



**REGULAR CITY COUNCIL
MEETING
TUESDAY, NOVEMBER 18, 2008**

Afternoon Session

1:30 P.M.
City Hall
130 Cremona Drive, Suite B
Goleta, California

Evening Session

6:00 P.M.
City Hall
130 Cremona Drive, Suite B
Goleta, California

Members of the City Council

Michael T. Bennett, Mayor
Roger S. Aceves, Mayor Pro Tempore
Jean W. Blois, Councilmember
Eric Onnen, Councilmember
Jonny Wallis, Councilmember

Daniel Singer, City Manager
Deborah Constantino, City Clerk
Tim W. Giles, City Attorney

Members of the Redevelopment Agency

Roger S. Aceves, Chair
Michael T. Bennett, Vice Chair
Jean Blois, Agency Member
Eric Onnen, Agency Member
Jonny Wallis, Agency Member

Daniel Singer, Executive Director
Deborah Constantino, Agency Secretary
Tim W. Giles, Agency Legal Counsel

AFTERNOON SESSION

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

ROLL CALL OF CITY COUNCIL

ROLL CALL OF THE REDEVELOPMENT AGENCY

PUBLIC FORUM

At this time the public shall have an opportunity to comment on any non-agenda item relevant to the jurisdiction of the City. It is requested that each speaker complete a "Speaker Request Form" and submit it to the City Clerk. Reasonable time limits are imposed on each topic and each speaker. In accordance with the provisions of the Ralph M. Brown Act (GC § 54950 et seq.), no action or discussion may take place by the Council on any item not on the posted agenda. The Council may respond to statements made or questions asked, and may direct the staff to report back on the topic at a future meeting.

AMENDMENTS OR ADJUSTMENTS TO AGENDA

A. CONSENT CALENDAR

A.1 Approval of the Minutes of Joint City Council/Redevelopment Agency Meeting Minutes of October 7, 2008. (Constantino)

Recommendation: Approve the minutes of Joint City Council/Redevelopment Agency meeting minutes of October 7, 2008.

A.2 Continuation of a Local Emergency Regarding the Flood Threat Associated with the Gap Fire Burn Area and Delegation of Emergency Purchasing Authority (Wagner)

Recommendation: Continue the Local Emergency pursuant to Resolution No. 08-45 entitled "A Resolution of the City Council of the City of Goleta, California Proclaiming a Local Emergency to Exist in the Extreme Peril Posed by the Results of the Gap Fire and Delegating Emergency Authority to the City Manager to Procure Necessary Supplies, Equipment and Services".

A.3 Resignation of Planning Commissioner Ken Knight (Chase)

Recommendation: Accept the resignation of Planning Commissioner Kenneth A. Knight.

RECESS TO JOINT CITY COUNCIL/REDEVELOPMENT AGENCY MEETING

A.4 FY 2008/09 First Quarter Financial Review (Rivera)

Recommendation:
As the City Council:

A. Adopt Resolution No. 08-__ entitled "A Resolution of the City Council of the City of Goleta, California, Amending the City's Operating and CIP Budget for Fiscal Year 2008-09".

As the Redevelopment Agency:

B. Adopt Resolution No. 08-__ entitled "A Resolution for the Redevelopment Agency for the City of Goleta, California, Amending the Operating Budget for Fiscal Year 2008-09".

ADJOURN JOINT CITY COUNCIL/REDEVELOPMENT AGENCY MEETING AND RECONVENE CITY COUNCIL MEETING

**A.5 Acceptance of the October 2008 Check Register
(Rivera)**

Recommendation: Accept the check register for the month of October 2008.

**A.6 Case No. 08-045-RZ: HCR Ltd. Rezone Project; 6466 Hollister Avenue and 170 Los Carneros Way; APN 073-070-035
(Miller/Moore)**

Recommendation: Conduct the second reading (by title only), waive further reading, and adopt City Council Ordinance 08-__ entitled "An Ordinance of the City Council of the City of Goleta, California Amending the Official Zoning Map Referenced in Section 35-204 of Article III of the Goleta Municipal Code, the Inland Zoning Ordinance, to Change the Zone District Applicable to 6466 Hollister Avenue and 170 Los Carneros Way; APN 073-070-035". (Attachment 1)

**A.7 Case No. 08-057-GPA, -RZ: Harwin/Aero Camino General Plan Amendment and Rezone; 6390, 6398, and 6416 Hollister Avenue; APN 073-070-024, -021, -005
(Miller/Ling)**

Recommendation: Conduct the second reading (by title only), waive further reading, and adopt City Council Ordinance 08-__ entitled "An Ordinance of the City Council of the City of Goleta, California Amending the Official Zoning Map Referenced in Section 35-204 of Article III of the Goleta Municipal Code, the Inland Zoning Ordinance, to Change the Zone District Applicable to 6390, 6398, and 6416 Hollister Avenue; 073-070-024, 073-070-021, 073-070-005". (Attachment 1)

**A.8 Purchase and Installation of a Backup Power Generator and Automatic Electrical Transfer Switch for City Hall
(Adomaitis)**

Recommendation:

- A. Authorize the City Manager to purchase a backup power generator and accompanying automatic electrical transfer switch from Quinn Power Systems for City Hall in an amount not to exceed \$65,567.29.
- B. Confirm existing emergency authorization for the City Manager to award a contract for the labor and installation of the aforementioned equipment upon completion of the bidding process, in an amount not to exceed \$44,299.71.

**A.9 Professional Services Agreement for Surveying Services
(Wagner/Schultz)**

Recommendation:

- A. Authorize the City Manager to execute a contract for On-Call Professional Survey Consultant Services with Penfield & Smith in an amount not to exceed \$20,000; and
- B. Authorize the City Manager to execute a contract for On-Call Professional Survey Consultant Services with Wallace Group in an amount not to exceed \$20,000; and

- C. Authorize the City Manager to execute a contract for On-Call Professional Survey Consultant Services with MNS Engineers, Inc. in an amount not to exceed \$20,000; and
- D. Authorize the City Manager to execute a contract for On-Call Professional Survey Consultant Services with Cardenas and Associates Surveying, Inc. in an amount not to exceed \$20,000; and
- E. Authorize the City Manager to adjust the contract amounts based upon actual work completed by each individual contractor in an amount not to exceed the total budget of \$80,000.

A.10 Award of Maintenance Contracts for the FY 2008-09 Annual Street Maintenance Services (Wagner)

Recommendation:

- A. Authorize the City Manager to execute a maintenance contract for Annual Street Maintenance to Granite Construction Company, Inc. in an amount not to exceed \$80,000.
- B. Authorize the City Manager to execute a maintenance contract for Annual Street Maintenance to Berry General Engineering Contractors, Inc., in an amount not to exceed \$80,000.
- C. Authorize the City Manager to execute a maintenance contract for Annual Street Maintenance to Elevation General Engineering Contractor, Inc., in an amount not to exceed \$80,000.
- D. Authorize the City Manager to execute contract amendments to increase the not to exceed amount on the above Agreements based upon actual work by each individual contractor such that the total incurred for all agreements does not exceed the total budget of \$240,000.

A.11 Consideration of Appointment of the City’s Representative to the Vector Control District Board (Constantino)

Recommendation: Reappoint John Olson to serve a two-year term on the Vector Control District Board commencing January 1, 2009, and concluding on December 31, 2010.

B. DISCUSSION/ACTION ITEM

B.1 Reconsideration of Professional Services Agreement to Develop Urban Forest Master Plan (Giles/Wagner) (10-Minutes)

Recommendation:

- A. Rescind Council action of August 19, 2008 authorizing City Manager to execute a Professional Services Agreement with Goleta Valley Beautiful to develop an Urban Forest Master Plan;

- B. Independent of prior consideration, consider anew whether to approve and authorize City Manager to execute a Professional Service Agreement with Goleta Valley Beautiful to develop an Urban Forest Master Plan in an amount not to exceed \$47,000.

**B.2 Update on Goleta Strategic Plan
(Singer)**

(60 Minutes)

Recommendation: Review an updated version of the City's Strategic Plan and provide direction on any additions and amendments to the Plan.

OPPORTUNITY FOR PUBLIC TO ADDRESS CLOSED SESSION MATTERS

ADJOURN TO CLOSED SESSION

CLOSED SESSION

The City Council will meet in closed session:

CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Pursuant to the provisions of Government Code Section 54956.8 with regard to the following 6 matters:

Property: Parcel # 071-260-01 through 06 5553
Negotiating Party: Bottiani Properties, General Partnership
Agency Negotiator: Dan Singer, City Manager
Under Negotiation: Price and Terms

Property: Parcel # 071-260-07 and 08
Agency Negotiator: Dan Singer, City Manager
Negotiating Party: Waters Land Surveying, Inc.;
Under Negotiation: Price and Terms

Property: Parcel # 071-140-56 and 58
Agency Negotiator: Dan Singer, City Manager
Negotiating Party: Kellogg Square, LLC
Under Negotiation: Price and Terms

Property: Parcel # 071-140-46
Agency Negotiator: Dan Singer, City Manager
Negotiating Party: Bottiani Properties, General Partnership
Under Negotiation: Price and Terms

Property: Parcel # 071-090-73
Agency Negotiator: Dan Singer, City Manager
Negotiating Party: DLC Enterprises
Under Negotiation: Price and Terms

Property: Parcel # 071-090-36
Agency Negotiator: Dan Singer, City Manager
Negotiating Party: Newland
Under Negotiation: Price and Terms

CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Pursuant to the provisions of Government Code Section 54956.8 with regard to the following matter:

Property: Parcel # 073-450-005
Agency Negotiator: Dan Singer, City Manager
Negotiating Party: Sares Regis Group
Under Negotiation: Price and Terms

PUBLIC EMPLOYEE PERFORMANCE – EVALUATION

Pursuant to Government Code Section 54957 with regard to the following personnel matter:

- City Manager Performance Evaluation

**RECESS TO EVENING SESSION
CITY COUNCIL MEETING
6:00 P.M.
130 Cremona Drive, Suite B
Goleta, California**

EVENING SESSION

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

ROLL CALL OF CITY COUNCIL

PUBLIC FORUM

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AMENDMENTS OR ADJUSTMENTS TO AGENDA

C. PUBLIC HEARING

- C.1 Case No. 07-171-OA/HO, -OA/GGMO, -DP, -CUP; Goleta Valley Cottage Hospital Project; 334 and 351 S. Patterson Avenue; APNs 065-090-022 and 065-090-028.
(Miller/Moore) (60-minutes)**

Recommendation:

- A. Open the public hearing on the Goleta Valley Cottage Hospital Project.
- B. Allow staff presentation, applicant presentation, and public testimony.
- C. Adopt City Council Resolution 08-__ entitled "A Resolution of the City Council of the City of Goleta, California Accepting the CEQA Exemption and Adopting CEQA Findings for the Goleta Valley Cottage Hospital Project; Case No. 07-171-OA/HO, -OA/GGMO, -DP, -CUP; 334 and 351 S. Patterson Avenue; APNs 065-090-022 and 065-090-028". (Attachment 1)
- D. Introduce and conduct the first reading (by title only) and waive further reading of City Council Ordinance 08-__ entitled "An Ordinance of the City Council of the City of Goleta, California Amending Chapter 35, Article III of the Goleta Municipal Code, the Inland Zoning Ordinance, to Establish a Hospital Overlay District". (Attachment 2)
- E. Introduce and conduct the first reading (by title only) and waive further reading of City Council Ordinance 08-__ entitled "An Ordinance of the City Council of the City of Goleta, California Amending Ordinance NO. 03-04, and Adopting Revised Growth Management Regulations Applicable to Non-Residential Development within the City of Goleta". (Attachment 3)

- F. Conceptually approve the Goleta Valley Cottage Hospital Project by conditionally adopting City Council Resolution 08-__ entitled "A Resolution of the City Council of the City of Goleta, California Approving a Development Plan and a Major Conditional Use Permit for the Goleta Valley Cottage Hospital Project; 334 and 351 S. Patterson Avenue; APNs 065-090-022 and 065-090-028; Case No. 07-171-DP, -CUP". (Attachment 4)
- G. Continue the item to December 2, 2008 in order to conduct the second readings by title only and adopt the Ordinances for the Ordinance Amendments, and to adopt a City Council Resolution thereby approving the Goleta Valley Cottage Hospital Project.
- H. Close the public hearing.

Refer back to staff if the City Council decides to take action other than the recommended action.

C.2 Case No. 07-007-OA, -TPM, -DP; 07-167-DP AM; Marriott Residence Inn and Hollister Center Project; 6300 Hollister Avenue; APN 073-050-020 (Chase/Miller) (60-minutes)

Recommendation:

- A. Open the continued public hearing on the Marriott Residence Inn and Hollister Center Project (item continued from October 21, 2008);
- B. Allow staff presentation, applicant presentation, and public testimony;
- C. Adopt City Council Resolution 08-__ entitled "A Resolution of the City Council of the City of Goleta, California Adopting the Final Mitigated Declaration (07-MND-003), Accepting the Addendum dated August 1, 2008, and Adopting CEQA Findings and a Mitigation Monitoring and Reporting Program for the Marriott Residence Inn and Hollister Center Project; 6300 Hollister Avenue; APN 073-050-020; Case No. 07-007-OA, -TPM, -DP; 07-167-DP AM". (Attachment 1); and
- D. Adopt City Council Resolution 08-__ entitled "A Resolution of the City Council of the City of Goleta, California Approving a Tentative Parcel Map and Development Plan for the Marriott Residence Inn and Hollister Center Project and a Development Plan Amendment for the Hollister Center Project; 6300 Hollister Avenue; APN 073-050-020; Case No. 07-007-TPM, -DP; 07-167-DP AM" (Attachment 2). This action includes the GGMO award of 6 points.

Refer back to staff if the City Council decides to take action other than the recommended action.

C.3 Cost Allocation and User Fee Studies (Rivera) (30-minutes)

Recommendation:

- A. Adopt Resolution No. 08-__ entitled "A Resolution of the City Council of the City of Goleta, California, Approving and Adopting the 2008 Cost Allocation Plan"; and
- B. Adopt Resolution No. 08-__ entitled "A Resolution of the City Council of the City of Goleta, California, Approving and Adopting the 2008 User Fees and Charges".

D. COUNCIL COMMENTS

E. CITY MANAGER/STAFF REPORT

F. CITY ATTORNEY REPORT

The public shall have an opportunity to comment on agenda items as each item is considered by the City Council and prior to action being taken. It is requested that speakers complete a "Speaker Request Form" and submit it to the City Clerk prior to addressing the City Council. Administrative Reports relating to the agenda are available at City Offices located at 130 Cremona Drive, Suite B, Goleta, California.

Americans with Disabilities Act: In compliance with the ADA, if special assistance is needed to participate in a City Council meeting (including assisted listening devices), please contact the City Clerk's office at (805) 961-7500. Notification at least 72 hours prior to the meeting helps to ensure that reasonable arrangements can be made to provide accessibility to the meeting.

The next regular meeting of the City Council is scheduled for Tuesday, December 2, 2008. The next regular meeting of the Goleta Planning Commission is scheduled for Monday, November 17, 2008.

City of Goleta website address: www.cityofgoleta.org Telephone Number: [805.961.7500](tel:805.961.7500) Email: Cityhall@cityofgoleta.org