



# CITY OF SANTA BARBARA CITY COUNCIL MINUTES

## REGULAR MEETING DECEMBER 16, 2025 COUNCIL CHAMBERS, 735 ANACAPA STREET

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### CALL TO ORDER

Mayor Randy Rowse called the meeting to order at 2:04 p.m. (The Ordinance Committee met at 11:30 a.m. The Finance Committee, which normally meets at 12:00 p.m., did not meet this day).

### PLEDGE OF ALLEGIANCE

Mayor Rowse.

### ROLL CALL

Councilmembers present: Eric Friedman, Oscar Gutierrez (2:10 p.m.), 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, and Deputy City Clerk Austin Taylor.

### CEREMONIAL ITEMS

1. **Subject: Recognition of City Attorney Sarah Knecht Upon Retirement (120.04)**

Action: Mayor Rowse expressed his gratitude to City Attorney Sarah Knecht for her years of service.

### CHANGES TO THE AGENDA

There were no changes to the agenda.

## CONSENT CALENDAR (Items 2-8)

The titles of the Ordinances and Resolutions were read.

Motion:

Councilmembers Friedman/Gutierrez to approve the consent calendar as recommended.

Vote:

Unanimous roll call vote.

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

Recommendation: That Council waive reading and approve the minutes for the regular and special meetings of November 18, 2025.

Action: Approved the recommendation.

### 3. **Subject: Agreement and Allocation for California Local Housing Trust Fund Grant Program Award [Ordinance Adoption; Agreement] (660.01)**

Recommendation: That Council:

- A. Adopt, by reading of title only, an Ordinance of the Council of the City of Santa Barbara Approving and Authorizing the City Administrator to Execute the State of California Department of General Services Standard Agreement with the Department of Housing and Community Development for the Local Housing Trust Fund Grant Program, Commencing upon the Effective Date of the Enabling Ordinance; and
- B. 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 \$1,945,176 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 City Administrator to Execute Such Agreements, Subject to Approval as to Form by the City Attorney; and Rescinding Ordinance No. 6174.

Action: Approved the recommendations; Ordinance Nos. 6201 and 6202; Agreement Nos. 28,818 and 28,819.

**4. Subject: Amendments to the Zoning Ordinance Related to the Definition of Historic Resources (PLN2025-00050) [Ordinance Adoption] (640.09)**

Recommendation: That Council adopt, by reading of title only, an Ordinance of the Council of the City of Santa Barbara Amending Sections 30.57.030, 30.157.025, 30.157.050, 37.157.110, 37.157.170, 30.220.020, and 30.300.080 of the Santa Barbara Municipal Code Pertaining to Protection of Historic Resources.

Action: Approved the recommendation; Ordinance No. 6203.

**5. Subject: 2026-2027 Treatment and Patrol Bargaining Units Memorandum of Understanding [Resolution; Agreement] (440.02)**

Recommendation: That Council:

A. Adopt, by reading of title only, a Resolution of the Council of the City of Santa Barbara Adopting the 2026-2027 Memorandum of Understanding Between the City of Santa Barbara and the Patrol Officers' and Treatment Plants' Bargaining Units (TAP Units); and

B. Adopt, by reading of title only, a Resolution of the Council of the City of Santa Barbara Amending Resolution No. 25-133, the Position and Salary Control Resolution for Fiscal Year 2026, Affecting the Salaries of Certain Classifications in the Treatment and Patrol Bargaining Units Effective January 10, 2026.

Action: Approved the recommendation; Resolution Nos. 25-137 and 25-138; Agreement No. 28,825 (December 16, 2025, report from the Human Resources Director; Proposed Resolutions).

**6. Subject: Fiscal Year 2026 Interim Financial Statements for the Four Months Ended October 31, 2025 (250.02)**

Recommendation: That Council accept the Fiscal Year 2026 Interim Financial Statements for the four months ended October 31, 2025.

Action: Approved the recommendation (December 16, 2025, report from the Finance Director).

**7. Subject: Approval of Parcel Map and Execution of Agreement for 801 State Street [Agreement] (640.08)**

Recommendation: That Council approve and authorize the City Administrator to execute and record Parcel Map Number 20,843, and a standard agreement relating to the approved subdivision at 801 State Street.

Action: Approved the recommendation; Agreement No. 28,820 (December 16, 2025, report from the Public Works Director).

**8. Subject: Personal Services Agreements for Classes, Clinics, Camps and Tournaments [Agreement] (570.05)**

Recommendation: That Council:

- A. Authorize the Parks and Recreation Director to execute a personal services agreement with 805 Beach Inc., a Limited Liability Company, for the provision of Fiscal Year 2027 Beach Volleyball Camps, Clinics, Classes, Leagues, and Tournaments, with compensation equal to 65% of the total basic fees collected and the total compensation estimated at \$199,000 based on the projected number of participants; and
- B. Authorize the Parks and Recreation Director to execute a personal services agreement with Channel Islands Outfitters Inc., a California Corporation, for the provision of Fiscal Year 2027 Youth Camps, with compensation equal to 85% of the total basic fees collected and the total compensation estimated at \$125,000 based on the projected number of participants.

Action: Approved the recommendations; Agreement Nos. 28,826 and 28,827 (December 16, 2025, report from the Parks and Recreation Director).

**CONSENT PUBLIC HEARING**

**9. Subject: Designation of Proposed Development at 901 State Street (Music Academy of the West) as a Community Benefit Project (640.09)**

Recommendation: That Council designate the proposed development at 901 State Street a Community Benefit Project pursuant to Santa Barbara Municipal Code Chapter 30.170 and allocate a total of 2,000 square feet (net) of nonresidential floor area to the project from the Nonresidential Growth Management Program's Community Benefit Category.

Documents:

- December 16, 2025, report from the Community Development Director.

Mayor Rowse opened the Public Hearing at 2:23 p.m.

Speakers:

- Members of the Public: None.

Mayor Rowse closed the Public Hearing at 2:26 p.m.

**Motion:**

Councilmembers Sneddon/Friedman to approve the recommendations as made by staff.

**Vote:**

Unanimous roll call vote.

**REPORT FROM THE ORDINANCE COMMITTEE**

Councilmember Sneddon reported that Ordinance committee heard an ordinance Amending Section 17.20.005 (C) of the Municipal Code Pertaining to Slip Assignment Policy, and recommended the ordinance be forwarded to Council. Ordinance Committee also heard an ordinance pertaining to Massage Establishment and Massage Therapist Permits, the discussion of which was continued to January 13, 2026.

**GENERAL PUBLIC COMMENT**

Members of the Public: David Crockett Williams; James Spitzer; Jeremy Sharp; Delia Moon; Brian Michelet; Jim McRobie; Roberta Cifuentez.

**PULLED CONSENT ITEMS**

**CITY COUNCIL ADMINISTRATIVE AND ATTORNEY REPORTS**

CITY ADMINISTRATOR

**10. Subject: Authorize Purchase of Real Property Located at 816 Cacique Street [Ordinance Introduction; Resolution; Agreement] (660.04)**

Recommendation: That Council:

- A. Adopt, by reading of title only, a Resolution of the Council of the City of Santa Barbara Authorizing the Acquisition of Real Property Located at 816 Cacique Street, Santa Barbara (APN 017-240-021); Authorizing the City Administrator to Execute an Agreement for Purchase and Sale, Including Escrow Instructions and All Related Documents, Subject to Approval as to Form by the City Attorney; and Consenting to the Recordation of the Grant Deed Pursuant to Government Code Section 27281;
- B. Adopt, by reading of title only, a Resolution of the Council of the City of Santa Barbara Amending Resolution No. 25-066, Adopting the Budget for Fiscal Year 2026, to Appropriate Measure C Funds for the Purchase of Real Property Located at 816 Cacique Street; and
- C. Introduce and subsequently adopt, by reading of title only, an Ordinance of the Council of the City of Santa Barbara Approving and Authorizing the City Administrator to Execute the First Amendment to the Declaration of

Restrictions Established by City of Santa Barbara Conditional Use Permit Resolution No. 008-09; and Approving and Authorizing the City Administrator to Execute the Second Amended Restricted Use Covenant Imposed on Real Property for the Operation of a Homeless Shelter and Related Services.

Documents:

- December 16, 2025, report from the City Administrator.
- PowerPoint presentation prepared and made by staff.
- Proposed Resolutions.
- Proposed Ordinance.

Speakers:

- Staff: Senior Assistant to the City Administrator Barbara Andersen.
- Members of the Public: None.

Motion:

Councilmembers Sneddon/Jordan to approve the recommendations as made by staff; Resolution Nos. 25-139 and 25-140; Agreement No. 28,828.

Vote:

Unanimous roll call vote.

**11. Subject: Adoption of Citywide Strategic Plan (120.02)**

Recommendation: That Council adopt the citywide strategic plan and direct the City Administrator to advance key initiatives identified for the first year as well as create a system of accountability that will include regular reporting to Council.

Documents:

- December 16, 2025, report from the City Administrator.
- PowerPoint presentation prepared and made by staff.

Speakers:

- Staff: Senior Assistant to the City Administrator Barbara Andersen.
- Members of the Public: Linda Honikman; Laura Robinson; Berry Remis.

Motion:

Councilmembers Friedman/Sneddon to approve the recommendation as made by staff, adding an element for celebrating diversity.

Vote:

Unanimous roll call vote.

**RECESS**

3:55 p.m. - 5:00 p.m.

**12. Subject: Policy Direction and Work Plan for Development of a Rent Stabilization Program - Estimated Time 5:00 P.M. (170.01)**

Recommendation: That Council provide direction to staff regarding a draft work plan and the fundamental policy questions related to the development of a Rent Stabilization Program.

Documents:

- December 16, 2025, report from the City Administrator.
- PowerPoint presentation prepared and made by staff.

Speakers:

- Staff: Assistant City Attorney Dan Hentschke; Senior Assistant to the City Administrator Barbara Andersen.
- Members of the Public: Heather Smith; Paul Burns; Lisa Sands; Laura Robinson; Betty Jeppesen; Julie Weiner; Jim Carbone, Teresa Seiler; Andrew Hawkins; Chris Kamen; Gretchen Murray; Trish Ainsworth; Virginia Rubsam; Storm Hughes; Andrea Moore McCormick; Elizabeth Newman; Kim Berthesen; Reyna Angel; Britni Alleman; Scott Forman; Sophia Lake; Estela Montano; Zoila Cabrera; Miguel Avila; Gina Quiroz; Miles Hagin; Luke Carberry; Josh Ritchey; Jeff Shumen; Mia Lopez; Britni Alleman; Stanley Tzankov; Veronica Strauss; Drew; Matt Larkins; Kari Weber; Emily Pelting; Amanda Cobb; Loy Beardsmore; John Beardsmore; Rich Appelbaum; Juan Ramirez; Shira; Kate Overton-Smith; Salina Hall; Angeliza Sanchez; Sean Douglas; Brian Johnson; Hannah Cohen; Teresa Patino; Caden McQueen; Caleb Tarman; Ian Baucke; Staci Caplan; Don Katich; Sunny Ingalls; Hillary Blackerby; Chelsea Lancaster; Christine Neuhauser; Ana Arce; Linda Honikman; Anastasia Senavsky; Nancy Avoce.

Motion:

Councilmembers Harmon/Santamaria to come back in January to consider a rent increase moratorium ordinance, including a rollback date, and fixes to the tenant protection act related to evictions, specifically Ellis Act issues and similar.

Vote:

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

**COUNCIL AND STAFF COMMUNICATIONS**

**COUNCILMEMBER COMMITTEE ASSIGNMENT REPORTS & ENGAGEMENTS**

-Councilmember Gutierrez attended the following meetings or events: 1. Expressed his appreciation for City Attorney Knecht and her years of service, and wished her well in her future endeavors.

-Councilmember Sneddon attended the following meetings or events: 1. Kinky Boots musical at the Granada Theatre; 2. Gracie Fisher's Winter Showcase at the Granada; 3. Downtown Santa Barbara Improvement Association Holiday Party; 4. Santa Barbara Police Department Swearing In; 5. Elected Leaders Forum on Housing and Homelessness; 6. Cycling with Age Parade in Carpinteria; 7. Parade of Lights; 8. Democratic Women Holiday Party; 9. 400 W. Carrillo Groundbreaking; 10. Cachuma Operation and Maintenance Board Meeting.

**PUBLIC COMMENT (IF NECESSARY)**

No one wished to speak.

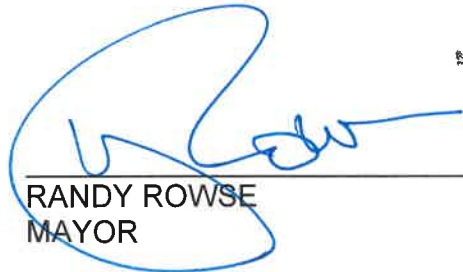
**ADJOURNMENT**

Mayor Rowse adjourned the meeting at 9:04 p.m.

Approved and adopted by the City Council of the City of Santa Barbara on January 13, 2026.

SANTA BARBARA CITY COUNCIL

SANTA BARBARA  
CITY CLERK'S OFFICE



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RANDY ROWSE  
MAYOR

ATTEST:



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SARAH GORMAN  
CITY CLERK SERVICES MANAGER