



**DRAFT  
JOINT  
CITY COUNCIL/REDEVELOPMENT AGENCY  
MEETING  
TUESDAY, FEBRUARY 3, 2009**

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***

Roger S. Aceves, Mayor  
Eric Onnen, Mayor Pro Tempore  
Michael T. Bennett, Councilmember  
Margaret Connell, Councilmember  
Edward Easton, Councilmember

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

***Members of the Redevelopment Agency***

Roger S. Aceves, Chair  
Eric Onnen, Vice Chair  
Michael T. Bennett, Agency Member  
Margaret Connell, Agency Member  
Edward Easton, 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**

Mayor Aceves called the meeting to order at 1:31 P.M., followed by the Pledge of Allegiance.

## **ROLL CALL OF THE CITY COUNCIL**

Present: Mayor Aceves, Mayor Pro Tempore Onnen, Councilmembers Bennett, Connell and Easton.

Absent: None

Staff Present: Dan Singer, City Manager; Tim W. Giles, City Attorney; Steve Wagner, Community Services Director; Vyto Adomaitis; Redevelopment, Neighborhood Services & Public Safety Director and Deborah Constantino, City Clerk.

## **PUBLIC FORUM**

None

## **AMENDMENTS OR ADJUSTMENTS TO AGENDA**

None

### **A. PRESENTATION**

#### **A.1 5-Year Employee Recognitions**

Mayor Aceves presented Vyto Adomaitis, Mike Page and Patty Miller with 5-year recognition pins.

### **B. CONSENT CALENDAR**

#### **B.1 Approval of the City Council Minutes of the City Council Meeting of January 20, 2009**

Recommendation: Approve the City Council Minutes of the City Council Meeting of January 20, 2009.

MOTION: Councilmembers Connell/Bennett to approve the City Council Minutes of the City Council Meeting of January 20, 2009.

VOTE: Motion approved by unanimous voice vote.

#### **B.2 Acceptance of Quarterly Treasurer's Report for the Quarter Ending December 31, 2008**

Recommendation: Accept the Quarterly Treasurer's Report for the Quarter Ending December 31, 2008.

MOTION: Councilmembers Connell/Bennett to accept the Quarterly Treasurer's Report for the Quarter Ending December 31, 2008.

VOTE: Motion approved by unanimous voice vote.

#### **B.3 Approval of Tract Map 32,035 for Cabrillo Business Park Project, Phase A**

Recommendation:

- A. Adopt, accept and authorize the City Clerk to endorse and cause to be recorded Tract Map 32,035 by Santa Barbara Realty Holding Company, LLC, for Phase A, a 6-lot subdivision, being a portion of the approved 22-lot subdivision located at 6767 Hollister

Avenue, APN 073-450-005, for subdivision purposes and an easement for public pedestrian access and public road purposes along Hollister Avenue and Los Carneros Road, finding the Map in conformance with the Development Agreement and in general conformance with the City's General Plan. (Map available in City Clerk's office for review.)

- B. Approve the Improvement Plans for Hollister Avenue as shown on the plans entitled "Street Widening Improvements Hollister Ave. & Los Carneros Rd"., for the portion of the development in conjunction with the Phase A Tract Map 32,035. (Plans available in City Clerk's office for review.)
- C. Authorize the City Manager to execute the attached Amendment No.1 to the Improvement Agreement for the construction of public improvements on Hollister Avenue and Los Carneros Road.
- D. Authorize the City Manager to execute the attached Amendment No.1 to the Landscape Maintenance Agreement for the installation and continued maintenance of median and parkway landscaping within the Hollister Avenue and Los Carneros Road street easements.

MOTION: Councilmembers Connell/Bennett to adopt, accept and authorize the City Clerk to endorse and cause to be recorded Tract Map 32,035 by Santa Barbara Realty Holding Company, LLC, for Phase A, a 6-lot subdivision, being a portion of the approved 22-lot subdivision located at 6767 Hollister Avenue, APN 073-450-005, for subdivision purposes and an easement for public pedestrian access and public road purposes along Hollister Avenue and Los Carneros Road, finding the Map in conformance with the Development Agreement and in general conformance with the City's General Plan; approve the Improvement Plans for Hollister Avenue as shown on the plans entitled "Street Widening Improvements Hollister Ave. & Los Carneros Rd"., for the portion of the development in conjunction with the Phase A Tract Map 32,035; authorize the City Manager to execute the attached Amendment No.1 to the Improvement Agreement for the construction of public improvements on Hollister Avenue and Los Carneros Road; and authorize the City Manager to execute the attached Amendment No.1 to the Landscape Maintenance Agreement for the installation and continued maintenance of median and parkway landscaping within the Hollister Avenue and Los Carneros Road street easements.

VOTE: Motion approved by unanimous voice vote

#### **ITEM B.4 WAS PULLED FROM THE CONSENT CALENDAR**

#### **B.4 Use Agreement for Caltrans Staging/Stockpile Yard**

Recommendation: Authorize City Manager to execute a Use Agreement between the City of Goleta and Caltrans for a Caltrans Staging/Stockpile yard on excess Calle Real Road Right-of-Way in substantial conformance with the attached draft.

MOTION: Councilmembers Connell/Bennett to authorize City Manager to execute a Use Agreement between the City of Goleta and Caltrans for a Caltrans Staging/Stockpile yard on excess Calle Real Road Right-of-Way.

VOTE: Motion approved by unanimous voice vote.

## **C. DISCUSSION/ACTION ITEM**

### **C.1 Economic Development Strategic Plan**

Recommendation: Authorize the Executive Director to execute a professional services agreement with Kosmont Companies for the creation of an Economic Development Strategic Plan in an amount not to exceed \$30,000.

Public Speakers:

Dean Pananides, South Coast Inn, raised concerns regarding the Economic Development Strategic Plan.

Jim Knight, Goleta Chamber of Commerce, spoke in support of staff recommendations.

Michael Towbes, The Towbes Group, spoke in support of staff recommendations.

MOTION: Mayor Pro Tempore Onnen/Councilmember Bennett to authorize the Executive Director to execute a professional services agreement with Kosmont Companies for the creation of an Economic Development Strategic Plan in an amount not to exceed \$30,000.

VOTE: Motion approved by unanimous voice vote.

MOTION: Councilmembers Bennett/Connell to initiate the lodging and conference room study during budget deliberations and update the request for proposal.

VOTE: Motion approved by unanimous voice vote.

### **C.2 Sanitary District Detachment**

Recommendation:

- A. Adopt resolution No. 09-\_\_ entitled "A Resolution of Application of the City Council of the City of Goleta, California Initiating Proceedings for the Detachment of Territory from the Goleta West Sanitary District".
- B. Determine that the proposed detachment is categorically exempt from the California Environmental Quality Act (CEQA).
- C. Direct the City Manager to pursue the detachment, including negotiations with Goleta West Sanitary District on the timing and logistics of said detachment to ensure the continuity of services and the transfer of all taxes and fees.

Public Speakers:

David Geoffrion, William Rosen, Bruce Murdock, Roger Lagerquist, Ken Hendrickson, Larry Meyer, Gary Tomczik, Craig Geyen, Joe Kovach, Reed Radke, Mark Schneidman, Harry Nelson, Harry Rouse, Hillary Hauser, John Kestel, and Mary Ellen Kestel spoke in opposition of the proposed Sanitary District detachment.

MOTION: Councilmembers Bennett/Easton to adopt resolution No. 09-06 entitled "A Resolution of Application of the City Council of the City of Goleta, California Initiating Proceedings for the Detachment of Territory from the Goleta West Sanitary District"; determine that the proposed detachment is categorically exempt from the California Environmental Quality Act (CEQA); and direct the City Manager to pursue the detachment, including negotiations with Goleta West Sanitary District on the timing and logistics of said detachment to ensure the continuity of services and the transfer of all taxes and fees as amended.

VOTE: Approved by the following voice vote: Ayes: Mayor Aceves, Mayor Pro Tempore Onnen, Councilmembers Bennett, Connell and Easton. Noes: None.

MOTION: Mayor Pro Tempore Onnen/Councilmember Connell to appoint Mayor Aceves and Councilmember Easton to serve on AD Hoc Committee regarding Goleta West Sanitary District Detachment.

VOTE: Motion approved by unanimous Voice Vote.

### **OPPORTUNITY FOR PUBLIC TO ADDRESS CLOSED SESSION MATTERS**

None

Tim W. Giles, City Attorney, read into record closed session matters by title only:

### **CLOSED SESSION**

The City Council met in closed session:

### **CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION**

Pursuant to the provisions of Government Code Section 54956.9(c) with regard to potential initiation of one matter of litigation.

### **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  
Agency Negotiator: Dan Singer, City Manager  
Negotiating Party: Bottiani Properties, General Partnership  
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

**ADJOURN TO CLOSED SESSION AT 4:15 P.M.**

**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**

Mayor Aceves called the meeting to order at 6:04 P.M., followed by the Pledge of Allegiance.

### **ROLL CALL OF CITY COUNCIL**

Present: Mayor Aceves, Mayor Pro Tempore Onnen, Councilmembers Bennett, Connell and Easton.

Absent: None

Staff Present: Dan Singer, City Manager; Tim W. Giles, City Attorney; Steve Chase, Planning & Environmental Services Director; Patty Miller, Planning Manager; Steve Wagner, Community Services Director; and Deborah Constantino, City Clerk.

Tim Giles, City Attorney, reported on closed sessions matters;

### **CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION**

Pursuant to the provisions of Government Code Section 54956.9(c) with regard to potential initiation of one matter of litigation.

Action: No reportable action

### **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  
Agency Negotiator: Dan Singer, City Manager  
Negotiating Party: Bottiani Properties, General Partnership  
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

Action: No reportable action

## **PUBLIC FORUM**

None

## **AMENDMENTS OR ADJUSTMENTS TO AGENDA**

None

## **D. PUBLIC HEARING**

### **D.1 Planning Commission Concept Review – Ordinance Amendment**

Recommendation:

- A. Open the public hearing and allow presentation and testimony.
- B. Introduce and conduct the first reading (by title only) and waive further reading of City Council Ordinance 09-\_\_ entitled "An Ordinance of the City Council of the City of Goleta, California, Amending Ordinance 07-13 to Provide for Concept Review by the Planning Commission, under Section 2-25.9, Responsibilities".
- C. Continue the item to February 17, 2009 in order to conduct the second reading and adoption.
- D. Close the public hearing.

Staff Speakers:

Dan Singer, City Manager

## **OPENED PUBLIC HEARING AT 6:03 P.M.**

Public Speakers:

None

## **CLOSED PUBLIC HEARING AT 6:03 P.M.**



MOTION: Councilmember Bennett/Connell to introduce and conduct the first reading (by title only) and waive further reading of City Council Ordinance 09-\_\_ entitled "An Ordinance of the City Council of the City of Goleta, California, Amending Ordinance 07-13 to Provide for Concept Review by the Planning Commission, under Section 2-25.9, Responsibilities"; and continue the item to February 17, 2009 in order to conduct the second reading and adoption.

VOTE: Motion approved by unanimous voice vote.

## **D.2 San Jose Creek Capacity Improvement Project - Resolution of Necessity**

Recommendation:

- A. Open the public hearing;
- B. Receive staff presentation and allow property owner and public testimony;
- C. Close the public hearing;
- D. Adopt by a two thirds vote City Council Resolution 09-\_\_ entitled "A Resolution of the City of Goleta, California, Adopting a Resolution of Necessity for the Acquisition of Certain Parcels Located Adjacent to the San Jose Creek Capacity Improvement Project."

Staff Speakers:

Steve Wagner, Community Services Director

### **OPENED PUBLIC HEARING AT 6:11 P.M.**

Public Speakers:

Mark Bottiani, property owner, spoke in opposition of negotiation terms set forth by the City of Goleta.

### **CLOSED PUBLIC HEARING AT 6:13 P.M.**

MOTION: Councilmember Connell/Mayor Pro Tempore Onnen to adopt by a two thirds vote City Council Resolution 09-07 entitled "A Resolution of the City of Goleta, California, Adopting a Resolution of Necessity for the Acquisition of Certain Parcels Located Adjacent to the San Jose Creek Capacity Improvement Project" as amended.

VOTE: Approved by the following voice vote: Ayes: Mayor Aceves, Mayor Pro Tempore Onnen, Councilmembers Bennett, and Connell. Noes: None. Abstain: Councilmember Easton.

## **D.3 Case No. 07-208-SPA, -DP; Camino Real Hotel Project; 401 Storke Road; APN 073-440-019**

Recommendation:

- A. Open the public hearing on the Camino Real Hotel project.
- B. Allow staff presentation, applicant presentation, and public testimony.
- C. Close the public hearing.

- D. Adopt resolution 09-\_\_ entitled "A Resolution of the City Council of the City of Goleta, California Accepting the Addendum dated October 31, 2008, to the Camino Real Project EIR (96-EIR-3) and Adopting CEQA Findings and a Mitigation Monitoring and Reporting Program for the Camino Real Hotel Project; Case No. 07-208-SPA, -DP; 401 Storke Road; APN 073-440-019". (Attachment 1).
- E. Introduce and conduct the first reading (by title only) and waive further reading of City Council Ordinance 09-\_\_ entitled "An Ordinance of the City Council of the City of Goleta, California Amending the Camino Real Specific Plan; 401 Storke Road; APN 073-440-019" (Attachment 2).
- F. Conceptually approve the Camino Real Hotel Project by conditionally adopting City Council Resolution 09-\_\_ entitled "A Resolution of the City Council of the City of Goleta, California Approving a Development Plan for the Camino Real Hotel Project; 401 Storke Road; APN 073-440-019". (Attachment 3)
- G. Continue the item to March 3, 2009 in order to conduct the second reading and adoption of the Ordinance for an Amendment to the Camino Real Specific Plan and to adopt a City Council Resolution thereby approving the Camino Real Hotel Project.

**Staff Speakers:**

Steve Chase, Planning & Environmental Services Director

Patty Miller, Planning Manager

Natasha Campbell, contract staff, provided a PowerPoint presentation overview of the Camino Real Hotel Project.

**OPENED PUBLIC HEARING AT 6:49 P.M.**

**Public Speakers:**

**APPLICANT:**

Mark Linehan, President of the Wynmark Company, spoke to the Camino Real Hotel Project. Mr. Linehan provided a PowerPoint presentation which included aerial photos of the project site, Goleta Community plan, Camino Real Specific Plan, hotel renderings, site plan, elevations and proposed annual taxes and fees.

Barbara Massey spoke in opposition of the proposed Camino Real Hotel Project.

**CLOSED PUBLIC HEARING AT 7:27 P.M.**

**MOTION:** Mayor Pro Tempore Onnen/Councilmember Bennett to adopt resolution 09-08 entitled "A Resolution of the City Council of the City of Goleta, California Accepting the Addendum dated October 31, 2008, to the Camino Real Project EIR (96-EIR-3) and Adopting CEQA Findings and a Mitigation Monitoring and Reporting Program for the Camino Real Hotel Project; Case No. 07-208-SPA, -DP; 401 Storke Road; APN 073-440-019"; introduce and conduct the first reading (by title only) and waive further reading of City Council Ordinance 09-\_\_ entitled "An Ordinance of the City Council of the City of Goleta, California Amending the Camino Real Specific Plan; 401 Storke Road; APN 073-440-019"; and conceptually approve the Camino Real

Hotel Project by conditionally adopting City Council Resolution 09-\_\_ entitled "A Resolution of the City Council of the City of Goleta, California Approving a Development Plan for the Camino Real Hotel Project; 401 Storke Road; APN 073-440-019"as amended at the hearing of February 3, 2009.

VOTE: Approved by the following voice vote: Ayes: Mayor Aceves, Mayor Pro Tempore Onnen, Councilmember Bennett. Noes: Councilmembers Connell and Easton.

#### **E. COUNCIL COMMENTS**

Councilmember Connell reported her attendance at a conference put on by the Local Government Commission last week regarding sustainability issues. Councilmember Connell noted the Ellwood Post Office is relocating to the Storke road facility.

Councilmember Easton reported his attendance to the League of Cities basic training held in Sacramento.

Councilmember Bennett reported his attendance to the League of Cities in Sacramento on January 21, 2009. Councilmember Bennett raised concerns over the current State budget issues. Councilmember Bennett spoke to the purpose of the Ellwood Post Office relocating to Storke road.

Mayor Aceves reported that he attended a transportation meeting at the Santa Barbara public library with Councilmember Bennett. Mayor Aceves also reported his attendance to a lecture held at UCSB on the anniversary of the Santa Barbara oil spill.

#### **F. CITY MANAGER/STAFF REPORT**

Dan Singer, City Manager, reported his attendance to the training conference held in Sacramento. Mr. Singer also noted he will be attending the upcoming League of Cities annual City Managers conference. Mr. Singer reminded the public that City Hall will be closed for President's Day on Monday, February 16, 2009.

#### **G. CITY ATTORNEY REPORT**

No report

#### **ADJOURNMENT AT 8:14 P.M.**

Prepared by: Rheannon Parr, Deputy City Clerk

GOLETA CITY COUNCIL

\_\_\_\_\_  
ROGER S. ACEVES  
MAYOR

ATTEST: \_\_\_\_\_  
DEBORAH CONSTANTINO  
CITY CLERK