



# CITY OF SANTA BARBARA CITY COUNCIL MINUTES

**REGULAR MEETING**  
**July 18, 2017**  
**COUNCIL CHAMBER, 735 ANACAPA STREET**

---

---

## **CALL TO ORDER**

Mayor Helene Schneider called the meeting to order at 2:00 p.m. (The Finance Committee and Ordinance Committee which ordinarily meet at 12:30 p.m., did not meet on this date.)

## **PLEDGE OF ALLEGIANCE**

Mayor Schneider.

## **ROLL CALL**

Councilmembers present: Jason Dominguez, Gregg Hart, Frank Hotchkiss, Cathy Murillo, Randy Rowse, Bendy White, Mayor Schneider.

Councilmembers absent: None.

Staff present: City Administrator Paul Casey, Assistant City Attorney Scott Vincent, City Clerk Services Manager Sarah Gorman.

## **PUBLIC COMMENT**

Speakers: Phil Walker; Jose Arturo Gallegos.

## **ITEM REMOVED FROM CONSENT CALENDAR**

- 3. Subject: Adoption of An Ordinance of the Council of the City of Santa Barbara Amending Section 10.44.220 of the Santa Barbara Municipal Code with Respect to Restriction of Oversized Vehicle Parking (550.01)**

Recommendation: That Council, adopt by reading of title only, An Ordinance of the Council of the City of Santa Barbara Amending Section 10.44.220 of the Santa Barbara Municipal Code with Respect to Restriction of Oversized Vehicle Parking.

Motion:

Councilmembers Rowse/Hotchkiss to approve recommendation;  
Ordinance No. 5796.

Vote:

Majority roll call vote (Noes: Councilmembers Hart, Murillo).

**11. Subject: Contract For Studies On Certain Aspects Of The Average Unit-Size Density Incentive Program (650.01)**

Recommendation: That Council:

- A. Allocate up to \$100,000 in Housing Successor Agency funds for the development and submittal of studies on certain aspects of the Average Unit-Size Density Incentive Program, including City-approved extra services;
- B. Increase appropriations from available reserves by \$100,000 in the Housing Successor Agency Fund; and
- C. Authorize the Community Development Director to execute a Professional Services contract with Keyser Marston Associates, Inc., in the amount of \$86,000, for the development and submittal of a Nexus study and an Economic Feasibility study on certain aspects of the Average Unit-Size Density Incentive Program based on City Council's Housing Task Force objectives.

Motion:

Councilmembers White/Hotchkiss to approve recommendations,  
Agreement No. 25,931.

Vote:

Majority roll call vote (Noes: Councilmember Hart).

**17. Subject: Set A Date For Public Hearing Regarding Appeal Of Historic Landmark Commission's May 31, 2017 Approval Of Project Design And Final Approval For 1809 Mira Vista Avenue (640.07)**

Recommendation: That Council:

- A. Set the date of September 12, 2017, at 2:00 p.m. for hearing the appeal filed by Stephen P. Wiley on behalf of appellants Dr. Eric and Fleurette Janigian of the Historic Landmark Commission's project design approval and final approval of application MST2016-00575 for property owner John and Daryl Stegall located on 1809 Mira Vista Avenue. Assessor's Parcel No. 019-090-026, E-1 Zone- Residential. The project involves construction of an approximately 504 square foot first floor addition to provide a new family room and kitchen and an approximately 39 square foot second floor addition for a new bathroom. The proposal includes enlarging the existing 408 square foot two-car garage to approximately 451 square feet and a new swimming pool.

The proposed total of 5,182 square feet on the 23,997 square foot lot is 110% of the maximum guideline floor-to-lot area ratio (FAR).

B. Set the date of September 11, 2017, at 1:30 p.m. for a site visit to the property located at 1809 Mira Vista Avenue.

Speakers:

- Members of the Public: Steve Wiley representing Dr. Eric and Fleurette Janigian; Christopher Jacobs, representing John and Daryl Stegall
- Staff: Assistant City Attorney Scott Vincent.

Motion:

Councilmember Dominguez to refer the appeal to the Single Family Design Board.

The motion died for lack of a second.

Motion:

Councilmembers Murillo/Hotchkiss to approve recommendation.

Vote:

Majority roll call vote (Noes: Councilmember Dominguez).

### **CONSENT CALENDAR (Item Nos. 1-2, 4-10, 12-16, 18-21)**

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

Motion:

Councilmembers White/Dominguez to approve the balance of the Consent Calendar as recommended.

Vote:

Unanimous roll call vote.

#### **1. Subject: Minutes (000.00)**

Recommendation: That Council waive reading and approve the minutes of the special meetings of April 19, May 15, May 23, June 7, and June 12, 2017.

Action: Approved the recommendation.

#### **2. Subject: Adoption Of Ordinance For Speed Limit Changes (530.05)**

Recommendation: That Council adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Amending Chapter 10.60 of the Santa Barbara Municipal Code by Revising Section 10.60.015 and Establishing Prima Facie Speed Limits on Certain Portions of Carrillo Street, Fairview Avenue,

Gutierrez Street, Samarkand Drive, San Pascual Street, and Santa Barbara Street.

Speakers:

- Members of the Public: Eve Sanford
- Staff: Principal Traffic Engineer Derrick Bailey

Action: Approved the recommendation; Ordinance No. 5795.

**4. Subject: Adoption Of An Ordinance To Execute A Second Amendment To Concession Agreement 23,445 With First Class Concessions (560.01)**

Recommendation: That Council adopt, by reading of title only, an Ordinance of the Council of the City of Santa Barbara Approving and Authorizing the Airport Director to Execute a Second Amendment to Concession Agreement 23,445 with First Class Concessions, a California Corporation, Amending the "Term" and "Mid-Term Refurbishment" Provisions to Extend the Expiration by Five (5) Years to August 31, 2026, and Add a Requirement for Rebranding of the Airline Terminal Full-Service Restaurant at Santa Barbara Airport, As Well As Update Language Required by the Federal Aviation Administration Regarding Persons With Disabilities.

Action: Approved the recommendation; Ordinance No. 5797; Agreement No. 23,445.2.

**5. Subject: Records Destruction For Waterfront Department (160.06)**

Recommendation: That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Relating to the Destruction of Records Held by the Waterfront Department.

Action: Approved the recommendation; Resolution No. 17-079; (July 18, 2017, report from the Waterfront Director, proposed resolution).

**6. Subject: Amendment Of Agreement – Extending The Contract With OpenGov, Inc. For Cloud-Based Financial Transparency Services (210.01)**

Recommendation: That Council approve an Amendment to the Professional Services Agreement with OpenGov, Inc. for cloud-based financial transparency services to extend the current agreement by one year and increase the contract amount by \$11,000 for a new total amount of \$44,000.

Action: Approved the recommendation; Agreement No. 25,928 (July 18, 2017, report from the Finance Director).

**7. Subject: California Department Of Alcoholic Beverage Control – Special Alcohol Enforcement Grant (520.04)**

Recommendation: That Council:

- A. Accept a grant from the California Department of Alcoholic Beverage Control (ABC) in the amount of \$80,939 and authorize the Chief of Police to execute the grant agreement; and
- B. Increase the estimated revenues and appropriations in the Miscellaneous Grants Fund by \$80,939 in Fiscal Year 2018 for the implementation of the grant.

Action: Approved the recommendations (July 18, 2017, report from the Police Chief).

**8. Subject: Revised Community Development And Human Services Committee Recommendations For Fiscal Year 2018 And Adoption Of 2017-18 Annual Action Plan (610.05)**

Recommendation: That Council:

- A. Approve the revised Fiscal Year 2018 funding recommendations of the Community Development and Human Services Committee for use of Human Services and Community Development Block Grant funds;
- B. Authorize the Community Development Director to negotiate and execute grant agreements implementing the revised funding recommendations, subject to the review as to form by the City Attorney;
- C. Increase appropriations and estimated revenues in the Fiscal Year 2018 Community Development Block Grant budget by \$19,615 to account for the City's actual allocation from the U.S. Department of Housing and Urban Development;
- D. Decrease appropriations and estimated revenues in the Fiscal Year 2018 HOME Investment Partnerships Program budget by \$11,080 to account for the City's actual allocation from the U.S. Department of Housing and Urban Development;
- E. Adopt the 2017-18 Annual Action Plan for submittal to the US Department of Housing and Urban Development (HUD); and
- F. Authorize the City Administrator to sign all necessary documents to submit the City's 2017-2018 Annual Action Plan to HUD.

Action: Approved the recommendations (July 18, 2017, report from the Community Development Department).

**9. Subject: Contract For Design Of Las Positas And Modoc Roads Multiuse Path Project (530.04)**

Recommendation: That Council authorize the Public Works Director to execute a City Professional Services contract with RRM Design Group in the amount of \$529,443 for design services of the Las Positas and Modoc Roads Multiuse

Path Project, and authorize the Public Works Director to approve expenditures of up to \$52,944 for extra services of RRM Design Group that may result from necessary changes in the scope of work.

Action: Approved the recommendation; Agreement No. 25,929 (July 18, 2017, report from the Public Works Director).

**10. Subject: On-Bill Financing Agreement For Lighting Upgrade At The Granada Garage (550.01)**

Recommendation: That Council:

- A. Authorize the Public Works Director to enter into an On-Bill Financing agreement with Southern California Edison in the amount of \$77,916.22, to be used to fund a lighting upgrade at the Granada Garage Parking Lot; and
- B. Increase estimated revenues and appropriations by \$77,916.22 in the Downtown Parking Capital Fund to fund future garage lighting upgrades.

Speakers:

- Members of the Public: Mike Hackett.

Action: Approved the recommendations; Agreement No. 25,930 (July 18, 2017, report from the Public Works Director).

**12. Subject: Tajiguas Resource Recovery Project (630.01)**

Recommendation: That Council authorize City staff to work with County staff on a negotiated resolution that addresses Council's desire to avoid paying the additional funds sought by the County for the Tajiguas Resource Recovery Project through the County-approved increased tipping fees beginning July 1, 2017 due to the delay in the Project.

Speakers:

- Members of the Public: Ana Citrin, Gaviota Coast Conservancy.

Action: Approved the recommendation (July 18, 2017, report from the Finance Director, July 14, 2017 letter from Mona Miyasato, County of Santa Barbara County Executive Officer).

**13. Subject: Community Promotion Contract With Visit Santa Barbara (230.02)**

Recommendation: That Council authorize the City Administrator to execute an annual community promotion contract with Visit Santa Barbara to provide marketing services that promote Santa Barbara as a tourism destination, in an amount of \$1,380,000.

Action: Approved the recommendation; Agreement No. 25,932 (July 18, 2017, report from the City Administrator).

**14. Subject: Community Promotion Contract For The Santa Barbara Region Chamber Of Commerce To Support Visitor Information Center (230.02)**

Recommendation: That Council authorize the City Administrator to execute an annual community promotion contract with the Santa Barbara Region Chamber of Commerce in an amount of \$59,500 to support year-round expenses of the Visitor Information Center covering the period from July 1, 2017 to June 30, 2018.

Action: Approved the recommendation; Agreement No. 25,933 (July 18, 2017, report from the Public Works Director).

**15. Subject: Set A Date For Public Hearing Regarding Appeal Of Single Family Design Board's May 15, 2017, Decision To Approve Project Design For Construction Of A Multi-Story Single-Family Residence Located At 1625 Overlook Lane In The Hillside Design District (640.07)**

Recommendation: That Council:

- A. Set the date of September 19, 2017, at 2:00 p.m. for hearing the appeal filed by Appellants John and Mavis Mayne of the Single Family Design Board's Project Design Approval of application (MST2017-00030) for property owned by Frank Suryan located at 1625 Overlook Lane.- Assessor's Parcel No. 015-152-012; E-1 Residential Zone. The project proposes to demolish the existing 1,551 square foot one-story single-family residence and construct a new 3,585 square foot multi-story single-family residence, new swimming pool, 482 square foot wine cellar and 400 square foot attached two-car garage and other site improvements. The proposed total of 3,985 square feet on a 22,428 square foot lot located in the Hillside Design District is 85% of the guideline maximum floor-to-lot area ratio (FAR).
- B. Set the date of September 18, 2017, at 1:00 p.m. for a site visit to the property located at 1625 Overlook Lane.

Action: Approved the recommendation (May 24, 2017, letter of appeal.).

- 16. Subject: Set A Date For Public Hearing Regarding Appeal Of Finance Director's June 19, 2017, Decision That Full Water Bill Amount Of \$10,063 Is Due And Owing For Location At 1617 Paterna Road, Account Number 021407 (210.01)**

Recommendation: That Council set the date of September 12, 2017, at 2:00 p.m. for hearing the appeal filed by appellants Keith Schofield and Kay Robinson Schofield of the Finance Director's June 19, 2017 decision that the full water bill amount of \$10,063 is due and owing for the property located at 1617 Paterna Road, account number 021407.

Action: Approved the recommendation (June 28, 2017, letter of appeal.).

- 18. Subject: Set A Date For Public Hearing Regarding Appeal Of Single Family Design Board's June 12, 2017, Final Consent Approval Of Application For Additions To Single Family Residence Located At 288 Canon Drive (640.07)**

Recommendation: That Council:

- A. Set the date of August 15, 2017, at 2:00 p.m. for hearing the appeal filed by Appellant Shawn Graft of the Single Family Design Board's Project Design Approval for property owners Wayne and Elizabeth Labrie for an application (MST2015-00549) to add 2,382 square feet of additions to an existing 2,576 square foot two-story single-family residence located at 288 Canon Drive, Assessor's Parcel No. MST2015-00549; E-2/SD-2 Zone. The proposed total of 3,422 square feet on the 13,721 square foot lot is 82% of the required maximum floor-to-lot area ratio (FAR). The project will result in a home size of 4,958 square feet, of which 1,536 square feet, is not included in FAR calculations.
- B. Set the date of August 14, 2017, at 1:30 p.m. for a site visit to the property located at 288 Canon Drive.

Action: Approved the recommendations (June 22, 2017, letter of appeal.).

- 19. Subject: Authorization Of The City Administrator To Submit Workers' Compensation Stipulations With Request For Award To The Workers' Compensation Appeals Board (350.08)**

Recommendation: That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Authorizing the City Administrator to Submit Workers' Compensation Stipulations with Request for Award to the Workers' Compensation Appeals Board.

Action: Approved the recommendation; Resolution No. 17-080; (July 18, 2017, report from the Finance Director, proposed resolution).

## **SUCCESSOR AGENCY**

**20. Subject: Successor Agency Sale Of The Calle Cesar Chavez Property And Related Business Items (620.01)**

Recommendation: That the Successor Agency:

- A. Accept the recommendation of the Oversight Board and Approve and Authorize the Executive Director to Execute an AIR Purchase and Sales Agreement for the Calle Cesar Chavez Properties with MarBorg Industries for the Purchase Price of Six Million Dollars;
- B. Adopt a Resolution of the Successor Agency to the Redevelopment Agency of the City of Santa Barbara Transferring All Right, Title and Interest to the Real Property Located in the City of Santa Barbara at 125 South Calle Cesar Chavez, 145 South Calle Cesar Chavez, 110 South Quarantina and 114 South Quarantina Owned by the Successor Agency to the Redevelopment Agency of the City of Santa Barbara to MarBorg Industries for the Purchase Price of Six Million Dollars and Authorizing the Executive Director to Execute such Agreements and Related Documents as Necessary to Effectuate such Transfer of Real Property Interests; and,
- C. Approve a \$15,000 increase in the contract, for a total contract of \$105,000, for legal services with Price, Postel, and Parma to the Oversight Board.

Action: Approved the recommendation; Resolution No. 17-081; Agreement No. 25,935; Deed Nos. 61-505, 61-506, 61-507, 61-508 (July 18, 2017, report from the Waterfront Department, proposed resolution).

## **NOTICES**

21. Subject: The City Clerk has on Thursday, July 13, 2017, 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.

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

## MAYOR AND COUNCIL REPORTS

### **22. Subject: Request From Councilmembers Rowse And White Regarding The Kallman Family Overlook (Coast Guard Overlook) (170.01)**

Recommendation: That Council consider the request from Councilmembers Rowse and White regarding the Kallman Family Overlook (Coast Guard Overlook).

Speakers:

- Members of the Public: Dennis Thompson; Mike Nelson

Motion:

Councilmembers Rowse/Hotchkiss to direct staff to facilitate what is needed to allow the Mesa Architects Group to go forward with the Kallman Overlook.

Vote:

Unanimous roll call vote.

## PUBLIC HEARINGS

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

### **23. Subject: Appeal Of The Historic Landmarks Commission's Denial Of A Short-Term Rental/Hotel At 101 W. Anapamu Street (640.07)**

Recommendation: That Council:

- Consider the appeals of Eva Turenchalk, on behalf of property owner Dan Cattaneo, and Jarrett Gorin, of the Historic Landmarks Commission's denial of an application to convert an existing residential unit to a short-term rental/hotel at 101 W. Anapamu Street; and
- Direct staff to return to Council with a Decision and Findings resolution reflecting the outcome of the appeal.

Documents:

- July 18, 2017, report from the Community Development Director.
- July 18, 2017, PowerPoint Presentation prepared and made by staff.
- July 17, 2017, email from Theo Kracke.
- July 17, 2017, email from Robert Pearson.
- July 18, 2017, email from Robert Pearson.
- July 18, 2017, email from Allied Neighborhoods Association.

Ex Parte Statements:

- Mayor Schneider stated that she had a conversation after the appeal was filed with Dan Cattaneo and Eva Turenchalk regarding the process.

Public Comment Opened: 3:09 a.m.

**Speakers:**

- City Planner Renee Brooke.
- Historic Landmarks Commission: Anthony Grumbine.
- Applicant: Jarrett Gorin, representing applicant Dan Cattaneo; Eva Turenchalk, representing applicant Mr. Cattaneo; Mr. Cattaneo.
- Members of the Public: Joseph Liebman; Jose Arturo Gallegos; William Corbin; Adam Brown; Tiffany Haller; Samantha Ireland; Theo Kracke; Sheila Lodge; Nena Quiros; Joe Bution; Lindsay Baker, League of Women Voters; Anna Marie Gott.

Public Comment Closed:  
5:01 p.m.

**Motion:**

Councilmembers White/Dominguez to uphold the Historic Landmark's Commission's denial of short term rental for the property at 101 W. Anapamu and direct staff to return to Council with findings and a resolution reflecting that probable decision.

**Vote:**

Majority roll call vote (Noes: Rowse and Hotchkiss).

## **COUNCIL AND STAFF COMMUNICATIONS**

### **COUNCILMEMBER COMMITTEE ASSIGNMENT REPORTS**

- Councilmember Hotchkiss attended the following events or meetings: Music Academy of the West opening of Hind Hall.
- Councilmember Murillo attended the following events or meetings: 1. Rescue Mission graduation ceremony; 2. Neighborhood Advisory Council presentation regarding Cabrillo Arts Pavilion project; 3. South Coast Task Force on Youth Safety program focusing on mental health services; 4. PATH Neighborhood Partnership meeting.
- Mayor Schneider attended the following events or meetings: League of California Cities event. Mayor Schneider thanked staff for making the event successful.

**PUBLIC COMMENT (IF NECESSARY)**

Councilmember Hotchkiss was excused at 5:27 p.m.

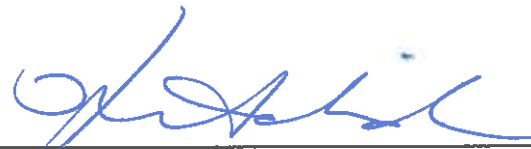
**ADJOURNMENT**

Mayor Schneider adjourned the meeting at 5:29 p.m.

Approved and adopted by the City Council of the City of Santa Barbara on <sup>9-</sup>26, 2017.

SANTA BARBARA CITY COUNCIL

SANTA BARBARA  
CITY CLERK'S OFFICE

  
\_\_\_\_\_  
HELENE SCHNEIDER  
MAYOR

ATTEST:   
\_\_\_\_\_  
SARAH P. GORMAN  
CITY CLERK SERVICES MANAGER