



CITY OF SANTA BARBARA CITY COUNCIL MINUTES

**REGULAR MEETING
JANUARY 23, 2024
COUNCIL CHAMBERS, 735 ANACAPA STREET**

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Mayor Rowse.

ROLL CALL

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

Councilmembers absent: None.

Staff present: Interim City Administrator Sarah Knecht, Acting City Attorney Tava Ostrenger, City Clerk Services Manager Sarah Gorman.

CEREMONIAL ITEMS

1. Subject: Human Trafficking Awareness Month - January 2024 (120.04)

Action: Proclamation presented by Mayor Rowse and received by Jeff Shaffer and Kayla Petersen of Kingdom Causes.

CHANGES TO THE AGENDA

There were no changes to the agenda.

CONSENT CALENDAR (Items No. 2, 4 - 8)

The titles of the Ordinances and Resolutions were read.

Motion:

Councilmembers Sneddon/ A. Gutierrez to approve Consent Calendar items 2, 4 - 8 as recommended.

Vote:

Unanimous roll call vote.

2. Subject: Local Housing Trust Fund [Ordinance Adoption] (660.01)

Recommendation: That Council 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 Chapter 26.80 Establishing the City of Santa Barbara Local Housing Trust Fund.

Action: Approved the recommendation; Ordinance No. 6138.

4. Subject: City of Santa Barbara Gifting the Vessel Falcon to Channel Island 241 Management, a California LLC, dba Seabridge Marina [Resolution] (570.03)

Recommendation: That Council adopt, by reading of title only, a Resolution of the Council of the City of Santa Barbara Gifting the Vessel Falcon to Channel Islands 241 Management, a California LLC, dba Seabridge Marina.

Action: Approved the recommendations; Resolution No. 24-007; (January 23, 2024, report from the Waterfront Director; proposed Resolution).

5. Subject: Fiscal Year 2024 Interim Financial Statements for the Five Months Ended November 30, 2023 (250.02)

Recommendation: That Council accept the Fiscal Year 2024 Interim Financial Statements for the five months ended November 30, 2023.

Action: Approved the recommendation; (January 23, 2024, report from the Finance Director).

6. Subject: Increase Purchase Order for the U.S. 101 State Street Undercrossing Project (530.04)

Recommendation: That Council authorize an increase to Purchase Order No. 32400530 with Upton Construction, Inc. for payment and performance bonding as well as steel post fabrication for the U.S. 101 State Street Undercrossing Project, in the amount of \$322,668.25 for a total expenditure authority of \$794,022.25.

Action: Approved the recommendation; (January 23, 2024, report from the Public Works Director).

7. Subject: Designation of Proposed Development at 531 East Ortega Street (Providence School) as a Community Benefit Project (640.09)

Recommendation: That Council designate the proposed project at 531 East Ortega Street as a Community Benefit Project pursuant to Santa Barbara Municipal Code Chapter 30.170 and allocate 3,000 square feet (net) of nonresidential floor area to the project from the Nonresidential Growth Management Program's Community Priority Project Category.

Action: Approved the recommendation; (January 23, 2024, report from the Community Development Director).

8. Subject: Water Supply Update and Annual Water Supply Management Report (540.08)

Recommendation: That Council:

- A. Receive an update on the Three-Year Water Supply Strategy; and
- B. Approve and adopt the City of Santa Barbara Water Supply Management Report for the 2023 Water Year, finding that the groundwater resources are in long-term balance in accordance with the conjunctive management element of the City's Enhanced Urban Water Management Plan.

Action: Approved the recommendations; (January 23, 2024, report from the Public Works Director).

REPORT FROM THE FINANCE COMMITTEE

Finance Committee Chair A. Gutierrez reported that the Committee heard and approved the Loan to Housing Authority for 3055 De La Vina Street and will forward the item for Council consideration.

PUBLIC COMMENT

Members of the public: Brittany Zajic; Michael Baker; Pastor Jerry Menchaca; Denice S. Adams; Sebastian Aldana Jr.; Clint Orr.

PULLED CONSENT ITEMS

3. Subject: Tenant Protection Ordinances [Ordinance Adoption] (660.01)

Recommendation: That Council adopt, by reading of title only, an Ordinance of the Council of the City of Santa Barbara Amending the Santa Barbara Municipal Code by Amending Sections 26.50.010, 26.50.030, 26.50.040, 26.50.060, and 26.50.070 Relating To Just Cause Eviction; by Adding Section 26.50.055 to

Provide a Tenant Right of First Refusal to Re-Rent Following a No-Fault Just Cause Eviction; by Adding Section 26.50.075 Relating to Occupancy Following a Substantial Remodel, and by Adding Chapter 26.60 Relating to Protection of Tenants From Harassment.

Acting City Attorney Ostrenger stated that the ordinance will be amended to fix a clerical error.

Documents:

- Ordinance as introduced on January 9, 2024.

Speakers:

- Members of the Public: Rick Hansen; Michael Self; Amber Asher; Frank Rodriguez; Stanley Tzankov; Efigenia Banales; Wendy Santamaria; Pam Flynt Tambo.

Discussion:

- Councilmembers' questions were answered.

Motion:

Councilmembers Sneddon/A. Gutierrez to approve the recommended action(s) adopted with the clerical amendment to delete section 26.60.07.b.2.d.ii.; Ordinance No.6139.

Vote:

Majority roll call vote (Noes: Councilmembers Harmon).

COUNCILMEMBER COMMITTEE ASSIGNMENT REPORTS

None.

CITY COUNCIL ADMINISTRATIVE AND ATTORNEY REPORTS

CITY ADMINISTRATOR

PUBLIC HEARING

9. Subject: Public Hearing for the 2024 Downtown and Old Town Business Improvement Districts Assessments [Resolution] (290.00)

Recommendation: That Council:

- A. Conduct a public hearing and consider appropriate protests to the renewal of the Downtown and Old Town Business Improvement Districts Assessments for 2024, as required under the California Parking and Business Improvement Area Law of 1989; and

- B. Adopt, by reading of title only, a Resolution of the Council of the City of Santa Barbara Confirming the Fiscal Year 2024 Downtown and Old Town Business Improvement District Annual Assessment Report and Renewing the Downtown Business Improvement District and Old Town Business Improvement District Assessments for 2024.

The title of the Resolution was read.

Documents:

- January 23, 2024, report from the City Administrator.
- Proposed Resolution .
- PowerPoint presentation prepared and made by staff.

Public Hearing opened: 2:52 p.m.

Speakers:

- Staff: Senior Assistant to the City Administrator's Office Brandon Beaudette
- Downtown Santa Barbara: Robin Elander.
- Members of the Public: None.

Discussion:

- Councilmembers' questions were answered.

Public Hearing closed: 3:08 p.m.

Motion:

Councilmembers Sneddon /A. Gutierrez to approve the recommended actions; Resolution No. 24-008.

Vote:

Unanimous roll call vote.

COMMUNITY DEVELOPMENT DEPARTMENT

10. **Subject: Loan to Housing Authority for \$6,000,000 for Acquisition of Property Located at 3055 De La Vina Street [Ordinance Introduction; Resolution] (660.01)**

Recommendation: That Council:

- A. Introduce and subsequently adopt, by reading of title only, an Ordinance of the Council of the City of Santa Barbara Approving a Loan Agreement with the Housing Authority of the City of Santa Barbara in the Amount of \$6,000,000 for Acquisition of Real Property Located at 3055 De La Vina Street to Be Used for Permanent Affordable Housing, to Be Secured by a Deed of Trust and a 90-Year Affordability Control Covenant Imposed on

Real Property and Authorizing the Community Development Director to Execute Such Agreements, subject to approval as to form by the City Attorney, as Necessary; and

- B. Adopt, by reading of title only, a Resolution of the Council of the City of Santa Barbara Amending Resolution No. 23-076, Adopting the Budget for Fiscal Year 2024, to Approve an Increase in Fiscal Year 2024 Expenditure Appropriations in the Affordable Housing Fund in the Amount of \$6,000,000 Funded by Affordable Housing Fund Reserves to Fund a Loan Agreement with the Housing Authority of the City of Santa Barbara for Acquisition of Real Property Located at 3055 De La Vina Street.

The titles of the Ordinance and Resolution were read.

Documents:

- January 23, 2024, report from the Community Development Director.
- Proposed Ordinance.
- Proposed Resolution.
- PowerPoint presentation prepared and made by staff.

Speakers:

- Staff: Housing and Human Services Manager Laura Dubbels
- Housing Authority: Dale Azam
- Members of the Public: Denice Adams; Patrice Surmeier; Ben Romo; Charles Sheffield; Frank Rodriguez.

Discussion:

- Councilmembers' questions were answered.

Motion:

Councilmembers Sneddon/Harmon to approve the recommended actions; Resolution No. 24-009; Agreement No. 28,471.

Vote:

Unanimous roll call vote.

RECESS

4:20 – 4:45 p.m.

QUASI-JUDICIAL HEARING RULES APPLY TO THE FOLLOWING AGENDA ITEM

PUBLIC HEARING

11. **Subject: Appeal of Planning Commission's Approval of a Development Plan for 710–720 State and 15 East Ortega Streets (640.07)**

Recommendation: That Council:

- A. Deny the appeals of Steven A. Johnson and Gareth Kelly, and uphold the Planning Commission's findings and approval of a Development Plan for the hotel project at 710-720 State and 15 East Ortega, and the Planning Commission's determination that the project is exempt from further environmental review under California Environmental Quality Act Guidelines Section 15332 (Infill Development); and
- B. Direct staff to return to Council with a Decision and Findings Resolution reflecting the outcome of the appeal hearing.

Public Hearing opened: 4:46 p.m.

Documents:

- January 23, 2024, report from the Community Development Director.
- PowerPoint presentation prepared and made by staff.
- PowerPoint presentation prepared and made by applicant.
- PowerPoint presentation prepared and made by appellant Stephen Johnson.
- PowerPoint presentation prepared and made by appellant Gareth Kelly.
- Written correspondence regarding this item was received and acknowledged.

Ex parte communications:

- Councilmember Harmon disclosed the following ex parte communications: None.
- Councilmember E. Friedman disclosed the following ex parte communications: None.
- Councilmember O. Gutierrez disclosed the following ex parte communications: None.
- Councilmember A. Gutierrez disclosed the following ex parte communications: None.
- Councilmember Sneddon disclosed the following ex parte communications: None.
- Mayor Pro Tem Jordan disclosed the following ex parte communications: None.
- Mayor Rowse disclosed the following ex parte communications: None.

Speakers:

- Staff: Associate Planner Kelly Brodison; City Planner Allison De Busk,
- Planning Commission: Leslie Colasse
- Appellant #1: Steven A. Johnson
- Appellant #2: Gareth Kelly
- Applicant: Jarret Gorin, representing Sima Corp; Adam Geeb, SIMA Corp.

- Members of the Public: Lauren Wilson; Susan Rodenwald; Travis Vassallo; Nicole Miller; Darrel Jackson; Darcy Roberts; George Drake-Knight; Joe Rafferty; Craig McGowan; Bryson Smith; Frank Rodriguez; Kyle Roach; Craig Borders; Ian Baucke; Byron Roose.

Discussion:

- Councilmembers' questions were answered.

Public Hearing closed: 7:15 p.m.

Motion:

Councilmembers Jordan/Friedman to approve the staff recommendations and deny the appeal.

Vote:

Majority roll call vote (Noes: Councilmember O. Gutierrez, Sneddon).

COUNCIL AND STAFF COMMUNICATIONS

COUNCILMEMBER ENGAGEMENTS

- Councilmember Friedman reported on their attendance at the following events or made the following comments: 1. Martin Luther King, Jr. Day celebration; 2. Memorial for Sojourner Kincaid Rolle; 3. Visit Santa Barbara tourism summit; 4. La Cumbre Plaza project. 4. Housing Authority Zoom meeting; 5. Coastal Cities meeting; 6. Sustainability Committee.
- Councilmember O. Gutierrez reported on their attendance at the following events or made the following comments: remembering Faris Sanjakdar.
- Councilmember Sneddon reported on their attendance at the following events or made the following comments: 1. Water Commission; 2. COMB; 3. Sustainability Committee; 4. SBCAN membership meeting.

PUBLIC COMMENT (IF NECESSARY)


ADJOURNMENT

Mayor Rowse adjourned the meeting at 7:23 p.m.

Approved and adopted by the City Council of the City of Santa Barbara on May 21, 2024.

SANTA BARBARA CITY COUNCIL

SANTA BARBARA
CITY CLERK'S OFFICE



RANDY ROWSE
MAYOR

ATTEST:



SARAH GORMAN
CITY CLERK SERVICES MANAGER

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