



# CITY OF SANTA BARBARA CITY COUNCIL MINUTES

**REGULAR MEETING  
FEBRUARY 13, 2018  
COUNCIL CHAMBERS, 735 ANACAPA**

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## **CALL TO ORDER**

Mayor Cathy Murillo called the meeting to order at 2:00 p.m. The Finance Committee met at 12:30 p.m. (The Ordinance Committee that ordinarily meets at 12:30 p.m. did not meet on this date.)

## **PLEDGE OF ALLEGIANCE**

Mayor Murillo.

## **ROLL CALL**

Councilmembers present: Jason Dominguez, Eric Friedman, Gregg Hart, Randy Rowse, Kristen W. Sneddon, Mayor Murillo.

Councilmembers absent: None.

Staff present: City Administrator Paul Casey, City Attorney Ariel Calonne, City Clerk Services Manager Sarah Gorman.

## **CHANGES TO THE AGENDA**

The following items were pulled from the agenda at the request of the City Attorney.

### **13. Subject: Conference With City Attorney – Existing 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 Rolland Jacks, et al., v. City of Santa Barbara SBSC Case No. 1383959.

Scheduling: Duration, 15 minutes; anytime  
Report: None anticipated

**14. Subject: Conference With City Attorney – Existing 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 Catt Properties, LLC v. City of Santa Barbara; SBSC Case No. 17CV03729.

Scheduling: Duration, 15 minutes; anytime  
Report: None anticipated

**15. Subject: Conference With City Attorney – Existing 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 Theodore P. Kracke v. City of Santa Barbara, VSC Case No. 56-2016-00490376-CU-WM-VTA.

Scheduling: Duration, 15 minutes; anytime  
Report: None anticipated

**PUBLIC COMMENT**

Speakers:

- Members of the Public: Lee Muldaver; Phil Walker; Dustin Reilich, Renovate America's HERO Program; Pete Dal Bello; Anna Marie Gott; Nathaniel Brener.

**CONSENT CALENDAR (Item Nos. 1-7)**

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

Motion:

Councilmembers Dominguez/Hart to approve the Consent Calendar as recommended.

Vote:

Unanimous roll call vote.

**1. Subject: Resolution For Acceptance Of A Street Easement At 340 West Carrillo Street (330.03)**

Recommendation: That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Accepting an Easement for Street Purposes on the Property Known as 340 West Carrillo Street.

Action: Approved the recommendation; Resolution No. 18-013; Deed No. 61-517 (February 13, 2018, report from the Public Works Director).

**2. Subject: Resolution Authorizing Execution Of A Grant Agreement In The Amount Of \$550,000 With The California Department Of Fish And Wildlife For The Arroyo Burro Open Space Restoration Project (570.05)**

Recommendation: That Council adopt, by reading of title only, a Resolution of the Council of the City of Santa Barbara Authorizing the Parks and Recreation Director, or Designee, to Negotiate and Execute a Grant Agreement, and any Amendments thereto, Subject to Approval as to Form by the City Attorney, with the California Department of Fish and Wildlife for the Arroyo Burro Open Space Restoration Project.

Action: Approved the recommendation; Resolution No. 18-014 (February 13, 2018, report from the Parks and Recreation Director).

**3. Subject: Contract For Construction Of The Laguna Neighborhood Sidewalk Access Ramps Project (530.04)**

Recommendation: That Council award a contract with G. Sosa Construction, Inc., in their low bid amount of \$168,797 for construction of the Community Development Block Grant 2017-2018 Laguna Neighborhood Sidewalk Access Ramps Project, Bid No. 3888; and authorize the Public Works Director to execute the contract and approve expenditures up to \$16,938 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. 26,056 (February 13, 2018, report from the Public Works Director).

**4. Subject: Proposed Lease Agreement With Mr. David Villazana, Doing Business As Harbor Mail Center (570.03)**

Recommendation: That Council approve a five-year lease agreement with David Villazana, doing business as Harbor Mail Center, for the 140 square foot lease space located at 125 Harbor Way #6.

Action: Approved the recommendation; Agreement No. 26,057 (February 13, 2018, report from the Waterfront Director).

**5. Subject: Proposed Lease Agreement With Mr. Mike Pyzel (570.03)**

Recommendation: That Council approve a three-year lease agreement with two, one-year options with Mike Pyzel, for second floor office space at 125 Harbor Way, Suite 23.

Action: Approved the recommendation; Agreement No. 26,058 (February 13, 2018, report from the Harbor Director).

**6. Subject: Professional Services Contract For Background Investigations (520.04)**

Recommendation: That Council authorize the Chief of Police to execute a professional services contract with Joe Mar Investigations in the amount of \$75,000 to complete polygraph and background investigations for Police Department employment candidates.

Action: Approved the recommendation; Agreement No. 26,059 (February 13, 2018, report from the Police Chief).

**NOTICES**

7. Subject: The City Clerk has on Thursday, February 8, 2018, 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. (000.00)

This concluded the Consent Calendar.

**REPORT FROM THE FINANCE COMMITTEE**

Finance Committee Chair Gregg Hart reported that the Committee met to hear: 1) an overview from staff of the future financial condition of the solid waste fund and a description about the billing system simplification effort that staff is looking into to streamline the process for billing solid waste; 2) no action was taken; and 3) this item will be coming back for some additional information in the future to the Finance Committee and Council.

**CITY COUNCIL ADMINISTRATIVE AND ATTORNEY REPORTS**

**PARKS AND RECREATION DEPARTMENT**

- 8. Subject: Review Of Franceschi House Options And Recommendation To Deconstruct Franceschi House and Develop An Interpretive Pavilion (570.05)**

Recommendation: That Council:

- A. Receive a report on three options for Franceschi House; and
- B. Direct staff to further evaluate the feasibility and develop preliminary plans for an interpretive pavilion.

Documents:

- February 13, 2018, report from the Parks and Recreation Director.
- PowerPoint presentation prepared and made by Staff.

Speakers:

- Staff: Parks and Recreation Director Jill Zachary; Parks Project Manager Jan Hubbell.
- Members of the Public: Pete Dal Bello; Sheila Lodge; Lesley Wiscomb; Shelley Bookspan; Steve Dowty, Pearl Chase Society; Kellam de Forest; Rick Closson; Susan Chamberlain; Mickey Flaks.

Motion:

Councilmembers Hart/Murillo to approve the staff recommendation, and revise the Franceschi Master Plan consistent with the site improvements and park maintenance requirements including the upper and lower areas.

Vote:

Unanimous roll call vote.

## **PUBLIC HEARINGS**

### **9. Subject: Public Hearing For The 2018 Downtown And Old Town Business Improvement Districts Assessments (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 2018, as required under the California Parking and Business Improvement Area Law of 1989;
- B. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Confirming the Fiscal Year 2018 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 2018.

Randy Rowse recused himself because he is a member of the Downtown BID. He was excused from the meeting at 3:27 p.m.

Documents:

- February 13, 2018, report from the City Administrator.
- PowerPoint presentation prepared and made by Staff.

Speakers:

- Staff: Senior Assistant to the City Administrator Nina Johnson.

Public hearing commenced: 3:27 p.m.

Public hearing closed: 3:31 p.m.

Motion:

Councilmembers Hart/ Dominguez to adopt a Resolution of the Council of the City of Santa Barbara Confirming the Fiscal Year 2018 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 2018; Resolution No. 18-015.

Vote:

Unanimous roll call vote (Abstain: Councilmember Rowse).

Councilmember Rowse returned to the meeting at 3:33 p.m. after consideration of the item.

COMMUNITY DEVELOPMENT DEPARTMENT

**10. Subject: Housing Task Force Update And Recommendations On The Average Unit-Size Density Incentive Program (660.01)**

Recommendation: That Council:

- A. Consider the Housing Task Force recommendations related to the Average Unit-Size Density Incentive Program as summarized in Attachment 1;
- B. Initiate Zoning Ordinance Amendments for those recommended actions that would cause revisions to Titles 28 and 30 of the Santa Barbara Municipal Code;
- C. Direct the Planning Commission and staff to complete remaining work objectives with the exception of Objective 8 (Point System); and
- D. Either direct staff to complete remaining work objectives within existing budget and workload priorities; or, if expeditious completion is desired, direct staff to return with the necessary budget adjustments needed to cover the cost to hire a full-time contract planner for eight months to implement the highest priority ordinance amendments and to fund any costs for potential legal support.

Documents:

- February 13, 2018, report from the Community Development Director.
- PowerPoint presentation prepared and made by Staff.

Speakers:

- Staff: Community Development Director George Buell; Project Planner David Rowell; Transportation Planning and Parking Manager Robert

Dayton; City Planner Renee Brooke; Assistant City Attorney Scott Vincent; City Attorney Ariel Calonne.

- Planning Commission: John Campanella.
- Members of the Public: Lindsay Baker, League of Women Voters; Cameron Gray, Community Environmental Council; Sheila Lodge; Brian Cernal, AIA; Matt LaBrie; Lucas Zucker, CAUSE; Susan Chamberlin; Mickey Flaks, SBCAN; Rob Fredericks, Housing Authority of the City of Santa Barbara; Anna Marie Gott; Joanna Kaufman; Trey Pinner; Steve Fort, Coastal Housing Coalition; Detlev Peiker, RRM Design; Lisa Plowman, SB4ALL; Ray Mahboob; Alex Pujo; Eve Sanford; Peter Lewis.

**Motion:**

Councilmembers Rowse/Hart to send the entire package to the Planning Commission, including efforts of the Downtown Parking Committee, and including direction to review local preference.

**Vote:**

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

## **COUNCIL AND STAFF COMMUNICATIONS**

### **COUNCILMEMBER COMMITTEE ASSIGNMENT REPORTS**

- Councilmember Rowse attended the following events or meetings: 1. Downtown Parking Committee meeting.
- Councilmember Sneddon attended the following events or meetings: 1. COMB meeting; 2. MTD meeting; and 3. Coast Village Cash Mob event.
- Mayor Murillo attended the following events or meetings: 1. Coast Village Cash Mob event.

### **PUBLIC COMMENT (IF NECESSARY)**

### **CLOSED SESSIONS**

**11. Subject: Conference With Real Property Negotiators Regarding The Leasing Of 1 Garden Street (330.03)**

Recommendation: That Council hold a closed session pursuant to Government Code Section 54956.8 to provide direction to the Waterfront Director and to the City Attorney regarding the price and terms for leasing of the real property located at 1 Garden Street.

Real Property: 1 Garden Street (APN 033-113-026), Santa Barbara, California.

City Negotiators: Scott Riedman, Waterfront Director; Brian Bosse, Waterfront Business Manager; and Sarah Knecht, Assistant City Attorney.  
Negotiating Party: Ken Oplinger, on behalf of the Santa Barbara Region Chamber of Commerce  
Under Negotiation: Price and terms of lease

Scheduling: Duration, 15 minutes; anytime  
Report: None anticipated

Documents:

- February 13, 2018, report from the Waterfront Director.

No report made.

**12. Subject: Conference With Real Property Negotiators Regarding The Leasing And Subleasing Of 118 State Street (330.03)**

Recommendation: That Council hold a closed session pursuant to Government Code Section 54956.8 to provide direction to the Community Development Director and to the City Attorney regarding the leasing and subleasing of real property located at 118 State Street.

That Council hold a closed session pursuant to Government Code Section 54956.8 to provide direction to the Community Development Director and to the City Attorney regarding the leasing and subleasing of real property located at 118 State Street.

Real Property: 118 State Street (APN 033-081-013), Santa Barbara, California.

City Negotiators: George Buell, Community Development Director and Scott Vincent, Assistant City Attorney.

Negotiating Party: Doug Fell, on behalf of 35 State Street Hotel Partners, LLC (Leasing)

Negotiating Party: Ken Oplinger, on behalf of the Santa Barbara Region Chamber of Commerce (Subleasing)

Under Negotiation: Price and terms of lease and sublease

Scheduling: Duration, 15 minutes; anytime

Report: None anticipated

Documents:

- February 13, 2018, report from the Community Development Director.

No report made.

**RECESS**

The Mayor recessed to closed session at 6:09 p.m. and stated that no reportable action is anticipated.

**ADJOURNMENT**

Mayor Murillo adjourned the meeting at 7:02 p.m.

Approved and adopted by the City Council of the City of Santa Barbara on May 8, 2018.

SANTA BARBARA CITY COUNCIL

SANTA BARBARA  
CITY CLERK'S OFFICE

  
\_\_\_\_\_  
CATHY MURILLO  
MAYOR

ATTEST:

  
\_\_\_\_\_  
SARAH GORMAN  
CITY CLERK SERVICES MANAGER

