



CITY OF SANTA BARBARA CITY COUNCIL MINUTES

**REGULAR MEETING
APRIL 29, 2025
COUNCIL CHAMBERS, 735 ANACAPA STREET**

CALL TO ORDER

Mayor Randy Rowse called the meeting to order at 2:00 p.m. (The Finance Committee and Ordinance Committee met at 12:00 p.m.)

PLEDGE OF ALLEGIANCE

Mayor Rowse.

ROLL CALL

Councilmembers present: Oscar Gutierrez, Meagan Harmon, Mike Jordan, Wendy Santamaria, Kristen W. Sneddon, Mayor Randy Rowse.

Councilmembers absent: Eric Friedman.

Staff present: City Administrator Kelly McAdoo, City Attorney Sarah J. Knecht, Deputy City Clerk Austin J. Taylor.

CEREMONIAL ITEMS

1. Subject: Fair Housing Month (120.04)

Action: Mayor Rowse presented a proclamation to Andrea Bifano and Laura Dubbels.

CHANGES TO THE AGENDA

There were no changes to the agenda.

CONSENT CALENDAR (Items Nos. 2, 3, 6, 7)

The title of the Ordinances and Resolutions related to the consent calendar were read.

Motion:

Councilmember Jordan/Harmon to approve the consent calendar as recommended.

Vote:

Unanimous roll call vote (Absent: Councilmember Friedman).

- 2. Subject: Adoption of an Ordinance Approving a Third Amendment to the Solar Photovoltaic Power Purchase Agreement with Action Energy to Add Rooftop Solar to 117 Harbor Way [Ordinance Adoption] (630.02)**

Recommendation: That Council adopt, by reading of title only, an Ordinance of the Council of the City of Santa Barbara Approving and Authorizing the Sustainability and Resilience Director to Execute a Third Amendment to the Power Purchase Agreement with Action Energy to Add 117 Harbor Way to the Properties Subject to the Agreement.

Action: Approved the recommendation; Ordinance No. 6177; Agreement No. 26,365.3.

- 3. Subject: Proposed Assignment of Lease Agreement No. 24,741 – Shoreline Beach Café, Located at 801 Shoreline Drive [Ordinance Adoption; Agreement] (570.03)**

Recommendation: That Council adopt, by reading of title only, an Ordinance of the Council of the City of Santa Barbara Authorizing the Waterfront Director to Execute the Assignment of Lease Agreement No. 24,741 from Mr. Steven Marsh dba Beachrok, Inc. to Mr. Oliver Pihlar, dba Palacinka LLC, for the Shoreline Beach Café Located at 801 Shoreline Drive, Commencing Upon the Effective Date of the Enabling Ordinance.

Action: Approved the recommendation; Ordinance No. 6178; Agreement No. 24,741.A.

- 6. Subject: March 2025 Investment Report (260.02)**

Recommendation: That Council accept the March 2025 Investment Report.

Action: Approved the recommendation (April 29, 2025, report from the Finance Director).

CONSENT PUBLIC HEARING

7. Subject: Designation of Proposed Development at 531 East Ortega Street (Providence School) as a Community Benefit Project (610.01)

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 883 square feet (net) of additional nonresidential floor area to the project from the Nonresidential Growth Management Program's Community Priority Project Category.

Document:

- April 29, 2025, report from the Interim Community Development Director.

Public Hearing opened: 2:11 p.m.

Public Hearing closed: 2:12 p.m.

Speakers:

Staff: None.

Members of the Public: None.

Motion:

Councilmember Harmon/Gutierrez to approve the staff recommendation.

Vote:

Unanimous roll call vote (Absent: Councilmember Friedman).

REPORT FROM THE FINANCE COMMITTEE

Vice Chair Harmon reported that the Committee heard a report about the upcoming budget hearing.

REPORT FROM THE ORDINANCE COMMITTEE

Chair Sneddon reported that the Committee heard an ordinance to amend the Municipal Code relating to vessel insurance requirements in the harbor district and unanimously recommended that the ordinance be forwarded to Council.

GENERAL PUBLIC COMMENT

Members of the Public: Mark Wafford; Liana Martindale; Melissa Horton; Ana Arce; Lyiam Galo; M.J. LaFleur; Howard Green; Jacqueline Inda; Kari Weber.

PULLED CONSENT ITEMS

4. **Subject: Amending Chapter 26.50 Regarding Tenant Protection [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 Municipal Code by Amending Sections 26.50.040, 26.50.055, and 26.50.070 and the Addition of Section 26.50.090 Relating to Just Cause Evictions.

Documents:

- April 29, 2025, report from the City Attorney.
- Proposed Ordinance.

Speakers:

- Staff: None.
- Members of the public: Fleurette Janigian; Ana Arce; Dave Diaz; Angeliza Sanchez; Stanley Tzankov.

Motion:

Councilmember Santamaria/ Sneddon to adopt the recommendation as made by staff; Ordinance No. 6179.

Vote:

Unanimous roll call vote (Noes: Councilmember Jordan, Mayor Rowse; Absent: Councilmember Friedman).

5. **Subject: Master Environmental Assessment Guidelines Updates for Historic Resources, Archaeological Resources, and Tribal Cultural Resources [Resolution] (610.01)**

Recommendation: That Council:

- Repeal Resolution No. 02-025 of the Council of the City of Santa Barbara Adopting the Master Environmental Assessment Guidelines for Archaeological Resources and Historic Structures and Sites (January 2002);
- Adopt, by reading of title only, a Resolution of the Council of the City of Santa Barbara Adopting the Master Environmental Assessment Guidelines for Historic Resources;
- Adopt, by reading of title only, a Resolution of the Council of the City of Santa Barbara Adopting the Master Environmental Assessment Guidelines for Archaeological Resources; and

- D. Adopt, by reading of title only, a Resolution of the Council of the City of Santa Barbara Adopting the Master Environmental Assessment Guidelines for Tribal Cultural Resources (April 2025).

Documents:

- April 29, 2025, report from the Interim Community Development Director.
- Proposed Resolutions.

Speakers:

- Staff: Project Planner Julia Pujo.
- Members of the public: Eleanor Fishburn.

Motion:

Councilmember Sneddon/Harmon to adopt the recommendation as made by staff; Resolution Nos. 25-044, 25-045, 25-046.

Vote:

Unanimous roll call vote (Absent: Councilmember Friedman).

COUNCILMEMBER COMMITTEE ASSIGNMENT REPORTS

None.

CITY COUNCIL ADMINISTRATIVE AND ATTORNEY REPORTS

AIRPORT DEPARTMENT

8. Subject: Santa Barbara Airport Fixed Base Operator Redevelopment Update (560.01)

Recommendation: That Council:

- A. Receive a report on the Fixed Base Operator redevelopment process at the Santa Barbara Airport, including an update on the Request for Proposals timeline, associated challenges, and efforts to ensure a competitive and flexible selection process; and
- B. Provide feedback to staff on Council's preference for weighting the scoring criteria contained in the Request for Proposals, desired community benefits, and other input as needed.

Documents:

- April 29, 2025, report from the Airport Director.
- PowerPoint presentation prepared and made by staff.

Speakers:

- Staff: Airport Director Chris Hastert.
- Members of the public: Troy Scott, Julie Broderick.

Discussion:

- Staff gave Council a presentation regarding the redevelopment process.
- Councilmembers' questions were answered.
- Council gave direction to Staff.

COMMUNITY DEVELOPMENT DEPARTMENT

9. Subject: Access to Legal Counsel Pilot Program Evaluation (610.01)

Recommendation: That Council:

- A. Receive an update on the Access to Legal Counsel Pilot Program; and
- B. Direct staff to either terminate the program as of July 31, 2025, or establish it as ongoing and authorize staff to solicit Requests for Proposals for a service provider to operate the program on an ongoing basis.

Documents:

- April 29, 2025, report from the Interim Community Development Director.
- PowerPoint presentation prepared and made by staff.

Speakers:

- Staff: Housing and Human Services Manager Laura Dubbels.
- Legal Aid of Santa Barbara County: Executive Director Jennifer Smith.
- Members of the public: Ana Arce, Stanley Tzankov.

Discussion:

- Staff gave Council a presentation regarding the Access to Legal Counsel Pilot Program.
- Councilmembers' questions were answered.
- Council gave direction to Staff.

Motion:

Councilmembers Sneddon/Harmon to direct staff to continue status quo funding for another year while looking into other collaborative program options and developing a Request for Procurement through the Finance Committee.

Vote:

Unanimous roll call vote (Absent: Councilmember Friedman)

COUNCIL AND STAFF COMMUNICATIONS

COUNCILMEMBER ENGAGEMENTS

- Councilmember Gutierrez attended the following meetings or events: 1. Spoke on STESSA Panel; 2. Ribbon Cutting at Ilubia; 3. All Gauchos Reunion; 4. Dinner for Gaucho Alumni Weekend 5. Gauchofest; 6. Earth Day Festival; 7. High School Alumni Aundraiser 8. 100th Anniversary Earthquake at El Paseo; 9. Franklin School Cookout; 10. George Clinton Concert.
- Councilmember Santamaria attended the following meetings or events: 1. Parks & Recreation Commission; 2. Transportation and Circulation Committee; 3. Santa Barbara Foundation Person of the Year Luncheon; 4. Earth Day Festival; 5. Gaucho Reunion Weekend; 6. Cause Action Fund Leadership Awards and Fundraiser.
- Councilmember Sneddon attended the following meetings or events: 1. Historic Landmark Commission Meeting; 2. Cachuma Operation and Management Board Meeting 3. Rotary Club Meeting; 4. Earth Day Festival.
- Mayor Rowse attended the following meetings or events: 1. Santa Barbara Foundation Person of the Year Luncheon; 2. Spanish Council General Meeting; 3. Citizen’s Breakfast for 4th Graders at Laguna Blanca; 4. Santa Barbara Symphony; 5. Highway 101 Ribbon Cutting; 6. Earth Day Festival; 7. 100th Anniversary Earthquake at El Paseo; 8. Hall of Fame Brunch.

PUBLIC COMMENT (IF NECESSARY)

No one wished to speak.

ADJOURNMENT

Mayor Rowse adjourned the meeting at 4:48 p.m.

Approved and adopted by the City Council of the City of Santa Barbara on May 13, 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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