



# CITY OF SANTA BARBARA CITY COUNCIL MINUTES

## REGULAR MEETING MARCH 11, 2025 COUNCIL CHAMBERS, 735 ANACAPA STREET

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### 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 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: Arbor Week March 7-14, 2025 (120.04)**

Action: Mayor Rowse presented the proclamation to Kerry Methner of Santa Barbara Beautiful.

### CHANGES TO THE AGENDA

There were no changes to the agenda.

## CONSENT CALENDAR (Item Nos. 1 – 6)

The titles of the Ordinance and Resolution related to the consent calendar were read.

**Motion:**

Councilmembers Harmon/Sneddon to approve the Consent Calendar as recommended.

**Vote:**

Unanimous roll call vote.

**2. Subject: Loan to the Housing Authority of the City of Santa Barbara for a New Affordable Housing Project Located at 15 South Hope Avenue [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 \$1,450,000 for Development of Real Property Located at 15 South Hope Avenue 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; Provided that If the City's Application to the California Department of Housing and Community Development for Funding this Project Through the Local Housing Trust Fund Program is Approved, the Loan Authorized Herein Shall Be Rescinded; and
- B. Adopt, by reading of title only, a Resolution of the Council of the City of Santa Barbara Amending Resolution No. 24-066, Adopting the Budget for Fiscal Year 2025, to Approve an Increase in Fiscal Year 2025 Expenditure Appropriations in the Affordable Housing Fund in the Amount of \$1,450,000 Funded by Affordable Housing Fund Reserves to Fund a Loan Agreement with the Housing Authority of the City of Santa Barbara for Development of Real Property Located at 15 South Hope Avenue, Provided that If the City's Application to the California Department of Housing and Community Development for Funding this Project Through the Local Housing Trust Fund Program is Approved, the Appropriation Shall Be Reversed.

Action: Approved the recommendations; Resolution No. 25-023 (March 11, 2025, report from the Community Development Director; proposed Resolution; proposed Ordinance).

**3. Subject: Award of Contract for Professional Services Supporting the Water Conservation Program [Agreement] (540.01)**

Recommendation: That Council authorizes the Public Works Director to execute a five-year Professional Services Agreement with Maddaus Water Management Inc., in an amount not to exceed \$200,000.

Action: Approved the recommendation; Agreement No. 28,621 (March 11, 2025, report from Public Works).

**4. Subject: Proposed Sole Source Purchase Order with Western Extrication Specialists for Battery-Operated Extrication Equipment (520.03)**

Recommendation: That Council find it in the City's best interest to waive the formal bid procedure as authorized by Municipal Code Section 4.52.070 (K), and authorize the sole source purchase, in an amount of \$113,305 for three sets of battery-operated Holmatro Rescue tools, batteries, chargers and struts.

Action: Approved the recommendation; (March 11, 2025, report from Fire Department).

**5. Subject: Accept a Donation of Two Rescue Watercrafts from Santa Barbara Firefighters Alliance (520.03)**

Recommendation: That Council accept the donation of two specialized rescue watercrafts (RWC) and two beach dollies from Santa Barbara Firefighters Alliance.

Action: Approved the recommendation; (March 11, 2025, report from Fire Department).

**6. Subject: Approve Passenger Facility Charge Application (560.01)**

Recommendation: That Council authorize the Airport Director to submit a new Passenger Facility Charge application to the Federal Aviation Administration to fund eligible airport improvement projects.

Action: Approved the recommendation; (March 11, 2025, report from Airport Department).

## **CONSENT PUBLIC HEARING**

### **7. Subject: Five-Year Measure A Local Program of Projects for Fiscal Years 2026 Through 2030 Public Hearing [Resolution] (150.03)**

Recommendation: That Council adopt, by reading of title only, a Resolution of the Council of the City of Santa Barbara Adopting the Five-Year Measure A Local Program of Projects for Fiscal Years 2026 Through 2030.

Public hearing opened: 2:08 p.m.

Documents:

- March 11, 2025 report from the Public Works Director.
- Proposed Resolution.

Public hearing closed: 2:09 p.m.

Action: Approved the recommendation; Resolution No. 25-024.

## **REPORT FROM THE FINANCE COMMITTEE**

Finance Committee Chair Friedman reported that Finance Committee approved the consideration of the loan to the Housing Authority of the City of Santa Barbara for a new affordable housing project located at 15 South Hope Avenue item.

## **GENERAL PUBLIC COMMENT**

Members of the Public: Barbara Cronin Hershberg; Autry Liggett.

## **PULLED CONSENT ITEMS**

None.

## **COUNCILMEMBER COMMITTEE ASSIGNMENT REPORTS**

- Councilmember Gutierrez attended the following meetings or events: 1. Community Town Hall held by Fire Department; and 2. Neighborhood Advisory Committee meeting cancelled.
- Councilmember Sneddon attended the following meetings or events: 1. Fire Safety and Water meeting hosted by the City; 2. Riviera Association Meeting; 3. Sustainability Council Committee meeting 4. Cachuma Conservation Release Board meeting; and 5. Harbor Patrol vessel christening.
- Councilmember Friedman attended the following meetings or events: 1. Sustainability Committee meeting; and 2. Community Town Hall held by Fire Department
- Councilmember Jordan attended the following meetings or events: 1. Sustainability Committee meeting and 2. City Fire town hall.
- Councilmember Santamaria attended the following meetings or events: 1. Fire and Water Safety Town Hall; and 2 Civil Services Commission.

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

### **QUASI-JUDICIAL HEARING RULES APPLY TO THE FOLLOWING AGENDA ITEM**

#### **PUBLIC HEARING**

- 8. Subject: Appeal of the Parks and Recreation Commission's Action to Approve the Removal of 13 Trees Associated with the Milpas Street Crosswalk Safety and Sidewalk Widening Project (570.08)**

Recommendation: That Council deny the appeal filed by Mr. Claiborne Shank and uphold the Parks and Recreation Commission's decision to approve the 13 street tree removals associated with the Milpas Street Crosswalk Safety and Sidewalk Widening Project.

#### Documents:

- March 11, 2025, report from the Parks and Recreation Director.
- PowerPoint presentation prepared and made by staff.
- PowerPoint presentation prepared and made by appellant.

Public Hearing Opened: 2:15 p.m.

#### Ex-Parte Communications:

- No ex parte communications disclosed.
- Councilmember Jordan stated that he did not attend the scheduled site visit but did walk the blocks at issue.

Speakers:

- Staff: Supervising Transportation Planner Jessica Grant; Principal Traffic Engineer Derrick Bailey; Urban Forest Superintendent Nathan Slack.
- Parks and Recreation Commission: Chair Kathy McGill.
- Appellant: Claiborne Shank.
- Members of the Public: Kate Clarke; Barry Remis; Andrew Kendrick; Lebritia Kendrick; Rick Closson; Lisa Ann Kelly; Fred Sweeney.

Councilmember Gutierrez was excused from the meeting from 2:45 p.m.– 2:55 p.m. and will recuse himself from voting on the item.

Public Hearing Closed: 3:37 p.m.

Motion:

Councilmembers Jordan/Rowse to approve the staff recommendation.

Vote:

Majority roll call vote (Noes: Councilmember Sneddon; Abstain: Councilmember Gutierrez).

**RECESS**

4:05 p.m. – 4:25 p.m.

CITY ATTORNEY

**9. Subject: Tenant Protection – Just Cause Amendments (660.01)**

Recommendation: That Council consider amendments to Santa Barbara Municipal Code Chapter 26.50 by amending Sections 26.50.055 and 26.50.070 and adding Section 26.50.080 as proposed by Councilmembers Santamaria and Sneddon in their memorandum dated February 8, 2025, and give directions to staff.

Documents:

- March 11, 2025, report from City Attorney.

Speakers:

- Staff: Assistant City Attorney Dan Hentschke.
- Members of the Public: Whitney Rubison; Laura Stephens; Declan Clause; Shawna Stillwell; Reyna Angel; Brian Johnson; Kari Weber; Jen Hernandez; Stanley Tzankov; Camille Lawrence; Hilary Kleger; Zoila Cabrera; Peggy Nicholson; Veronica Strauss; Bradley Klein; Ana; Kimme Berthelsen; Corina Svacina; Kym Passcage; Nancy Avoce; Summer Howatt; and Betty Jeppesen.

Motion:

Councilmembers Santamaria/Harmon to 1. Adopt the proposed amendments and review and incorporate the clarifying language including language sent by the Legal Aid Foundation of Santa Barbara in their emails; 2. Use the existing research and data we have collected over the last two years, and 20 plus public meetings through the affordable task force crisis public meetings and other meetings the City has conducted; 3. Return directly to Council and not send this to Ordinance Committee, given that the Ordinance Committee has already approved it; and 4. Send a notice to our list serv of interested parties, City News in Brief, and all other media outlets to ensure all folks have a heads up that this is coming back.

Amended Motion:

Councilmember Santamaria to bring back the Ordinance on April 8<sup>th</sup> and not require use of City News in Brief because it is distributed monthly.

The seconder agreed to the amendment.

Amendment to Amended Motion:

Councilmember Santamaria to clarify for item 2, no additional research was needed before bringing the item on April 8.

The seconder agreed to the amendment.

Vote on Amended Motion:

Majority roll call vote (Noes: Councilmembers Friedman, Jordan, Mayor Rowse).

Councilmember Harmon was excused from the meeting at 6:22 p.m.

PUBLIC WORKS DEPARTMENT

**10. Subject: Draft Five-Year Capital Improvement Program for Fiscal Years 2026-2030 (230.01)**

Recommendation: That Council accept the Draft Five-Year Capital Improvement Program for Fiscal Years 2026 through 2030.

Documents:

- March 11, 2025, report from Public Works Director.
- PowerPoint Presentation prepared by staff.

Speakers:

- Staff: Acting Public Works Director Brian D'Amour; Parks and Recreation Director Jill Zachary; Capital Development Manger Sara Iza.
- Members of the Public: No one wished to speak.

Motion:

Councilmembers Friedman/Santamaria to approve the staff recommendation.

Vote:

Unanimous roll call vote (Absent: Councilmember Harmon).

**COUNCIL AND STAFF COMMUNICATIONS**

**COUNCILMEMBER ENGAGEMENTS**

None.

**PUBLIC COMMENT (IF NECESSARY)**

No one wished to speak.

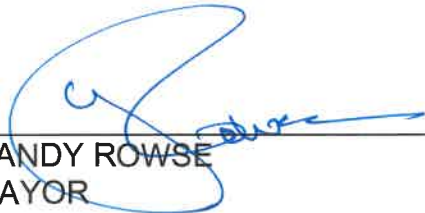
**ADJOURNMENT**

Mayor Rowse adjourned the meeting at 7:13 p.m.

Approved and adopted by the City Council of the City of Santa Barbara on April 22, 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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