



CITY OF SANTA BARBARA CITY COUNCIL MINUTES

REGULAR MEETING SEPTEMBER 9, 2025 COUNCIL CHAMBERS, 735 ANACAPA STREET

CALL TO ORDER

Mayor Randy Rowse called the meeting to order at 2:00 p.m. (The Ordinance Committee met at 12:00 p.m. The Finance Committee, which ordinarily meets at 12:00 p.m., did not meet on this day.)

PLEDGE OF ALLEGIANCE

Mayor Rowse.

ROLL CALL

Councilmembers present: Eric Friedman, Oscar Gutierrez, Meagan Harmon, Mike Jordan, Wendy Santamaria, Kristen W. Sneddon, Mayor Randy Rowse.

Councilmembers absent: None.

Staff present: City Administrator Kelly McAdoo, City Attorney Sarah J. Knecht, City Clerk Services Manager Sarah Gorman.

CEREMONIAL ITEMS

1. **Subject: Employee Recognition – Service Award Pins (120.04)**

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, 2025.

Action: City Administrator Kelly McAdoo expressed her gratitude towards all City employees that were recognized on this day.

CHANGES TO THE AGENDA

There were no changes to the agenda.

CONSENT CALENDAR (Item Nos. 2, 4 – 5, 8 - 20)

The titles of the Ordinances and Resolutions were read.

City Administrator McAdoo introduced new Deputy City Administrator Anthony Valdez and new Human Resources Director Michael Arnoldus, for Items 13 and 14, respectively.

Motion:

Councilmembers Freidman/Harmon to approve Items 2, 4 – 5, and 8 – 20 of the consent calendar as recommended.

Vote:

Unanimous roll call vote.

2. Subject: Minutes (000.00)

Recommendation: That Council waive reading and approve the minutes for the special meetings of August 5, August 11, August 12, and August 19; and for the regular meetings of August 5, August 12, and August 19.

Action: Approved the recommendation.

4. Subject: Contract Amendment for Environmental Services for the Las Positas and Modoc Roads Multiuse Path Project [Ordinance Introduction; Agreement] (530.04)

Recommendation: That Council:

- A. Introduce and subsequently adopt, by reading of title only, an Ordinance of the Council of the City of Santa Barbara Amending and Ratifying Agreement No. 26,724, by and Between the City of Santa Barbara and Rincon Consultants, Inc. for Environmental Mitigation and Restoration Specialist Services, and Related Support for the Las Positas and Modoc Roads Multiuse Path Project; and
- B. Authorize the Public Works Director to execute the Fourth Amendment to City Professional Services Agreement No. 26,724 with Rincon Consultants, Inc. for environmental monitoring and restoration specialist services for the Las Positas and Modoc Roads Multiuse Path Project, with no change in cost to the current agreement values previously approved by Council.

Action: Approved the recommendations; (September 9, 2025, report from the Acting Public Works Director; Proposed Ordinance).

5. Subject: Introduction of Ordinance for Water Metering for Adaptive Reuse Projects [Ordinance Introduction] (540.01)

Recommendation: That Council introduce and subsequently adopt, by reading of title only, an Ordinance of the Council of the City of Santa Barbara Amending Section 14.08.150 of the Santa Barbara Municipal Code Relating to Water Meters for Adaptive Reuse Projects.

Action: Approved the recommendation; (September 9, 2025, report from the Acting Public Works Director; Proposed Ordinance).

8. Subject: 2025-2027 Police Officers' Association Bargaining Unit Memorandum of Understanding [Resolution; Agreement] (440.02)

Recommendation: That Council:

- A. Adopt, by reading of title only, a Resolution of the Council of the City of Santa Barbara Adopting the 2025-2027 Memorandum of Understanding Between the City of Santa Barbara and the Santa Barbara Police Officers' Association; and
- B. Adopt, by reading of title only, a Resolution of the Council of the City of Santa Barbara Amending Resolution No. 25-071, the Position and Salary Control Resolution for Fiscal Year 2026, Affecting the Salaries of Certain Classifications in the Police Officers Association Effective September 20, 2025.

Action: Approved the recommendations; Resolution Nos. 25-098 and 25-099; Agreement No. 28,763 (September 9, 2025, report from the Acting Human Resources Director).

9. Subject: Adoption of a Resolution and Authorization for Cooperative Agreement for the Cliff Drive and Milpas Street Safety Projects [Resolution; Agreement] (530.04)

Recommendation: That Council:

- A. Authorize the Public Works Director to execute the Measure A Cycle 6 Project Cooperative Agreement between the City of Santa Barbara and the Santa Barbara County Association of Governments for the Cliff Drive: Urban Highway to Complete Street Transformation and Milpas Street Crosswalk Safety and Sidewalk Widening Projects; and
- B. Adopt, by reading of title only, a Resolution of the Council of the City of Santa Barbara Amending Resolution No. 25-066, Adopting the Budget for Fiscal Year 2026, to Appropriate Measure A Cycle 6 Grant Funds for the

Cliff Drive: Urban Highway to Complete Street Transformation and Milpas Street Crosswalk Safety and Sidewalk Widening Projects.

Action: Approved the recommendations; Resolution No. 25-100; Agreement No. 28,764 (September 9, 2025, report from the Acting Public Works Director).

10. Subject: Approval of Professional Services Agreements with Pre-Qualified Consultants to Provide On-Call Environmental Review Services for the Community Development Department for Five Years [Resolution; Agreement] (630.02)

Recommendation: That Council:

- A. Approve seven pre-qualified professional environmental review firms to provide on-call environmental review services as needed for the Community Development Department Planning Division for five years, expiring September 30, 2030;
- B. Adopt, by reading of title only, a Resolution of the Council of the City of Santa Barbara Amending Resolution No. 25-066, Adopting the Budget for Fiscal Year 2026, to Approve an Increase in Fiscal Year 2026 Revenue and Expenditure Appropriations in the General Fund in the Amount of \$750,000 for Environmental Review Services Agreements Funded by Advance Payments from the Project Applicant; and
- C. Authorize the Community Development Director to execute seven five-year Professional Services Agreements with the selected firms each in an amount not to exceed \$500,000.

Action: Approved the recommendations; Resolution No. 25-101; Agreement Nos. 28,765, 28,766, 28,767, 28,768, 28,769, 28,770, and 28,771 (September 9, 2025, report from the Acting Public Works Director).

11. Subject: July 2025 Investment Report (260.02)

Recommendation: That Council accept the July 2025 Investment Report.

Action: Approved the recommendation; (September 9, 2025, report from the Finance Director).

12. Subject: Authorization to Amend the Legal Services Agreement with Kaplan Kirsch, LLP [Agreement] (160.03)

Recommendation: That Council authorize the City Attorney to execute an amendment to the legal services agreement with Kaplan Kirsch, LLP, by increasing the agreement not to exceed amount by \$50,000, for a new contract amount of \$110,000.

Action: Approved the recommendation; Agreement No. 28,779 (September 9, 2025, report from the City Attorney).

13. Subject: Deputy City Administrator Employee Agreement [Agreement] (170.01)

Recommendation: That City Council receive and confirm the employment agreement for the Deputy City Administrator.

Action: Approved the recommendation; Agreement No. 28,772 (September 9, 2025, report from the City Administrator).

14. Subject: Human Resources Director Employee Agreement [Agreement] (170.01)

Recommendation: That City Council receive and confirm the employment agreement for the Human Resources Director.

Action: Approved the recommendation; Agreement No. 28,773 (September 9, 2025, report from the City Administrator).

15. Subject: Agreement with CLEAResult Consulting, Inc. for Santa Barbara Clean Energy Multifamily Electric Vehicle Charging Program [Agreement] (630.02)

Recommendation: That Council authorize the Sustainability and Resilience Director to execute a three-year Professional Services Agreement with CLEAResult Consulting, Inc for a not to exceed total amount of \$325,000.

Action: Approved the recommendation; Agreement No. 28,762 (September 9, 2025, report from the Sustainability and Resilience Director).

16. Subject: Construction Support and Inspection Services for the Fiscal Year 2025 Wastewater Main Rehabilitation Project [Agreement] (540.13)

Recommendation: That Council:

- A. Authorize the Public Works Director to execute a City Professional Services Agreement with Water Systems Consulting Inc., in the amount of \$104,328 for design support services during construction of the Fiscal Year 2025 Wastewater Main Rehabilitation Project, and authorize \$10,433 for potential extra services, for a total expenditure authority of \$114,761; and
- B. Authorize the Public Works Director to execute a City Professional Services Agreement with Willdan Engineering in the amount of \$363,226 for construction inspection services for the Fiscal Year 2025 Wastewater Main Rehabilitation Project, and authorize \$36,323 for potential extra services, for a total expenditure authority of \$399,549.

Action: Approved the recommendations; Agreement Nos. 28,774 and 28,775 (September 9, 2025, report from the Acting Public Works Director).

17. Subject: Contract Amendment for Geotechnical Engineer of Record Services for the Santa Barbara Police Station Project [Agreement] (700.08)

Recommendation: That Council authorize the Public Works Director to execute the Second Contract Amendment with Earth Systems Pacific, for Geotechnical Engineer of Record services for excavation monitoring for the Santa Barbara Police Station Project, Contract No. 22300036A, in the amount of \$39,880 with an additional \$3,988 for extra services, for a new total expenditure authority of \$157,243.

Action: Approved the recommendation; Agreement No. 28,709.1 (September 9, 2025, report from the Acting Public Works Director).

18. Subject: Grant Agreement with South Coast Community Media Access Center, dba TV Santa Barbara [Agreement] (510.04)

Recommendation: That Council authorize the City Administrator to execute a two-year grant agreement with the South Coast Community Media Access Center for management of the public, educational, and government access television channels in an amount of \$297,445 plus an amount for public, educational and government access (PEG) capital expenditures equal to 50% of the actual PEG fees received by the City for Fiscal Year 2026.

Action: Approved the recommendation; Agreement No. 28,776 (September 9, 2025, report from the City Administrator).

19. Subject: Annual Contract with the Santa Barbara County Office of Arts and Culture [Agreement] (150.04)

Recommendation: That Council authorize the City Administrator to execute an agreement with the Santa Barbara County Office of Arts and Culture in the amount of \$456,570, of which \$239,963 will be regranted, as approved in the Fiscal Year 2026 adopted budget.

Action: Approved the recommendation; Agreement No. 28,777 (September 9, 2025, report from the City Administrator).

20. Subject: Professional Services Agreement with Rincon Consultants, Inc., for the Ortega Park Renovation Project [Agreement] (570.05)

Recommendation: That Council authorize the Parks and Recreation Director to execute a Professional Services Agreement with Rincon Consultants, Incorporated, to perform soil and groundwater characterization for the purpose of preparing a cost estimate for the management of impacted soil, refuse, and groundwater as a result of the Ortega Park Renovation Project in the amount of not to exceed \$234,056.

Action: Approved the recommendation; Agreement No. 28,778 (September 9, 2025, report from the Parks and Recreation Director).

REPORT FROM THE ORDINANCE COMMITTEE

Ordinance Committee Chair Sneddon reported that Ordinance Committee updating MC regarding parking on municipally owned parking lots, forwarded to council with 2 – 1 vote will return to council in a few months.

GENERAL PUBLIC COMMENT

Members of the Public: No one wished to speak.

PULLED CONSENT ITEMS

3. Subject: Loan to Housing Authority for \$3,500,000 for Development of Property Located at 400 West Carrillo Street [Ordinance Adoption] (610.04)

Recommendation: That Council adopt, by reading of title only, an Ordinance of the Council of the City of Santa Barbara Approving a Loan with the Housing Authority of the City of Santa Barbara in the Amount of \$3,500,000 for Development of Real Property Located at 400 West Carrillo Street to Be Used for Affordable Housing, to Be Secured by a Deed of Trust and a 90-Year Affordability Control Covenant Imposed on Real Property and Authorizing the City Administrator to Execute Such Agreements, Subject to Approval as to Form by the City Attorney.

Documents:

- Proposed Ordinance.

Motion:

Santamaria/Harmon to approve the recommended action; Ordinance No. 6188.

Vote:

Majority roll call vote (No: Mayor Rowse).

6. Subject: Advisory Group Guidelines Update [Resolution] (140.02)

Recommendation: That Council adopt, by reading of title only, a Resolution of the Council of the City of Santa Barbara Adopting Amended Guidelines for the City of Santa Barbara Advisory Groups and Rescinding Resolution No. 24-021.

Documents:

- September 9, 2025, report from the City Administrator.
- Proposed Resolution.

Motion:

Friedman/Harmon to approve the recommended action; Resolution No. 25-096.

Vote:

Unanimous roll call vote.

7. Subject: A Resolution Denying the Appeal and Upholding the Decision of the Architectural Board of Review Regarding the 418 N. Milpas Street and 913-921 E. Gutierrez Street Project [Resolution] (640.07)

Recommendation: That Council adopt by reading of title only, a Resolution of the Council of the City of Santa Barbara Denying the Appeal of Natasha Todorovic, and Upholding the Decision of the Architectural Board of Review to Approve the Project at 418 N. Milpas Street and 913-921 E. Gutierrez Street.

Documents:

- September 9, 2025, report from the Community Development Director.
- Proposed Resolution.

Speakers:

- Members of the Public: Alex Perez.

Motion:

Friedman/Harmon to approve the recommended action; Resolution No. 25-097.

Vote:

Majority roll call vote (Noes: Councilmembers Santamaria, Sneddon, Gutierrez).

CITY COUNCIL ADMINISTRATIVE AND ATTORNEY REPORTS

PARKS AND RECREATION DEPARTMENT

21. Subject: Work Plan for the Parks and Recreation Master Plan (570.08)

Recommendation: That Council provide input on the draft goals, key stakeholder groups, and work plan for the Parks and Recreation Master Plan.

Documents:

- September 9, 2025, report from the Parks and Recreation Director.
- PowerPoint presentation prepared and made by staff.

Speakers:

- Staff: Parks and Recreation Director Jill Zachary; Project Planner Bronwyn Bradbury.
- Members of the Public: No one wished to speak.

Discussion:

- Council received a presentation from staff.
- Councilmembers' questions were answered.

COMMUNITY DEVELOPMENT DEPARTMENT

22. Subject: Municipal Code Amendments to Incentivize Adaptive Reuse Projects [Ordinance Introduction] (610.04)

Recommendation: That Council:

- A. Determine that the ordinance is consistent with the General Plan; and
- B. Introduce and subsequently adopt, by reading of title only, an Ordinance of the Council of the City of Santa Barbara Amending the Santa Barbara Municipal Code by Adding Section 30.185.045 Pertaining to Regulations for Adaptive Reuse Projects.

Documents:

- September 9, 2025, report from the Community Development Director.
- Proposed Ordinance.
- PowerPoint presentation prepared and made by staff.

Speakers:

- Staff: Acting Community Development Director Allison DeBusk; Project Planner Dana Falk; Project Planner Rosie Dyste; Assistant City Attorney Tava Ostrenger
- Members of the Public: Ben Romo; Rich Applebaum; Lisa Carlos; Robin Elander; Linda Honikman; Steven Johnson, Craig Minus, Cassandra Ensberg, Ana Arce, Cody Sargeant.

Motion:

Councilmembers Friedman/Jordan to direct staff to return with an ordinance for introduction removing the central business district from inclusionary, including a recommendation for a number for a cap, to replace the planning commission recommendation with the staff recommendation for maximum average unit size, and for staff to evaluate ownership aspects of inclusionary.

Vote:

Majority roll call vote (Noes: Councilmembers Santamaria, Sneddon).

Councilmember Harmon was excused at 5:02 p.m.

COUNCIL AND STAFF COMMUNICATIONS

COUNCILMEMBER COMMITTEE ASSIGNMENT REPORTS & ENGAGEMENTS

- Councilmember Sneddon attended the following meetings or events: 1. Service award for Kenny Kushner; 2. Library haven opening; 3. Judge for Battle of the Brands with the hospitality industry; 4. Zoo update; 5. Riviera Association meeting.
- Mayor Rowse attended the following meetings or events: 1. Visit with Antonio Villaraigosa; 2. SB Zoo update; 3. Civil grand jury meeting.

PUBLIC COMMENT (IF NECESSARY)

No one wished to speak.

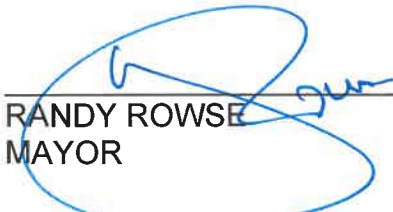
ADJOURNMENT

Mayor Rowse adjourned the meeting at 5:03 p.m.

Approved and adopted by the City Council of the City of Santa Barbara on September 23, 2025.

SANTA BARBARA CITY COUNCIL

SANTA BARBARA
CITY CLERK'S OFFICE



RANDY ROWSE
MAYOR

ATTEST: 

SARAH GORMAN
CITY CLERK SERVICES MANAGER

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