



CITY OF SANTA BARBARA CITY COUNCIL MINUTES

REGULAR MEETING April 13, 2004 COUNCIL CHAMBER, 735 ANACAPA STREET

CALL TO ORDER

Mayor Marty Blum called the joint meeting of the Council and the Redevelopment Agency to order at 2:02 p.m. (The Finance Committee met at 12:00 p.m. The Ordinance Committee, which is ordinarily scheduled to meet at 1:00 p.m., did not meet on this date.)

PLEDGE OF ALLEGIANCE

Mayor Blum.

ROLL CALL

Councilmembers present: Brian B. Barnwell, Iya G. Falcone, Roger L. Horton, Helene Schneider, Dan B. Secord, Das Williams, Mayor Blum.

Councilmembers absent: None.

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

CEREMONIAL ITEMS

1. SUBJECT: PROCLAMATION DECLARING APRIL 12 - 18, 2004, AS NATIONAL COMMUNITY DEVELOPMENT WEEK (120.04)

ACTION: Proclamation presented to Bryan Smith, Community Development and Human Services Committee Chair, Kathleen Baushke, Transition House Executive Director, and Randy Sunday, AIDS Housing Santa Barbara Executive Director.

PUBLIC COMMENT

No one wished to speak.

CONSENT CALENDAR (Item Nos. 1 – 9 and 11 – 13)

The titles of the resolutions related to Item Nos. 6 and 11 were read.

MOTION:

Council/Agency members Secord/Falcone to approve the Consent Calendar as recommended.

VOTE:

Unanimous roll call vote.

2. **SUBJECT: MINUTES**

RECOMMENDATION: That Council waive the reading and approve the minutes of the special meeting of March 29, 2004, and the regular meeting of March 30, 2004.

ACTION: Approved the recommendation.

3. **SUBJECT: PROPERTY - EVIDENCE MANAGEMENT SYSTEM (520.04)**

RECOMMENDATION: That Council:

- A. Authorize the expenditure of \$48,944.36 from the California Law Enforcement Equipment Program (C.L.E.E.P.) and Local Law Enforcement Block Grant (L.L.E.B.G.) Grant Funds for the purchase of a Property - Evidence Management System; and
- B. Find it in the City's best interest to waive the formal bid process as authorized by Municipal Code Section 4.52.080 (k), and authorize the City General Services Manager to issue a Purchase Order to R.J. Lee Solutions, Kennewick, Washington, in the amount of \$48,944.36 for the Property - Evidence Management System.

ACTION: Approved the recommendations (April 13, 2004, Police Chief's report).

4. **SUBJECT: MAP AND AGREEMENTS FOR 619 WEST ORTEGA STREET (640.08)**

RECOMMENDATION: That Council:

- A. Approve and authorize the City Administrator to record Final Map No. 20,674 by Ortega Cottages, LLC, for a one-lot subdivision for residential condominium purposes, located at 619 West Ortega Street, APN 037-101-005, finding the map in conformance with the General Plan and applicable specific plans of the City; and
- B. Approve and authorize the City Administrator to execute and record an Agreement Relating to Subdivision Map Conditions Imposed on Real Property.

(Cont'd)

4. (Cont'd)

ACTION: Approved the recommendations; Agreement No. 21,369 (April 13, 2004, Public Works Director's report).

5. SUBJECT: CONTRACT FOR RUNWAY - TAXIWAY - AIRCRAFT PARKING ANALYSIS (550.08)

RECOMMENDATION: That Council:

- A. Authorize the Public Works Director to execute a contract with URS Corporation (URS) in the amount of \$29,064, for design and technical analysis services associated with aircraft parking at the Airline Terminal; and
- B. Authorize the Public Works Director to approve expenditures of up to \$2,900 for extra services of URS that may result from necessary changes in the scope of work.

ACTION: Approved the recommendations; Contract No. 21,370 (April 13, 2004, Public Works Director's report).

6. SUBJECT: PROPOSED ABANDONMENT OF PORTION OF VOLUNTARIO STREET (530.04)

RECOMMENDATION: That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara, California, Declaring that it is the Intention of the Council of Said City to Vacate and Abandon a Certain Unimproved Portion of Voluntario Street Between Canon Perdido Street and De La Guerra Street as More Particularly Hereinafter Described, and Providing for the Holding of a Public Hearing.

ACTION: Approved the recommendation; Resolution No. 04-020 (April 13, 2004, Public Works Director's report; proposed resolution).

7. SUBJECT: PARCEL MAP AND AGREEMENT FOR 125 AND 127 GRAY AVENUE (640.08)

RECOMMENDATION: That Council:

- A. Approve and authorize the City Administrator to record Parcel Map No. 20,667 by Joseph Garred, Owner, for a one-lot subdivision to convert an existing duplex into two residential condominium units; and
- B. Approve and authorize the City Administrator to execute and record an Agreement Relating to Subdivision Map Conditions Imposed on Real Property.

ACTION: Approved the recommendations; Agreement No. 21,371 (April 13, 2004, Public Works Director's report).

8. SUBJECT: CONTRACT FOR SURVEY OF PAVEMENT MAINTENANCE ZONES A AND B (530.04)

RECOMMENDATION: That Council:

- A. Authorize the Public Works Director to execute a contract with Harris & Associates, Inc. (Harris), for professional services to conduct a survey to determine the pavement condition index for Maintenance Zones A and B, in an amount not to exceed \$28,730; and
- B. Authorize the Public Works Director to approve any extra services from Harris that may result from changes in the original scope of work for the above project in an amount not to exceed \$2,900.

ACTION: Approved the recommendations; Contract No. 21,372 (April 13, 2004, Public Works Director's report).

9. SUBJECT: SET A DATE FOR PUBLIC HEARING REGARDING APPEAL OF ARCHITECTURAL BOARD OF REVIEW APPROVAL FOR 2135 STATE STREET

RECOMMENDATION: That Council:

- A. Set the date of June 29, 2004, at 2:00 p.m. for hearing the appeal filed by Rick T. Barron of the Architectural Board of Review preliminary approval of an application for property owned by Shelly Azbell and located at 2135 State Street, APN 025-241-007, E-3 One-Family Residence Zone, General Plan Designation: Residential, 5 Units per Acre. The project proposes construction of an addition above a new three-car garage attached to an existing residence, and Modifications are requested to address issues related to a new parking area, the open yard area and an existing hedge; and
- B. Set the date of June 28, 2004, at 1:30 p.m. for a site visit to the property located at 2135 State Street.

ACTION: Approved the recommendations (letter of appeal received February 24, 2004).

Agenda Item No. 10 appears in the Redevelopment Agency minutes.

11. SUBJECT: JOINT REDEVELOPMENT AGENCY AND CITY COUNCIL ITEM TO CONSIDER FINAL MAPS AND RESOLUTION FOR RITZ CARLTON CLUB SANTA BARBARA (640.08)

RECOMMENDATION: That Council:

- A. Approve and authorize the City Administrator to record Final Map Numbers 20,683, 20,684, and 20,685 by authorized agents, for the subdivision of the following real property:

(Cont'd)

11. (Cont'd)

1. City Block 323, Area A (Lot 1), currently addressed at 29 State Street, APN 033-102-014, and 35 State Street, APN 033-102-004;
 2. City Block 322, Area B (Lot 2), currently addressed at 22 State Street, APN 033-111-003, and 36 State Street, APN's 033-111-002 and -001; and
 3. City Block 305, Area C (Lot 3), currently addressed at 15 East Mason Street, APN 033-081-005, 100 State Street (main address), APN 033-081-010, 110 State Street, APN 033-081-004, 118 State Street, APN 033-081-003, and 120 State Street, APN 033-081-011, finding all three of the referenced Final Maps in conformance with the City's General Plan and applicable specific plans of the City; and
- B. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara and of the Redevelopment Agency of the City Authorizing the Agency and City Negotiation, Execution, and Delivery of an Escrow Agreement with Chicago Title Company and Various Other Agreements Between the City and the Agency and Santa Barbara RC Club, LLC, in Connection with the City Approval of the Santa Barbara Ritz Carlton Club Development Project Located at 29-35 State Street, 22-36 State Street, and 15 East Mason Street/110-120 State Street.

ACTION: Approved the recommendations; City Council Resolution No. 04-021; Redevelopment Agency Resolution No. 984; City Council Agreement Nos. 21,373 – 21,378; Redevelopment Agency Agreement Nos. 425 – 427 (April 13, 2004, Public Works Director's report; proposed resolution; draft agreements referred to in recommendation B).

NOTICES

12. The City Clerk has on Thursday, April 8, 2004, at 3:00 p.m. 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.
13. Received a letter of resignation from Rental Housing Mediation Task Force Member Lynn E. Goebel; the unscheduled vacancy will be part of the next City Advisory Group recruitment. (580.03)

This concluded the Consent Calendar.

FINANCE COMMITTEE REPORT

14. SUBJECT: SPECIAL FINANCE COMMITTEE AGENDA, APRIL 13, 2004, 12:00 P.M., IN ROOM 15 (120.03)
 - A. Reallocation of Budgeted Capital Improvement Funds to Projects Requiring Additional Funding; and
 - B. Fiscal Year 2005 Recommended Budget.

15. SUBJECT: REPORT FROM THE FINANCE COMMITTEE

Finance Committee Chair Dan Secord reported that the Committee discussed a Staff recommendation for the reallocation of Parks and Recreation Department capital improvement funds to priority projects requiring additional funding; this recommendation will be submitted to Council next week. The Committee also heard a Staff report regarding the Fiscal Year 2005 Recommended Budget; this report will also be made to the full Council as Agenda Item No. 16.

COUNCILMEMBER COMMITTEE ASSIGNMENT REPORTS

INFORMATION:

- Councilmember Barnwell commented that the efforts of the committee working to meet Council direction regarding the operations of the Casa Esperanza Homeless Center are progressing well.
- Councilmember Williams reported on his attendance at a meeting of BEACON (Beach Erosion Authority for Control, Operations and Nourishment), at which a project to create an artificial reef to prevent beach erosion was reviewed.
- Councilmember Schneider remarked upon a joint meeting of the Franklin Center, Westside Center, and Lower Westside Center Advisory Committees regarding the Neighborhood Improvements Program; she also mentioned a recent meeting of the City's Housing Authority to discuss the proposed annexation of the Hillside House property.
- Councilmembers Horton and Falcone commented that the PARC (Parks and Recreation Community) Foundation met recently to consider both the proposed restoration of a 1920s-era railcar as well as aspects of the project to acquire the National Guard Armory property.
- Mayor Blum reported that she had attended a press conference to protest the Environmental Protection Agency's lowering of standards for emissions from oil platforms.

CITY COUNCIL ADMINISTRATIVE AND ATTORNEY REPORTS

PUBLIC WORKS DEPARTMENT

17. SUBJECT: STATE TRANSPORTATION BUDGET

RECOMMENDATION: That Council receive a verbal presentation by Gregg Allbright, Caltrans District V Director, regarding the State Transportation Budget and its impact on the City.

SPEAKERS:

- Staff: Transportation Manager Browning Allen.
- Caltrans: District V Director Gregg Allbright.

(Cont'd)

17. (Cont'd)

DISCUSSION:

Mr. Allbright explained the effect of the state's current budget difficulties on funding to construct statewide highway projects, and he reported the status of specific projects for the local area. He also described the planned re-engineering of state government, particularly the use of performance measurements to achieve collaboration between different agencies. Councilmembers' questions were answered.

FINANCE DEPARTMENT

16. SUBJECT: FISCAL YEAR 2005 RECOMMENDED BUDGET (230.05)

RECOMMENDATION: That Council:

- A. Accept the Fiscal Year 2005 Recommended Operating and Capital Budget;
- B. Receive a report from staff in connection with the Fiscal Year 2005 Recommended Operating and Capital Budget; and
- C. Approve the proposed public hearing and review schedule.

DOCUMENTS:

- April 13, 2004, Finance Director's report.
- April 12, 2004, Finance Department memorandum revising the proposed public hearing and review schedule for the Fiscal Year 2005 Budget.
- April 13, 2004, Finance Department memorandum transmitting the Fiscal Year 2005 Recommended Operating and Capital Budget.
- PowerPoint presentation made by Staff.

SPEAKERS:

Staff: Finance Director Robert Peirson.

MOTION:

Councilmembers Secord/Schneider to approve the recommendations.

VOTE:

Unanimous voice vote.

PUBLIC WORKS DEPARTMENT (CONT'D)

18. SUBJECT: CONTRACT FOR GRANADA GARAGE CONSTRUCTION MANAGEMENT (550.05)

RECOMMENDATION: That Council:

- A. Receive an update for the design of the Granada Garage parking structure; and

(Cont'd)

18. (Cont'd)

- B. Authorize the Public Works Director to negotiate and execute a contract with the team of MNS Engineers, Incorporated (MNS), and Tishman Construction Corporation of California (Tishman) in an amount not to exceed \$1 million for construction management services, and approve expenditures of up to \$50,000 for extra services that may result from necessary changes in the scope of work.

DOCUMENTS:

- April 13, 2004, Public Works Director's report.
- PowerPoint presentation made by Staff.

SPEAKERS:

Staff: Principal Civil Engineer John Schoof.

MOTION:

Councilmembers Falcone/Barnwell to approve the recommendations;
Contract No. 21,379.

VOTE:

Unanimous voice vote.

RECESS

3:45 p.m. – 3:56 p.m.

PUBLIC HEARINGS

21. SUBJECT: APPEAL OF PLANNING COMMISSION DENIAL FOR 13 WEST
HALEY STREET (640.07)

RECOMMENDATION: That Council grant the appeal of applicants Neil and Sue Ablitt, reversing the decision of the Planning Commission to deny the project, and approve the modifications requested to construct the proposed 653 square-foot four-story residence with an attached 243 square-foot one-car garage on a 400 square-foot vacant lot.

DOCUMENTS:

- April 13, 2004, Community Development Director's report.
- April 10, 2004, letter from Planning Commissioner Grant House.
- February 20, 2004, letter of appeal.
- Verbal comments of Nancy Ferguson, received by the Applicant on February 20, 2004.
- March 24, 2004, letter from Hiroko Benko.

(Cont'd)

21. (Cont'd)

DOCUMENTS (Cont'd)

- March 25, 2004, letter from Ann Moore.
- March 31, 2004, letters from Vicki Stevenson; Marilyn Zellet.
- April 1, 2004, letter written by the Applicant to Terry Eisele.
- April 2, 2004, letter from Eli Luria.
- April 3, 2004, letter from Bob Peteler.
- April 5, 2004, letters from Gene and Gail Zannon; Lee Robertson.
- April 7, 2004, letters from Robert Dibley; Robert Kooyman; Joe Rution.
- April 9, 2004, letters from Dorothy Daniels; Bettie Pycha.
- April 12, 2004, letters from Citizens Planning Association of Santa Barbara County, Inc.; Attorney Jana Zimmer; Donald Schmidt.
- April 13, 2004, letters from Peter and Robin Crane; Duffy Smith; Holiday Inn Express/Hotel Virginia; Trevor Martinson.
- Undated letters from Bob Rheem; Roxanne Barbieri; Wisut Ma Jindapahn; Laura Rasmussen.
- Petition supporting the proposed project.
- List of telephone calls made to the Mayor & Council Office, supporting the proposed project.
- Affidavit of Publication.

PUBLIC HEARING OPENED:

3:57 p.m.

SPEAKERS:

- Staff: Associate Planner Jessica Grant, City Attorney Stephen Wiley.
- Planning Commission: Chair Peter Ehlen, Commissioner William Mahan, Vice-Chair Jonathan Maguire, Commissioners Harwood White, Charmaine Curtis Jacobs and John Jostes.
- Appellant/Applicant: Architect Jeff Shelton, Neil Ablitt.
- Members of the Public: Kay Morter, Shan O'Brien, Raymond Gonzalez, Mark Edwards, Trevor Martinson, Peter Lewis, Craig Jenkins, William Wood, Anders Johnson, Tiffany Campbell, Alex Pujo.

PUBLIC HEARING CLOSED:

5:11 p.m.

MOTION:

Councilmembers Falcone/Williams to approve the recommendation.

VOTE:

Unanimous voice vote.

19. SUBJECT: RIVIERA PARK SPECIFIC PLAN

RECOMMENDATION: That Council:

- A. Continue the public hearing on the proposed Specific Plan and related Ordinance Amendment to May 18, 2004, at 2:00 p.m.; and
- B. Set the date of May 17, 2004, at 1:30 p.m. for a site visit to the area.

MOTION:

Councilmembers Falcone/Secord to approve the recommendations.

VOTE:

Unanimous voice vote.

20. SUBJECT: DESIGNATION OF FOUR CITY LANDMARKS ON THE RIVIERA CAMPUS

RECOMMENDATION: That Council:

- A. Continue the public hearing on the designation of four City Landmarks on the Riviera Campus to May 18, 2004, at 2:00 p.m.; and
- B. Set the date of May 17, 2004, at 1:30 p.m. for a site visit to the area.

MOTION:

Councilmembers Horton/Barnwell to approve the recommendations.

VOTE:

Unanimous voice vote.

RECESS

5:36 p.m. – 6:04 p.m.

Mayor Blum presiding.

Councilmembers present: Barnwell, Falcone, Horton, Schneider, Secord, Williams, Mayor Blum.

Councilmembers absent: None.

Staff present: City Administrator/Clerk Armstrong, City Attorney Wiley, Deputy City Clerk Tschech.

CEREMONIAL ITEMS

22. SUBJECT: PROCLAMATION DECLARING APRIL 16 - 18, 2004, AS NATIONAL YOUTH SERVICE DAYS (120.04)

ACTION: Proclamation presented to Youth Council members Melinda Radsliff and Kevin Spracher.

PUBLIC COMMENT

SPEAKERS: Bruce Rittenhouse.

CITY COUNCIL ADMINISTRATIVE AND ATTORNEY REPORTS

COMMUNITY DEVELOPMENT DEPARTMENT

23. SUBJECT: REQUEST TO REZONE ST. FRANCIS HOSPITAL SITE (640.09)

RECOMMENDATION: That Council:

- A. Consider the request of the Bungalow Haven Neighborhood Association to initiate a rezone of the former St. Francis Hospital Site from C-O Medical Office to R-2 Two Family Residential;
- B. Consider the request of the Applicant/Property Owner to adjust the C-O/R-2 zone line to follow the proposed project property lines; and
- C. Decline to initiate a rezone of the entire property as requested by the Neighborhood Association, and initiate the adjusted zone boundary as proposed by the Applicant.

DOCUMENTS:

- April 13, 2004, Community Development Director's report.
- April 8, 2004, letter from the Bungalow Haven Neighborhood Association.
- April 4, 2004, e-mail communication from Sydney Siemens.
- April 11, 2004, letter from LaVera Garcia.
- April 12, 2004, letter from Arthur Hall.
- April 13, 2004, letter from Citizens Planning Association of Santa Barbara County, Inc.
- Written comments of Tony Zaharias.

SPEAKERS:

- Staff: Associate Planner Jessica Grant, City Planner Bettie Hennon, Community Development Director Paul Casey.
- Bungalow Haven Neighborhood Association: Joe Rution.
- Cottage Health Systems (Applicant): President/CEO Ron Werft, Vice President for Housing and Real Estate Ron Biscaro, Architect Brian Cearnal.
- Members of the Public: Sarada Svensson; Tony Zaharias; Sydney Siemens; Steve Cushman, Santa Barbara Region Chamber of Commerce; Molly Kellogg; Cheri Rae (speaking for herself and also for Naomi Kovacs of the Citizens Planning Association); Sean Lewis; Diane Delahunty; Steve Dowty; Michael Jogoleff; Lisa Ann Kelly; Jennifer McGovern; Sayre MacNeil; Frank Hernandez; Stephen Fountain; Ron Cronk; Jim Ashlock; Charles Butler; Joanne Rapp; Robin Dietrich; Larry Gerstein; Colleen Wheeler; Eva Turenchalk, Coastal Housing Partnership.

(Cont'd)

23. (Cont'd)

MOTION:

Councilmembers Secord/Barnwell to approve recommendation C.

VOTE:

Majority voice vote (Noes: Councilmember Williams).

ADJOURNMENT

Mayor Blum adjourned the meeting at 8:04 p.m.

SANTA BARBARA CITY COUNCIL

MABI COVARRUBIAS PLISKY, CMC
CITY CLERK SERVICES MANAGER

ATTEST:

MARTY BLUM
MAYOR

SUSAN TSCHECH
DEPUTY CITY CLERK