments in the predominately single-story neighborhood.
- 3) Trevor Martinson expressed concerns regarding an inaccuracy in square footage and the addition of a two-story home in a one-story neighborhood.
- 4) Marc Chytilo wrote a letter and expressed concerns regarding the privacy panels on the project interfering with the privacy of neighboring homes in addition to the light pollution of the second story disrupting the Douglas Family Preserve. He mentioned that the good neighbor guidelines had not been fulfilled as the issue of the second story went against neighborhood compatibility.

Letters of expressed concerns from Rhonda Seiter, Tom and Lisa Carosella, Frank and Jeri Wascoe, and Mark Mittermiller and Coleen Lund were acknowledged.

Public comment closed at 7:45 p.m.

Straw vote: How many Board members could support the second story in context with neighborhood compatibility? 3/3/0 (neutral).

**Motion:**            **Continued indefinitely to Full Board with comments:**

- 1) Study an alternate design for the second floor privacy screen or reduce the size to 48" using opaque materials.

**Action:**            Miller/James, 4/2/0.    Motion carried.    (Bernstein/Woolery opposed, Zimmerman absent).

**SFDB MINUTES 8/11/2014**  
**PROJECT DESIGN REVIEW**

**6. 215 LA JOLLA DR E-3/SD-3 Zone**

**(6:40)** Assessor's Parcel Number: 041-363-004  
Application Number: MST2013-00528  
Owner: Frank Bucy  
Architect: David Van Hoy

(Proposal for a major façade and interior remodel to an existing, 1,533 square foot, one-story, single-family residence, including an attached, two-car garage, located on a 6,000 square foot lot within the non-appealable jurisdiction of the Coastal Zone. The proposal includes 394 square feet of one-story additions, a new 379 square foot second-story addition, and an 86 square foot, second-level deck. The proposal includes demolition and re-construction of the existing garage to be located within the original building footprint. The proposal includes Staff Hearing Officer review for requested zoning modifications. The proposed total of 2,291 square feet is 85% of the required floor-to-lot area ratio (FAR).)

**(Project Design and Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 013-14. Project was last reviewed on July 28, 2014.)**

Actual time: 6:55 p.m.

Present: David Van Hoy, Architect; Marilyn and Frank Bucy, Owner.

Public comment opened at 7:21 p.m.

- 1) Marc Chytilo, representing Rhonda Seiter, expressed concerns regarding the light pollution of the window fenestration on the second story in relation to the Douglas Family Preserve. Additionally, he is requesting that the 20 closest homes be evaluated regarding neighborhood compatibility. He also stated that the proposed landscaping would not preserve the privacy of the surrounding homes.
- 2) Reverend David Green requested that the precedent for one-story homes be preserved for the neighborhood.
- 3) Rhonda Seiter, neighbor at 225 La Jolla Drive, stated her privacy is threatened by the addition of the second story.
- 4) Edward Tomeo, neighbor 2547 Medcliff Rd., spoke in favor of the project, stating that the project will be an improvement to the neighborhood.
- 5) Susan Shank, neighbor at 221 Selrose Lane, appreciates the story poles. She spoke in opposition of the second story with regard to it limiting views.
- 6) Felicia Kashevaroff, 2545 Medcliff Rd., spoke in support stating that the project is compatible with the neighborhood and modest in size.
- 7) Cathie McCammon, a representative of La Mesa Neighborhood Association, is concerned with neighborhood compatibility as outlined in the Single Family Residential Design Guidelines.

- 8) Joan Tomeo, neighbor 2547 Medcliff Rd., spoke in support of the project.
- 9) Jeff Barens, neighbor at 2321 Edgewater Way, spoke in support stating the project as being compliant with City regulations and rejected the idea of the neighborhood trying to maintain the tradition of only single-story homes in the area.

Letters of support from Patrick Fearbend, Christina Shades, Pat and Tony Kraydock, Jeff Barens, Karen and Joe Bucannon, Roger Dixon, Noah and Brent Christenson, Mary Richardson, Felicia Kashevaroff, Edward Tomeo, Joan Tomeo, Erica Climperia were acknowledged. A neutral letter from Mark and Victoria Paul was acknowledged. Letters of opposition from Derek Westin, Reverend David Green and Barbara Thornburg Green were acknowledged.

Public comment closed at 7:49 p.m.

**Motion:**        **Project Design Approval and Final Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal.**

- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, and good neighbor guidelines.

**Action:**        Zimmerman/Miller, 4/3/0. Motion carried. (Pierce/Bernstein/Woolery opposed).

The ten-day appeal period was announced.



## COMPATIBILITY GUIDELINES

### 6. NEIGHBORHOOD

Design a project to be compatible with the immediate neighborhood, and carefully consider the neighborhood study area for a project.

People think of their “neighborhood” in different ways. There are large areas of the City sometimes referred to as neighborhoods. There are also smaller, immediate neighborhoods. The Neighborhood Preservation Ordinance requires homes to be “compatible with their neighborhood.” To help determine project compatibility with a neighborhood, the Single Family Design Board (SFDB) will generally refer to a “Neighborhood Study Area” defined below. A Neighborhood Study Area allows the SFDB to efficiently review homes for compatibility. Following are three levels of “neighborhood” recognized by the SFDB.

**General Plan Neighborhood:** Neighborhoods as delineated in the Land Use Element of the City’s General Plan (see next page).

**Immediate Neighborhood:** Generally, an area smaller than a General Plan neighborhood that has a combination of the following characteristics in common:

- Similar zoning
- Properties built as part of the same original subdivision
- Common access routes

- Walkable radius (15 minutes; usually quarter mile radius)
- Similar architectural styles
- Similar tree and landscaping patterns
- Main streets, bridges, or railroad corridors as a boundary

Also, it should be noted that highly visible properties, such as those in hillside areas, can have an impact beyond their immediate neighborhood.

**Neighborhood Study Area:** The twenty (20) closest lots to a proposed project (see example below). Additional lots may be considered to make a compatibility determination depending on the predominant streetscape, patterns of development, or parcel sizes.



Neighborhood Study Area: 20 Closest Homes Example



**Mission Area Design District:** An area defined by the City that is within 1000' of Part II of El Pueblo Viejo Landmark District (around the Santa Barbara Mission) and is subject to special design review so as to maintain compatibility with the existing neighborhood and the Mission.

**Modification:** A limited waiver from specific requirements of the zoning ordinance. Modification requests are subject to public hearing and may only be granted under special circumstances supporting required findings.

**Neighborhood:** See delineations of 32 official neighborhoods in the Land Use Element of the City's General Plan according to shared factors of influence, identification, and composition sufficient to form subunits that lend themselves to analysis and discussion as individual entities.

**Neighborhood Compatibility:** In neighborhoods that possess examples of distinctive architecture, new structures and additions should present a harmonious character so as not to clash or exhibit discord with the particular surrounding neighborhood. Structures and additions should be consistent with the elements that distinguish their particular neighborhood. These elements include, but are not limited to, a sense of mass, scale, roof lines, colors, textures, materials, and maintenance of the existing setbacks and patterns of development in the particular neighborhood. In neighborhoods that do not possess examples of distinctive architecture, the SFDB encourages new structures and additions that lead the neighborhood toward styles harmonious with Santa Barbara's distinctive architecture.

**Neighborhood Study Area:** The twenty (20) closest parcels to a proposed project. Additional parcels may be considered in making a compatibility determination depending on the predominant streetscape, patterns of development or parcel sizes.

**Natural Colors:** Colors that generally blend into the natural surroundings or are earth tone colors appropriate to the area.

**Open Yard Area:** An open yard area is a yard or portion thereof as defined by the Zoning.

**Permeability:** The ability of landscaping and building materials to allow water to pass through the ground rather than "run off" a property. A property with a high percentage of landscaped versus built and paved areas would have significant permeability. A property almost entirely covered with structures and paving would have very low permeability. Soil, gravel, porous paving and paving spaced with openings and cracks all allow for water passage.

**Pilaster:** A pier or pillar incorporated into a wall, often with capital and base; or a vertical decorative feature that imitates engaged piers but is not a supporting structure.

**Plate Height:** Distance from slab or floor sheathing to top of wall.

**Planning Commission:** A seven member commission authorized by the City Charter and appointed by City Council to review and approve, conditionally approve or deny projects based on Zoning and Subdivision Ordinance Requirements. The Planning Commission also advises the City Council on changes to the Municipal Code, issues related to the General Plan and other development policies of the City.

**Human Scale:** A scale that is comfortable and relates proportionately to human size. In the USA, the average man is approximately 5'9" and the average woman is approximately 5'3". The people shown in this document help the reader to relate the homes shown to a human scale.

**Infill Housing:** Housing that is in existing neighborhoods other than in the Hillside Design District.

**Immediate Neighborhood:** Smaller than the neighborhoods defined in the Land Use Element of the General Plan and defined by qualitative aspects such as:

- Similar zoning
- Properties built as part of the same original subdivision
- Common access routes
- Walkable radius (15 minutes, usually one quarter mile)
- Similar architectural styles
- Similar tree and landscaping patterns
- Main streets, bridges or railroad corridors as a boundary

Also, it should be noted that highly visible properties, such as those in hillside areas, can have a sphere of influence beyond their immediate neighborhood.

**Lighting, Directional:** Lighting that is designed to be focused on a particular area or object rather than to illuminate an entire area.

**Lot:** A parcel of land shown with a separate and distinct number on a plot or map recorded or filed with the Recorder of the County or a parcel of land held under separate ownership.

**Lot Area, Net:** The total area of a parcel, excluding recorded public right-of-way easements.

**Lot Line, Front:** The property line or lines dividing a lot from a street or right of way (r.o.w.). On a corner lot and/or a through lot, all street lines shall be considered to be front lot lines.

**Lot Line, Interior:** Any lot line other than front lot lines.

**Manufactured home.** The definition used for "manufactured home" shall be as it appears in the California Health and Safety Code at the time these guidelines are applied to a project. As of April 2007, the definition in the California Health and Safety Code is as follows, check the California Code for further updates: A structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width, or 40 body feet or more in length, or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein; except that such term shall include any structure which meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification and complies with the standards established under this part. "Manufactured home" includes a mobile home subject to the National Manufactured Housing Construction and Safety Act of 1974 (42 U.S.C., Sec. 5401, et seq.).

**Massing:** The arrangement of the structure's bulk, including relative openness and solidity.





**BUCY  
RESIDENCE**  
215 LA JOLLA LANE  
SANTA BARBARA CA  
93109







# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** September 30, 2014

**TO:** Mayor and Councilmembers

**FROM:** Administration Division, Parks and Recreation Department

**SUBJECT:** Conference With Real Property Negotiators

### **RECOMMENDATION:**

That Council hold a closed session pursuant to Government Code Section 54956.8 regarding the renewal of a lease.

**Real Property:** Westside Boys and Girls Club, 602 West Anapamu Street in the City of Santa Barbara.

**City Negotiators:** Paul Casey, Assistant City Administrator; Nancy L. Rapp, Parks and Recreation Director; Ariel Calonne, City Attorney; Scott Vincent, Assistant City Attorney

**Negotiating Parties:** United Boys and Girls Clubs of Santa Barbara County.

**Under Negotiation:** Price and terms of payment, including lease term.

**Scheduling:** Duration, 30 minutes; anytime

**Report:** None anticipated

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

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



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** September 30, 2014  
**TO:** Mayor and Councilmembers  
**FROM:** City Attorney's Office  
**SUBJECT:** Conference with City Attorney – Pending Litigation

### RECOMMENDATION:

That Council hold a closed session to consider pending litigation pursuant to subsection (d)(1) of section 54956.9 of the Government Code and take appropriate action as needed.

The pending litigation is *Frank Banales, Sebastian Aldana Jr., Jacqueline Inda, Cruzito Herrera Cruz, and Benjamin Cheverez, v. City of Santa Barbara, et al.*, SBSC Case No.1468167.

**SCHEDULING:** Duration, 15 minutes; anytime  
**REPORT:** None anticipated  
**SUBMITTED BY:** Ariel Calonne, City Attorney  
**APPROVED BY:** City Administrator's Office