

City of Carpinteria
City Council Regular Meeting Agenda
Monday, April 25, 2016
Council Chamber, 5775 Carpinteria Avenue

5:30 p.m. Regular Session

INFORMATION ABOUT CITY COUNCIL MEETINGS:

- The time at which an item on the agenda is scheduled to be heard is an estimate only. The City Council may consider and act on an agenda item in any order it deems appropriate. In addition, an item may be considered earlier or later than the Estimated Time, depending on the length of time which is devoted to other agenda items. All persons interested in an item listed on the agenda are advised to be present throughout the meeting to ensure that they are present when the item is called.
- The regular meeting will be broadcast live over Government Access Television Channel 21. The City Council meetings will be rebroadcast on Wednesdays at 8:00 p.m. and Saturdays at 5:00 p.m.
- Materials related to an Agenda item submitted to the City Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office at 5775 Carpinteria Avenue, Carpinteria, during normal business hours. Such documents are also available on the City of Carpinteria website at www.carpinteria.ca.us subject to staff's ability to post the documents before the meeting.
- Any written or printed material and/or exhibits presented at a City Council meeting or work session become the property of the City.
- Any information presented to the City Council by the public on any agenda item and during Public Comment using electronic media to be displayed on the overhead projector must be arranged with staff for review of materials in advance of the meeting and no later than close of business Wednesday prior to the Council meeting.
- As a courtesy to others and to avoid interference with the public address system, please refrain from using cell phones in the Council Chambers and please turn off all audible pagers and rings.
- If you wish to speak on a matter scheduled for consideration in a closed session, you will have an opportunity to address the City Council before the Council retires to its closed session deliberations.

**ESTIMATED
TIME:**

5:30 p.m. **CALL TO ORDER**

5:30 p.m. **ROLL CALL**

5:31 p.m. **PLEDGE OF ALLEGIANCE**

5:31 p.m. **INTRODUCTIONS, PROCLAMATIONS AND PRESENTATIONS**

5:32 p.m. **PUBLIC INFORMATION REPORTS AND ANNOUNCEMENTS**

5:32 p.m. **CITY MANAGER'S REPORT**

The City Manager will report to the City Council regarding various City and/or community events and/or matters of interest. There will be no City Council discussion except to ask questions or refer matters to staff; and no action will be taken unless listed on a subsequent agenda.

5:35 p.m. **PRESENTATIONS BY CITIZENS/PUBLIC COMMENT**

This is a time for public comments on matters not otherwise on the agenda but within the subject matter jurisdiction of the City Council. The Public Comment period is limited to 15 minutes and divided among those persons desiring to speak. No person shall speak longer than three minutes; however, the Mayor may establish shorter periods based on the time available and/or the number of persons waiting to speak. Persons wishing to speak on a specific item will be recognized at the time the agenda item is considered.

Please be aware that items on the consent calendar are considered to be routine and are normally enacted by one unanimous vote of the Council. If you wish to speak on a consent calendar item, or on a matter scheduled for consideration in a closed session at the end of the agenda, please do so during the Presentations by Citizens/Public Comment portion of the meeting.

The City and the City Council are not responsible for the content of statements made during the public comment period, or the factual accuracy of any such statements.

AGENDA MODIFICATIONS: The City Council may modify the regular agenda by tabling items, adding urgency items to the agenda or changing

the order in which items are considered. Changes to the Consent Calendar are considered at the time the Consent Calendar is considered.

5:50 p.m.

CONSENT CALENDAR: Individual items may be removed and considered separately at the request of a Councilmember. Any item, which is removed from the Consent Calendar, will be added to the end of the agenda under Other Business.

1. Receive the Expenditures Report for the period beginning April 6, 2016 and ending April 19, 2016.
2. Quarterly Review of Investment Results and Certifications Concerning Compliance with Investment Policy and Cash Flow Needs for the next six months.
3. Adopt Resolution Nos. 5657 and 5658, acting to accept and file the mandatory annual report and set the matter of the continuation of Street Lighting District No. 1 for fiscal year 2016-17 for public hearing at the regular City Council meeting of May 23, 2016.
4. Adopt Resolution Nos. 5659 and 5660, acting to accept and file the mandatory annual report and set the matter of the continuation of Right-of-Way Improvement District No. 3 for fiscal year 2016-17 for public hearing at the regular City Council meeting of May 23, 2016.
5. Adopt Resolution Nos. 5653 and 5654, acting to accept and file the mandatory annual report and set the matter of the continuation of Parking and Business Improvement Area District No. 4 for fiscal year 2016-17 for public hearing at the regular City Council meeting of May 23, 2016.
6. Adopt Resolution Nos. 5662, acting to accept the annual report and set a public hearing date for May 23, 2016, for the City Council to consider setting the annual assessment and ordering the construction of the improvement for Assessment District No. 5.

5:52 p.m.

ADMINISTRATIVE MATTER: None

5:52 p.m.

PUBLIC HEARING:

7. Introduction (first reading) of Ordinance No. 708 amending provisions of the City's Local Coastal Program and Zoning Code regarding Short-term Rentals (Home Stays and Vacation Rentals) and amending the City's Zoning Map to establish a Vacation Rental Overlay District. Changes to the Zoning Code include: the addition

of Chapter 14.47 titled, "Vacation Rental Overlay District" and Chapter 14.52 titled, "Home Stays"; the amendment of Section 14.04.060 Overlay Districts, adding new overlay districts; the amendment of Chapter 14.08 Definitions, adding terms related to the Short-Term Rental provisions; and the amendment of Chapter 14.12 R-1 Single-Family Residential District, Chapter 14.14 PRD Planned Residential Development District, and Chapter 14.16 PUD Planned Unit Development District, adding new use types.

Recommendation: Approve Resolution No. 5644 and Ordinance No. 708, as read by title only, (first reading).

Staff presenter: Shanna Farley-Judkins, Assistant Planner

- a. Staff Report
- b. Public Comment
- c. City Council Determination

OTHER BUSINESS:

6:52 p.m.

8. A Landscape Services Contract for Monthly Maintenance for Select Parks and Parking Lots.

Recommendation: Authorize the City Manager to execute the proposed agreement with Sergio Mota, DBA Real Green Landscape for monthly landscape maintenance services at select City operated locations.

Staff presenter: Matt Roberts, Director of Parks and Recreation.

- a. Staff Report
- b. Public Comment
- c. City Council Determination

7:05 p.m.

COMMITTEE REPORTS, INQUIRIES AND OTHER MATTERS PRESENTED BY COUNCILMEMBERS

Informational reports from Councilmember representatives on the committees, commissions and organizations listed below. This is also an opportunity for Councilmembers to request information from staff or seek support from fellow Councilmembers for future agenda items.

1. Representatives to Regional Agencies and Committees

- a. Beach Erosion Authority for Clean Oceans and Nourishment (BEACON) (Shaw/Alt. Carty)
- b. California Joint Powers Insurance Authority (CJPIA) (Clark/Alt. Shaw)
- c. Channel Counties Division, League of California Cities (Nomura/Alt. Shaw)
- d. Santa Barbara County Association of Governments (SBCAG)(Clark/Alt. Nomura)
- e. Santa Barbara County Air Pollution Control District (APCD)(Clark/Alt. Nomura)
- f. Santa Barbara Joint Housing Task Group (Carty & Shaw)
- g. Central Coast Collaborative on Homelessness (C3H) (Clark)
- h. South Coast Task Force on Youth Safety Leadership and Executive Council (Carty & Clark)

2. Joint and Standing Committees

- a. City Council/Chamber of Commerce Board of Directors Committee (Carty & Nomura)
- b. City Council/Public Safety Committee (Clark & Shaw)
- c. City Council/School Board Committee (Stein & Carty)
- d. City Council/Utilities Committee (Stein & Nomura)
- e. City Council/First District Supervisor Committee (Stein & Carty)
- f. City Council Finance/Budget Committee (Stein & Clark)

3. Ad Hoc Committees

- a. Public Facility Site Acquisition/Development Committee (Carty & Nomura)
- b. Transportation Committee (Stein & Shaw)
- c. Joint City Council / Planning Committee General Plan and Coastal Plan Update Committee (Stein & Clark)
- d. Housing Assistance Benefit Committee (Stein & Nomura)

4. City Representatives on other Committees

- a. Community Media Access Center (Gary Dobbins)
- b. Santa Barbara Coastal Vector Control District (Ronald Hurd)
- c. Santa Barbara Metropolitan Transit District (Chuck McQuary)

7:10 p.m.

ATTENDANCE OF COUNCILMEMBERS FOR FUTURE MEETINGS

7:10 p.m.

ADJOURNMENT

The next regular meeting to be held on **Monday, May 9, 2016** at **5:30** P.M., in the Council Chamber, City Hall, 5775 Carpinteria Avenue, Carpinteria, California.

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact the City Clerk's Office at 755-5405 or the California Relay Service at (866) 735-2929. Notification 2 business days prior to the meeting will enable the City to make reasonable arrangements for accessibility to this meeting.

This agenda was posted on Wednesday, April 20, 2016, in the City Clerk's Office, on the City Hall Public Notices Board, and on the Internet.



City of Carpinteria

COUNCIL AGENDA STAFF REPORT April 25, 2016

ITEM FOR COUNCIL CONSIDERATION

Expenditures for the period beginning April 6, 2016 and ending April 19, 2016.

STAFF RECOMMENDATION

Action Item ____ ; Non-Action Item X

Motion: That the City Council accept this report concerning the current list of warrants pursuant to Carpinteria Municipal Code 2.08.150(F).

DISCUSSION

As part of each regular City Council agenda, a list of all checks (attached) dispersed since the last reporting period is presented to the City Council pursuant to C.M.C. 2.08.150(F). The report is provided for City Council and public information and serves as Staff's verification that the expenditures have been reviewed and are within budgeted appropriations.

FINANCIAL CONSIDERATIONS

The warrant register included as an attachment is designed to communicate fiscal activity since the prior reporting period. No action is requested as part of this report.

ATTACHMENTS

Attachment A: Warrant Register for the period beginning April 6, 2016 and ending April 19, 2016.

Staff contact: Monique Epley, Finance Supervisor
(805) 684-5405 ext. 406
moniquee@ci.carpinteria.ca.us


Signature

Reviewed by: John Thornberry, Admin. Services Director



Signature

Reviewed by: Dave Durlinger, City Manager



Signature

4:37 PM

04/19/16

CITY OF CARPINTERIA
Warrant Register
April 6 - 19, 2016

Date	Num	Name	Source Name	Memo	Account	Paid Amount
04/06/16	87865	ANIMAL MEDICAL CLINIC	ANIMAL MEDICAL ...	176766	1000101 · Operating Cash 10	
03/23/16	176766		ANIMAL MEDICAL ...	ANIMAL SHELTERING	1047213 · Animal Sheltering	(1,600.00)
TOTAL						(1,600.00)
04/06/16	87866	CA DEPT CONSERVATION	CA DEPT CONSER...	2015 Q4 SMIP FEES	1000101 · Operating Cash 10	
04/05/16	JAN - MAR ...		CA DEPT CONSER...	2016 Q1 SMIP FEES	1000202 · SMIP Payable	(214.67)
TOTAL						(214.67)
04/06/16	87867	CALIFORNIA BUILDING STANDARDS COM...	CALIFORNIA BUIL...	2016 FEES QUARTER 1	1000101 · Operating Cash 10	
03/31/16	2016 Q1 FE...		CALIFORNIA BUIL...	STATE BUILDING STANDARDS FUND JAN - M...	1000226 · SB1473 State Building ...	(70.65)
TOTAL						(70.65)
04/06/16	87868	CARPINTERIA-SUMMERLAND FIRE DISTR...	CARPINTERIA-SU...	MARCH 2016 FIRE FEES	1000101 · Operating Cash 10	
03/31/16	MAR 2016 F...		CARPINTERIA-SU...	PROJ 1811	1000261 · Fire District Fees	(205.00)
			CARPINTERIA-SU...	PERMIT 11666	1000261 · Fire District Fees	(205.00)
			CARPINTERIA-SU...	PERMIT 11670	1000261 · Fire District Fees	(205.00)
			CARPINTERIA-SU...	PERMIT 11659	1000261 · Fire District Fees	(205.00)
TOTAL						(820.00)
04/06/16	87869	CARPINTERIA VALLEY WATER DISTRICT	CARPINTERIA VAL...	MAR 2016 BILLING	1000101 · Operating Cash 10	
03/28/16	MAR 2016 ...		CARPINTERIA VAL...	CIVIC CENTER	1013312 · Utility - Water 13	(369.48)
			CARPINTERIA VAL...	PARKING	3332312 · Utility - Water 32	(1,158.34)
			CARPINTERIA VAL...	PARKS	2361312 · Utility - Water 23	(4,632.36)
			CARPINTERIA VAL...	POOL	4866312 · Utility - Water 66	(748.20)
			CARPINTERIA VAL...	VETS HALL	4865309 · Misc Operating Expens...	(157.82)
			CARPINTERIA VAL...	PROJ 4865	1000251 · Development Deposits	(320.43)
TOTAL						(7,386.63)
04/06/16	87870	CHANNEL ISLANDS DO IT BEST	CHANNEL ISLAND...	10001	1000101 · Operating Cash 10	
03/31/16	MAR 2016 ...		CHANNEL ISLAND...	ROW	3332308 · Supplies & Materials 32	(11.65)
			CHANNEL ISLAND...	BEACH	2862308 · Supplies & Materials 62	(107.20)
			CHANNEL ISLAND...	POOL	4866308 · Supplies & Materials 66	(12.70)
			CHANNEL ISLAND...	CITY HALL	1013224 · Interior Maintenance	(32.06)
			CHANNEL ISLAND...	POOL	4866308 · Supplies & Materials 66	(8.74)
			CHANNEL ISLAND...	BEACH	2862308 · Supplies & Materials 62	(20.37)
			CHANNEL ISLAND...	TENNIS COURTS	2361221 · Miscellaneous Contracts	(5.04)
			CHANNEL ISLAND...	TENNIS COURTS	2361221 · Miscellaneous Contracts	(5.08)
			CHANNEL ISLAND...	VETS HALL	4865309 · Misc Operating Expens...	(46.87)
			CHANNEL ISLAND...	PARKS	2361221 · Miscellaneous Contracts	(7.76)
			CHANNEL ISLAND...	PARKS	2361221 · Miscellaneous Contracts	(23.30)
			CHANNEL ISLAND...	POOL	4866308 · Supplies & Materials 66	(4.85)

4:37 PM

04/19/16

CITY OF CARPINTERIA
Warrant Register
April 6 - 19, 2016

Date	Num	Name	Source Name	Memo	Account	Paid Amount
			CHANNEL ISLAND...	BEACH	2862308 · Supplies & Materials 62	(10.93)
			CHANNEL ISLAND...	VETS HALL	4865309 · Misc Operating Expens...	(34.76)
			CHANNEL ISLAND...	PARKS	2361221 · Miscellaneous Contracts	(3.20)
TOTAL						(334.51)
04/06/16	87871	COASTAL VIEW NEWS	COASTAL VIEW N...		1000101 · Operating Cash 10	
03/24/16	47633		COASTAL VIEW NE...	OIL PAYMENT PROGRAM	2000261 · Deferred Revenue 20	(578.00)
03/24/16	47647		COASTAL VIEW NE...	FIRST FRIDAY AD	1044302 · Marketing Materials	(768.00)
03/29/16	47707		COASTAL VIEW NE...	FIRST FRIDAY AD	1044302 · Marketing Materials	(768.00)
03/29/16	47704		COASTAL VIEW NE...	HHW DAY	3937308 · Supplies & Materials 37	(578.00)
TOTAL						(2,692.00)
04/06/16	87872	COLSON'S TOWING INC	COLSON'S TOWIN...	INVOICE 5950	1000101 · Operating Cash 10	
03/11/16	5950		COLSON'S TOWIN...	POOL VAN	2361221 · Miscellaneous Contracts	(163.03)
TOTAL						(163.03)
04/06/16	87873	DURFLINGER, DAVID	DURFLINGER, DAV...	CELL PHONE REIMBURSEMENT	1000101 · Operating Cash 10	
04/01/16			DURFLINGER, DAV...	CELL PHONE REIMBURSEMENT	1012308 · Supplies & Materials 12	(65.00)
TOTAL						(65.00)
04/06/16	87874	EASY LIFT TRANSPORTATION	EASY LIFT TRANS...		1000101 · Operating Cash 10	
04/01/16			EASY LIFT TRANS...	CLAIM PER CONTRACT FOR AUGUST	2734221 · Easy Lift/CART 27	(1,000.00)
TOTAL						(1,000.00)
04/06/16	87875	FEDEX	FEDEX	5-364-45586	1000101 · Operating Cash 10	
03/25/16	5-364-45586		FEDEX	DIF HWY INTERCHANGES	3100232 · DIF Highway Interchange	(121.45)
			FEDEX	DIF HWY INTERCHANGES	3179616 · FHWA HBR 31	(121.46)
			FEDEX	PROJ 1522	1000251 · Development Deposits	(15.50)
			FEDEX	PW SHIPPING CHARGES	1030308 · Supplies & Materials 30	(41.97)
TOTAL						(300.38)
04/06/16	87876	FIDELITY SECURITY LIFE INSURANCE	FIDELITY SECURIT...	INVOICE #9905913	1000101 · Operating Cash 10	
04/01/16	9905913		FIDELITY SECURIT...	APRIL 2016	1016194 · Wellness 16	(8.78)
			FIDELITY SECURIT...	APRIL 2016	1041194 · Wellness 41	(8.78)
			FIDELITY SECURIT...	APRIL 2016	1030194 · Wellness 30	(8.78)
			FIDELITY SECURIT...	APRIL 2016	1030194 · Wellness 30	(25.81)
			FIDELITY SECURIT...	APRIL 2016	1022194 · Wellness 22	(17.56)
			FIDELITY SECURIT...	APRIL 2016	2531194 · Wellness 31	(25.81)
			FIDELITY SECURIT...	APRIL 2016	1069194 · Wellness 69	(8.78)
			FIDELITY SECURIT...	APRIL 2016	1051194 · Wellness 51	(16.68)

4:37 PM

04/19/16

CITY OF CARPINTERIA
Warrant Register
April 6 - 19, 2016

Date	Num	Name	Source Name	Memo	Account	Paid Amount
			FIDELITY SECURIT...	APRIL 2016	1011194 · Wellness 11	(8.78)
			FIDELITY SECURIT...	APRIL 2016	1069194 · Wellness 69	(25.81)
			FIDELITY SECURIT...	APRIL 2016	1044194 · Wellness 44	(16.68)
			FIDELITY SECURIT...	APRIL 2016	2531194 · Wellness 31	(8.78)
			FIDELITY SECURIT...	APRIL 2016	1012194 · Wellness 12	(16.68)
TOTAL						(197.71)
04/06/16	87877	FIRST BANKCARD	FIRST BANKCARD		1000101 · Operating Cash 10	
03/28/16	9259		FIRST BANKCARD	PROJ 5436	1000251 · Development Deposits	(34.00)
			FIRST BANKCARD	ARBOR DAY	3332308 · Supplies & Materials 32	(153.70)
			FIRST BANKCARD	MEETINGS & TRAVEL - EBELING	1030306 · Meetings & Travel 30	(145.00)
			FIRST BANKCARD	PW SIGNAGE	2779612 · Pavement Rehabilitation	(367.20)
			FIRST BANKCARD	PW SUPPLIES	2531308 · Supplies & Materials 31	(128.70)
03/28/16	1438		FIRST BANKCARD	SAFETY MEETING REFRESHMENTS	1016228 · Employee Training	(9.18)
			FIRST BANKCARD	MEMBERSHIP DUES	1016305 · Dues & Subscriptions 16	(81.85)
			FIRST BANKCARD	RECRUITMENT	1016303 · Recruitment Advertising	(332.05)
03/28/16	5544		FIRST BANKCARD	CM MGR MEETING	1012306 · Meetings & Travel 12	(80.34)
TOTAL						(1,332.02)
04/06/16	87878	GRACENOTE	GRACENOTE	0675803	1000101 · Operating Cash 10	
04/01/16	0675803		GRACENOTE	PROJ 4863 GATV LISTING	1000251 · Development Deposits	(59.71)
TOTAL						(59.71)
04/06/16	87879	GUZMAN, JOSEPHINE	GUZMAN, JOSEPH...	INVOICE #1009	1000101 · Operating Cash 10	
04/02/16	1009		GUZMAN, JOSEPHI...	03-28-16 CC MINUTES	1011221 · Contract Services 11	(75.00)
TOTAL						(75.00)
04/06/16	87880	LESLIE'S POOL SUPPLIES INC	LESLIE'S POOL SU...	3013-101232	1000101 · Operating Cash 10	
03/31/16	3013-101232		LESLIE'S POOL SU...	CITY POOL	4866338 · Chemicals	(245.25)
TOTAL						(245.25)
04/06/16	87881	MISSION UNIFORM SERVICE	MISSION UNIFORM...	MARCH 2016 UNIFORM	1000101 · Operating Cash 10	
03/31/16	MAR 2016 ...		MISSION UNIFORM...	UNIFORM EXPENSE	2531198 · Uniform Rental 31	(115.78)
			MISSION UNIFORM...	UNIFORM EXPENSE	3332198 · Uniform Rental 32	(115.76)
			MISSION UNIFORM...	UNIFORM EXPENSE	1013198 · Uniform Rental 13	(57.89)
			MISSION UNIFORM...	UNIFORM EXPENSE	2361198 · Uniform Rental 61	(57.89)
TOTAL						(347.32)
04/06/16	87882	MNS ENGINEERS INC	MNS ENGINEERS I...		1000101 · Operating Cash 10	
03/28/16	66805		MNS ENGINEERS I...	PROJ 5436	1000251 · Development Deposits	(1,375.00)

4:37 PM

04/19/16

CITY OF CARPINTERIA

Warrant Register

April 6 - 19, 2016

Date	Num	Name	Source Name	Memo	Account	Paid Amount
03/28/16	66806		MNS ENGINEERS I...	ENGINEERING SERVICES	2536226 · Engineering Retainer	(100.00)
TOTAL						(1,475.00)
04/06/16	87883	PAVEMENT ENGINEERING, INC.	PAVEMENT ENGIN...		1000101 · Operating Cash 10	
02/17/16	1601-063		PAVEMENT ENGIN...	PAVEMENT REHAB	2779612 · Pavement Rehabilitation	(1,213.75)
03/10/16	1602-062		PAVEMENT ENGIN...	PAVEMENT REHAB	2779612 · Pavement Rehabilitation	(225.00)
TOTAL						(1,438.75)
04/06/16	87884	REAL GREEN GARDENING	REAL GREEN GAR...		1000101 · Operating Cash 10	
12/29/15	0001469		REAL GREEN GAR...	TRAIN STATION	3332221 · Miscellaneous Contract...	(108.00)
02/29/16	0001510		REAL GREEN GAR...	TRAIN STATION	3332221 · Miscellaneous Contract...	(680.00)
TOTAL						(788.00)
04/06/16	87885	ROCKWELL PRINTING	ROCKWELL PRINT...	27752	1000101 · Operating Cash 10	
03/18/16	27752		ROCKWELL PRINTI...	SIGNAGE	2531308 · Supplies & Materials 31	(567.00)
TOTAL						(567.00)
04/06/16	87886	S & S SEEDS	S & S SEEDS	INVOICE #OP-57263-16	1000101 · Operating Cash 10	
03/23/16	OP-57263-16		S & S SEEDS	LANDSCAPING MATERIALS	2361221 · Miscellaneous Contracts	(121.50)
TOTAL						(121.50)
04/06/16	87887	SANTA BARBARA PEST CONTROL	SANTA BARBARA ...	70110	1000101 · Operating Cash 10	
03/14/16	70110		SANTA BARBARA ...	RODENT CONTROL	3332223 · Chemical Treatment	(65.00)
TOTAL						(65.00)
04/06/16	87888	SOLID WASTE SOLUTIONS INC	SOLID WASTE SO...	INVOICE #220	1000101 · Operating Cash 10	
04/01/16	220		SOLID WASTE SOL...	AB949 COORDINATION	3937221 · Solid Waste	(172.00)
TOTAL						(172.00)
04/06/16	87889	TRANSAMERICA EMPLOYEE BENEFITS	TRANSAMERICA E...	GROUP ID#G000026466	1000101 · Operating Cash 10	
04/06/16	APRIL 2016...		TRANSAMERICA E...	APR 2016 WELLNESS	1030194 · Wellness 30	(18.75)
			TRANSAMERICA E...	APR 2016 WELLNESS	1016194 · Wellness 16	(35.70)
			TRANSAMERICA E...	APR 2016 WELLNESS	1030194 · Wellness 30	(56.75)
			TRANSAMERICA E...	APR 2016 WELLNESS	1041194 · Wellness 41	(36.45)
			TRANSAMERICA E...	APR 2016 WELLNESS	1051194 · Wellness 51	(33.12)
			TRANSAMERICA E...	APR 2016 WELLNESS	4868194 · Wellness 68	(35.70)
			TRANSAMERICA E...	APR 2016 WELLNESS	1011194 · Wellness 11	(18.75)

CITY OF CARPINTERIA
Warrant Register
April 6 - 19, 2016

Date	Num	Name	Source Name	Memo	Account	Paid Amount
			TRANSAMERICA E...	APR 2016 WELLNESS	1030194 · Wellness 30	(40.68)
			TRANSAMERICA E...	APR 2016 WELLNESS	1012194 · Wellness 12	(33.12)
			TRANSAMERICA E...	APR 2016 WELLNESS	1022194 · Wellness 22	(35.70)
			TRANSAMERICA E...	APR 2016 WELLNESS	1012194 · Wellness 12	(18.75)
			TRANSAMERICA E...	APR 2016 WELLNESS	1041194 · Wellness 41	(87.43)
			TRANSAMERICA E...	APR 2016 WELLNESS	1041194 · Wellness 41	(33.12)
			TRANSAMERICA E...	APR 2016 WELLNESS	1022194 · Wellness 22	(72.48)
			TRANSAMERICA E...	APR 2016 WELLNESS	1012194 · Wellness 12	(67.40)
			TRANSAMERICA E...	APR 2016 WELLNESS	1042194 · Wellness 42	(99.37)
			TRANSAMERICA E...	APR 2016 WELLNESS	2531194 · Wellness 31	(109.37)
			TRANSAMERICA E...	APR 2016 WELLNESS	1030194 · Wellness 30	(35.70)
			TRANSAMERICA E...	APR 2016 WELLNESS	2531194 · Wellness 31	(67.40)
			TRANSAMERICA E...	APR 2016 WELLNESS	1011194 · Wellness 11	(35.70)
			TRANSAMERICA E...	APR 2016 WELLNESS	1022194 · Wellness 22	(18.75)
			TRANSAMERICA E...	APR 2016 WELLNESS	4868194 · Wellness 68	(18.75)
TOTAL						(1,008.94)
04/06/16	87890	VENCO POWER SWEEPING INC	VENCO POWER S...	INVOICE 0045191-IN	1000101 · Operating Cash 10	
03/15/16			VENCO POWER S...	STREET SWEEPING SERVICE	2531227 · Street Sweeping	(3,318.60)
TOTAL						(3,318.60)
04/06/16	87891	WEST COAST ARBORIST INC	WEST COAST ARB...	113984	1000101 · Operating Cash 10	
03/15/16	113984		WEST COAST ARB...	TREE MAINTENANCE	2732220 · Public Tree Maintenanc...	(10,812.00)
TOTAL						(10,812.00)
04/06/16	87892	BRANCH OUT TREE CARE, INC.	BRANCH OUT TRE...	6156	1000101 · Operating Cash 10	
03/14/16	6156		BRANCH OUT TRE...	CITY TREE SERVICE	3332220 · Public Tree Maintenance	(540.00)
TOTAL						(540.00)
04/06/16	87893	C3 INTELLIGENCE, INC	C3 INTELLIGENCE,...	8772	1000101 · Operating Cash 10	
04/01/16	8772		C3 INTELLIGENCE,...	RECRUITMENT	4866164 · Part-time Wages 66	(38.50)
TOTAL						(38.50)
04/06/16	87894	CALLENDER, JOHN	CALLENDER, JOHN	PC APR - JUN 2016	1000101 · Operating Cash 10	
04/04/16	PC APR - J...		CALLENDER, JOHN	PC APR - JUN 2016	1051160 · Advisory Board Stipends	(180.00)
TOTAL						(180.00)
04/06/16	87895	ELLINWOOD, SCOTT	ELLINWOOD, SCOTT	ARB APR - JUN 2016	1000101 · Operating Cash 10	
04/04/16	ARB APR - ...		ELLINWOOD, SCOTT	ARB APR - JUN 2016	1051160 · Advisory Board Stipends	(100.00)

4:37 PM

04/19/16

CITY OF CARPINTERIA
Warrant Register
 April 6 - 19, 2016

Date	Num	Name	Source Name	Memo	Account	Paid Amount
TOTAL						(100.00)
04/06/16	87896	FEDEX	FEDEX	5-371-48441	1000101 · Operating Cash 10	
04/01/16	5-371-48441		FEDEX	DIF HWY INTERCHANGES	3100232 · DIF Highway Interchange	(12.64)
			FEDEX	DIF HWY INTERCHANGES	3179616 · FHWA HBR 31	(12.63)
TOTAL						(25.27)
04/06/16	87897	GAHAN, RAHCELLE	GAHAN, RAHCELLE	ARB APR - JUN 2016	1000101 · Operating Cash 10	
04/04/16	ARB APR - ...		GAHAN, RAHCELLE	ARB APR - JUN 2016	1051160 · Advisory Board Stipends	(100.00)
TOTAL						(100.00)
04/06/16	87898	LA FEVERS, GLENN D	LA FEVERS, GLEN...	PC APR - JUN 2016	1000101 · Operating Cash 10	
04/04/16	PC APR - J...		LA FEVERS, GLEN...	PC APR - JUN 2016	1051160 · Advisory Board Stipends	(180.00)
TOTAL						(180.00)
04/06/16	87899	MEDEL, PAUL	MEDEL, PAUL	CELL PHONE REIMBURSEMENT	1000101 · Operating Cash 10	
04/01/16			MEDEL, PAUL	CELL PHONE REIMBURSEMENT	2531308 · Supplies & Materials 31	(65.00)
TOTAL						(65.00)
04/06/16	87900	REGINATO, JIM	REGINATO, JIM	ARB APR - JUN 2016	1000101 · Operating Cash 10	
04/04/16	ARB APR - ...		REGINATO, JIM	ARB APR - JUN 2016	1051160 · Advisory Board Stipends	(100.00)
TOTAL						(100.00)
04/06/16	87901	SO CA EDISON	SO CA EDISON		1000101 · Operating Cash 10	
03/30/16	2-19-146-82...		SO CA EDISON	STREET LIGHTING	2923220 · Street Lighting	(40.32)
03/30/16	2-17-070-74...		SO CA EDISON	STREET LIGHTING	2923220 · Street Lighting	(59.73)
03/30/16	2-22-684-64...		SO CA EDISON	STREET LIGHTING	2923220 · Street Lighting	(28.55)
03/30/16	2-14-791-58...		SO CA EDISON	STREET LIGHTING	2923220 · Street Lighting	(82.49)
03/30/16	2-30-652-42...		SO CA EDISON	SEASIDE	4865309 · Misc Operating Expens...	(67.79)
03/30/16	2-00-378-20...		SO CA EDISON	CIVIC CENTER	1013313 · Utility - Electric 13	(1,398.10)
			SO CA EDISON	ROW	3332313 · Utility - Electric 32	(116.85)
			SO CA EDISON	PARKING	3332313 · Utility - Electric 32	(158.15)
			SO CA EDISON	PARKS	2361313 · Utility - Electric 23	(333.92)
			SO CA EDISON	POOL	4866313 · Utility - Electric 66	(1,229.69)
			SO CA EDISON	STREET LIGHTING	2923220 · Street Lighting	(425.21)
			SO CA EDISON	BIKEWAYS	2923225 · Public Right of Way Lig...	(47.57)
			SO CA EDISON	PROJ 4836	1000251 · Development Deposits	(1,199.70)
04/01/16	2-32-832-75...		SO CA EDISON	PROJ 4865	1000251 · Development Deposits	(629.54)
			SO CA EDISON	VETS HALL	4865309 · Misc Operating Expens...	(310.06)

4:37 PM

04/19/16

CITY OF CARPINTERIA
Warrant Register
 April 6 - 19, 2016

Date	Num	Name	Source Name	Memo	Account	Paid Amount
TOTAL						(6,127.67)
04/06/16	87902	TITAN WATER POLO CLUB, INC.	TITAN WATER POL...	WATER POLO LEAGUE FEES 2016	1000101 · Operating Cash 10	
04/15/16	LEAGUE F...		TITAN WATER POL...	WATER POLO LEAGUE FEES 2016	4868308 · Supplies & Materials 68	(725.00)
TOTAL						(725.00)
04/06/16	87903	TORRES, ALBERT	TORRES, ALBERT	CELL PHONE REIMBURSEMENT	1000101 · Operating Cash 10	
04/01/16			TORRES, ALBERT	CELL PHONE REIMBURSEMENT	1022308 · Supplies & Materials 22	(65.00)
TOTAL						(65.00)
04/06/16	87904	VENCO WESTERN INC	VENCO WESTERN ...	INVOICE #0149019-IN	1000101 · Operating Cash 10	
03/24/16			VENCO WESTERN ...	ROW	3332221 · Miscellaneous Contract...	(1,793.19)
			VENCO WESTERN ...	CITY HALL	1013225 · Grounds Maintenance	(742.10)
			VENCO WESTERN ...	PROJ 4865	1000251 · Development Deposits	(221.26)
			VENCO WESTERN ...	VETS HALL	4865220 · Grounds Maintenance 65	(108.66)
			VENCO WESTERN ...	POOL	4866220 · Grounds Maintenance 66	(221.73)
			VENCO WESTERN ...	ROW	3323220 · Parking Lot Landscape	(422.38)
			VENCO WESTERN ...	PARKS	2361225 · Park Maintenance 61	(4,523.56)
TOTAL						(8,032.88)
04/06/16	87905	VERIZON CALIFORNIA	VERIZON CALIFOR...		1000101 · Operating Cash 10	
03/22/16	0117111265...		VERIZON CALIFOR...	OUTSIDE PD	1013301 · Telephone 13	(90.02)
03/22/16	0117111143...		VERIZON CALIFOR...	CITY PHONES	1013301 · Telephone 13	(657.36)
TOTAL						(747.38)
04/07/16	87906	FIRST BANKCARD	FIRST BANKCARD	0570	1000101 · Operating Cash 10	
03/28/16	0570		FIRST BANKCARD	COMPUTER SUPPLIES	1070417 · Computer Hardware	(1,790.26)
TOTAL						(1,790.26)
04/07/16	87907	SANTA BARBARA COUNTY, TREAS/TAX C...	SANTA BARBARA ...		1000101 · Operating Cash 10	
03/28/16	004-047-017		SANTA BARBARA ...	PROJ 4865	1000251 · Development Deposits	(1,368.97)
03/28/16	004-047-040		SANTA BARBARA ...	FY 15/16 SECOND INSTALLMENT	4865309 · Misc Operating Expens...	(674.27)
03/28/16	004-047-001		SANTA BARBARA ...	FY 15/16 SECOND INSTALLMENT	4866317 · Utility - Sewer 66	(3,899.79)
03/28/16	001-180-062		SANTA BARBARA ...	FY 15/16 SECOND INSTALLMENT	3333335 · ROW #3 - CURRENT Y...	(649.70)
03/28/16	001-080-038		SANTA BARBARA ...	FY 15/16 SECOND INSTALLMENT	3333335 · ROW #3 - CURRENT Y...	(36.01)
03/28/16	001-170-018		SANTA BARBARA ...	FY 15/16 SECOND INSTALLMENT	2361317 · Utility - Sewer 23	(628.41)
03/28/16	001-180-072		SANTA BARBARA ...	FY 15/16 SECOND INSTALLMENT	1013317 · Utility - Sewer 13	(1,719.62)
03/28/16	003-261-008		SANTA BARBARA ...	FY 15/16 SECOND INSTALLMENT	2361317 · Utility - Sewer 23	(382.52)
03/28/16	003-470-013		SANTA BARBARA ...	FY 15/16 SECOND INSTALLMENT	3361317 · Utility - Sewer 61	(525.91)
03/28/16	004-005-005		SANTA BARBARA ...	FY 15/16 SECOND INSTALLMENT	2862315 · Utility - Sewer	(678.60)
			SANTA BARBARA ...	FY 15/16 SECOND INSTALLMENT	2361317 · Utility - Sewer 23	(1,012.00)

4:37 PM
04/19/16

CITY OF CARPINTERIA
Warrant Register
April 6 - 19, 2016

Date	Num	Name	Source Name	Memo	Account	Paid Amount
03/28/16	004-105-011		SANTA BARBARA ...	FY 15/16 SECOND INSTALLMENT	3361317 · Utility - Sewer 61	(421.68)
TOTAL						(11,997.48)
04/13/16	87908	76 FLEET SERVICES	76 FLEET SERVICES	44608116	1000101 · Operating Cash 10	
03/31/16	44608116		76 FLEET SERVICES	VEHICLE FUEL	1013307 · Vehicle Oper & Mainten...	(21.22)
			76 FLEET SERVICES	VEHICLE FUEL	2531307 · Vehicle Oper & Mainten...	(119.25)
			76 FLEET SERVICES	VEHICLE FUEL	3332307 · Vehicle Oper & Mainten...	(127.58)
TOTAL						(268.05)
04/13/16	87909	ALCOHOL BEVERAGE CONTROL	ALCOHOL BEVER...	ALCOHOL PERMIT	1000101 · Operating Cash 10	
04/04/16	ALCOHOL ...		ALCOHOL BEVERA...	SPECIAL DAILY ALCOHOL PERMIT	4866308 · Supplies & Materials 66	(50.00)
TOTAL						(50.00)
04/13/16	87910	CALIFORNIA STATE DISBURSEMENT UNIT	CALIFORNIA STAT...	CASE NUMBER 0850182383-01	1000101 · Operating Cash 10	
03/10/16	PAYROLL 0...		CALIFORNIA STAT...	PAYROLL WITHHOLDING 04-14-16	1000105 · ICMA Cash	(330.46)
TOTAL						(330.46)
04/13/16	87911	COAST AUTO PARTS, INC.	COAST AUTO PAR...	MARCH 2016 BILLING	1000101 · Operating Cash 10	
03/31/16	MAR 2016 ...		COAST AUTO PAR...	VEHICLE MAINTENANCE	1013308 · Supplies & Materials 13	(165.99)
			COAST AUTO PAR...	VEHICLE MAINTENANCE	2531307 · Vehicle Oper & Mainten...	(34.26)
			COAST AUTO PAR...	VEHICLE MAINTENANCE	2531307 · Vehicle Oper & Mainten...	(94.13)
			COAST AUTO PAR...	VEHICLE MAINTENANCE	2531307 · Vehicle Oper & Mainten...	(131.06)
			COAST AUTO PAR...	VEHICLE MAINTENANCE	2531307 · Vehicle Oper & Mainten...	(67.82)
			COAST AUTO PAR...	VEHICLE MAINTENANCE	2531307 · Vehicle Oper & Mainten...	(195.49)
TOTAL						(688.75)
04/13/16	87912	COAST OFFICE TECHNOLOGY	COAST OFFICE TE...	4985	1000101 · Operating Cash 10	
03/01/16	4985		COAST OFFICE TE...	COMPUTER HARDWARE	1018220 · System Administration	(3,716.75)
TOTAL						(3,716.75)
04/13/16	87913	COASTAL VIEW NEWS	COASTAL VIEW N...		1000101 · Operating Cash 10	
03/29/16	47709		COASTAL VIEW NE...	LEGAL NOTICES	1011303 · Printing & Advertising 11	(148.50)
04/04/16	47736		COASTAL VIEW NE...	CITY HALL NEWS	1045303 · Printing & Advertising 45	(2,682.00)
04/04/16	47764		COASTAL VIEW NE...	LEGAL NOTICES	1011303 · Printing & Advertising 11	(106.12)
04/04/16	47763		COASTAL VIEW NE...	LEGAL NOTICES	1011303 · Printing & Advertising 11	(86.80)
TOTAL						(3,023.42)
04/13/16	87914	COX COMMUNICATIONS	COX COMMUNICA...	001-3011-022093901	1000101 · Operating Cash 10	

4:37 PM

04/19/16

CITY OF CARPINTERIA
Warrant Register
 April 6 - 19, 2016

Date	Num	Name	Source Name	Memo	Account	Paid Amount
04/01/16	001-3011-0...		COX COMMUNICA...	INTERNET SERVICES	1018222 · Equipment Maintenance	(132.00)
TOTAL						(132.00)
04/13/16	87915	DAL POZZO TIRE CORP	DAL POZZO TIRE ...	INVOICE 076242	1000101 · Operating Cash 10	
03/29/16	078242		DAL POZZO TIRE C...	VEHICLE REPAIR & SERVICE	2531307 · Vehicle Oper & Mainten...	(1,868.36)
TOTAL						(1,868.36)
04/13/16	87916	DIVISION OF THE STATE ARCHITECT	DIVISION OF THE ...	2016 Q1 DISABILITY ACCESS FEES	1000101 · Operating Cash 10	
03/31/16	Q1 2016 FE...		DIVISION OF THE S...	2016 Q1 DISABILITY ACCESS FEES	1000262 · Disability Access Fee	(35.70)
TOTAL						(35.70)
04/13/16	87917	EDD-SDI	EDD-SDI	776-5147-9	1000101 · Operating Cash 10	
03/10/16	PAYROLL 0...		EDD-SDI	PAYROLL 04-14-16	1000223 · SDI Withheld	(857.95)
TOTAL						(857.95)
04/13/16	87918	EDD-SIT	EDD-SIT	932-0283-6	1000101 · Operating Cash 10	
03/10/16	PAYROLL 0...		EDD-SIT	PAYROLL 04-14-16	1000221 · SIT Withheld	(3,410.50)
TOTAL						(3,410.50)
04/13/16	87919	ERDMAN VIDEO SYSTEMS	ERDMAN VIDEO S...	INVOICE #3890	1000101 · Operating Cash 10	
03/18/16	3890		ERDMAN VIDEO S...	BEACHCAM	2862308 · Supplies & Materials 62	(450.00)
TOTAL						(450.00)
04/13/16	87920	HARTHORN, ROY	HARTHORN, ROY	1263	1000101 · Operating Cash 10	
03/23/16	1263		HARTHORN, ROY	BUILDING PLAN CHECK	1010188 · BLDG PLAN CHECK C...	(6,935.98)
TOTAL						(6,935.98)
04/13/16	87921	HINDERLITER DE LLAMAS	HINDERLITER DE ...	INVOICE 0025260-IN	1000101 · Operating Cash 10	
03/15/16	0025260-IN		HINDERLITER DE L...	CONTRACT SERVICES - SALES TAX 1ST QUA...	1010121 · SALES TAX	(908.93)
TOTAL						(908.93)
04/13/16	87922	MAILFINANCE	MAILFINANCE	INVOICE #H5846434	1000101 · Operating Cash 10	
03/18/16	H5846434		MAILFINANCE	MAY - JUN 2016	1018308 · Supplies & Materials 18	(630.18)

4:37 PM

04/19/16

CITY OF CARPINTERIA
Warrant Register
 April 6 - 19, 2016

Date	Num	Name	Source Name	Memo	Account	Paid Amount
TOTAL						(630.18)
04/13/16	87923	SAFETY STRIPING SERVICE INC	SAFETY STRIPING ...	CUSTOMER #0302	1000101 · Operating Cash 10	
12/18/15	716072		SAFETY STRIPING ...	STREET MARKINGS @ VARIOUS LOCATIONS	2531225 · Thermoplast/Striping	(6,024.82)
TOTAL						(6,024.82)
04/13/16	87924	SEUI LOCAL 620	SEUI LOCAL 620	PAYROLL 04-14-16	1000101 · Operating Cash 10	
03/10/16	PAYROLL 0...		SEUI LOCAL 620	PAYROLL 04-14-16	1000229 · SEIU Local 620	(184.90)
TOTAL						(184.90)
04/13/16	87925	SO CA EDISON	SO CA EDISON	2-26-504-7225	1000101 · Operating Cash 10	
04/02/16	2-26-504-72...		SO CA EDISON	STREET LIGHTING	2923220 · Street Lighting	(28.83)
TOTAL						(28.83)
04/13/16	87926	STATE CONTROLLERS OFFICE	STATE CONTROLL...	INVOICE #FAUD-00000243	1000101 · Operating Cash 10	
03/10/16	FAUD-0000...		STATE CONTROLL...	ANNUAL STREETS & ROADS REPORT CHAR...	2514228 · Gas Tax Audit/Street R...	(1,119.40)
TOTAL						(1,119.40)
04/13/16	87927	T. ROWE PRICE	T. ROWE PRICE	PAYROLL CONTRIBUTION - ANTHONY VEGA	1000101 · Operating Cash 10	
03/10/16	PAYROLL 0...		T. ROWE PRICE	PAYROLL 04-14-16 ANTHONY VEGA	1000105 · ICMA Cash	(50.00)
TOTAL						(50.00)
04/13/16	87928	UNITED WAY OF SANTA BARBARA COUN...	UNITED WAY OF S...	PAYROLL 04-14-16	1000101 · Operating Cash 10	
03/10/16	PAYROLL 0...		UNITED WAY OF S...	PAYROLL 04-14-16	1000224 · United Way Payable	(24.00)
TOTAL						(24.00)
04/13/16	87929	VANTAGEPOINT TRANSFER AGENTS - 457	VANTAGEPOINT T...	PAYROLL 04-14-16	1000101 · Operating Cash 10	
03/10/16	PAYROLL 0...		VANTAGEPOINT T...	PAYROLL 04-14-16	1000105 · ICMA Cash	(1,075.00)
TOTAL						(1,075.00)
04/13/16	87930	VIDIFLO, LLC	VIDIFLO, LLC	INVOICE #16032301	1000101 · Operating Cash 10	
03/23/16	116032301		VIDIFLO, LLC	PROJ 4863	1000251 · Development Deposits	(920.92)
TOTAL						(920.92)

4:37 PM

04/19/16

CITY OF CARPINTERIA
Warrant Register
 April 6 - 19, 2016

Date	Num	Name	Source Name	Memo	Account	Paid Amount
04/13/16	87931	A-OK POWER EQUIPMENT	A-OK POWER EQU...	160726	1000101 · Operating Cash 10	
03/22/16	160726		A-OK POWER EQU...	PW SHOP	2531308 · Supplies & Materials 31	(22.52)
TOTAL						(22.52)
04/13/16	87932	CAL-COAST MACHINERY, INC.	CAL-COAST MACH...	INVOICE 313331	1000101 · Operating Cash 10	
03/23/16	313331		CAL-COAST MACHI...	PW SHOP	2531307 · Vehicle Oper & Mainten...	(86.95)
TOTAL						(86.95)
04/13/16	87933	CARPINTERIA VALLEY LUMBER CO	CARPINTERIA VAL...	ACCOUNT 164	1000101 · Operating Cash 10	
03/31/16	MAR 2016 ...		CARPINTERIA VAL...	ROW	3332308 · Supplies & Materials 32	(32.23)
			CARPINTERIA VAL...	PARKS	2361221 · Miscellaneous Contracts	(42.93)
			CARPINTERIA VAL...	TOWERS	2862308 · Supplies & Materials 62	(18.39)
			CARPINTERIA VAL...	POOL	4866308 · Supplies & Materials 66	(13.51)
			CARPINTERIA VAL...	ROW	3332308 · Supplies & Materials 32	(21.87)
			CARPINTERIA VAL...	CITY HALL	1013224 · Interior Maintenance	(50.47)
			CARPINTERIA VAL...	PW SHOP	3332308 · Supplies & Materials 32	(51.09)
			CARPINTERIA VAL...	PARKS	2361221 · Miscellaneous Contracts	(15.45)
			CARPINTERIA VAL...	STREET LIGHTING	2923220 · Street Lighting	(45.06)
			CARPINTERIA VAL...	POOL	4866308 · Supplies & Materials 66	(143.92)
			CARPINTERIA VAL...	STREET LIGHTING	2923225 · Public Right of Way Lig...	(11.57)
			CARPINTERIA VAL...	PARKS	2361221 · Miscellaneous Contracts	(27.67)
			CARPINTERIA VAL...	ROW	3332308 · Supplies & Materials 32	(3.86)
			CARPINTERIA VAL...	ROW	3332225 · ROW Maintenance 32	(3.17)
			CARPINTERIA VAL...	PW SUPPLIES	2531308 · Supplies & Materials 31	(63.50)
			CARPINTERIA VAL...	PW SUPPLIES	3332308 · Supplies & Materials 32	(41.11)
			CARPINTERIA VAL...	COMMUNITY GARDEN GRANT	2000261 · Deferred Revenue 20	(1,221.71)
			CARPINTERIA VAL...	FINANCE CHARGE	4866308 · Supplies & Materials 66	(10.14)
			CARPINTERIA VAL...	POOL	4866308 · Supplies & Materials 66	(8.84)
			CARPINTERIA VAL...	COMMUNITY GARDEN GRANT	2000261 · Deferred Revenue 20	(473.99)
			CARPINTERIA VAL...	POOL	4866308 · Supplies & Materials 66	(34.29)
TOTAL						(2,334.77)
04/13/16	87934	DEL OZONE	DEL OZONE	INVOICE 204736	1000101 · Operating Cash 10	
03/21/16	204736		DEL OZONE	POOL	4866338 · Chemicals	(338.31)
TOTAL						(338.31)
04/13/16	87935	FEDEX	FEDEX	5-379-10999	1000101 · Operating Cash 10	
04/08/16	5-379-10999		FEDEX	PW SHIPPING	1030308 · Supplies & Materials 30	(29.52)
			FEDEX	PW SHIPPING	3332308 · Supplies & Materials 32	(29.17)
			FEDEX	PW SHIPPING	3937308 · Supplies & Materials 37	(41.22)
TOTAL						(99.91)
04/13/16	87936	GRAINGER	GRAINGER	9062868121	1000101 · Operating Cash 10	

4:37 PM

04/19/16

CITY OF CARPINTERIA

Warrant Register

April 6 - 19, 2016

Date	Num	Name	Source Name	Memo	Account	Paid Amount
03/23/16	9062868121		GRAINGER	CITY HALL	1013224 · Interior Maintenance	(252.85)
TOTAL						(252.85)
04/13/16	87937	PRAXAIR	PRAXAIR	54974543	1000101 · Operating Cash 10	
03/20/16	54974543		PRAXAIR	PW SUPPLIES	2531308 · Supplies & Materials 31	(27.02)
TOTAL						(27.02)
04/13/16	87938	STAPLES ADVANTAGE	STAPLES ADVANT...		1000101 · Operating Cash 10	
03/23/16	3296883718		STAPLES ADVANT...	PW SUPPLIES	2531308 · Supplies & Materials 31	(294.64)
03/24/16	3296944346		STAPLES ADVANT...	POOL OFFICE SUPPLIES	4866308 · Supplies & Materials 66	(269.95)
03/24/16	3296944347		STAPLES ADVANT...	PW SUPPLIES	2531308 · Supplies & Materials 31	(430.25)
TOTAL						(994.84)
04/13/16	87939	THE STORAGE PLACE	THE STORAGE PL...	STORAGE APRIL 2016	1000101 · Operating Cash 10	
04/03/16	5825		THE STORAGE PL...	OFFSITE STORAGE RENTAL	1013221 · Miscellaneous Contract...	(325.00)
TOTAL						(325.00)
04/13/16	87940	WESTERN EXTERMINATOR COMPANY	WESTERN EXTER...	MAR 2016 BILLING	1000101 · Operating Cash 10	
03/31/16	MAR 2016 ...		WESTERN EXTER...	PROJ 4865 MEDICAL CLINIC	1000251 · Development Deposits	(48.50)
TOTAL						(48.50)
04/18/16	87941	KELL, RYAN	KELL, RYAN	PAYROLL 04-14-16	1000101 · Operating Cash 10	
04/18/16	PAYROLL 0...		KELL, RYAN	PAYROLL 04-14-16	2864164 · Part-time Wages 64	(546.89)
TOTAL						(546.89)
TOTAL					\$105,297.57	



City of Carpinteria

COUNCIL AGENDA STAFF REPORT April 25, 2016

ITEM FOR COUNCIL CONSIDERATION

Quarterly Review of Investment Results and Certifications Concerning Compliance with Investment Policy and Cash Flow Needs for the next six months

STAFF RECOMMENDATION

Action Item ____; Non-Action Item x

Receive and file the report

Motion: None required

BACKGROUND / DISCUSSION

California Government Code Section 53600 states that "all governing bodies of local agencies or persons authorized to make investment decisions on behalf of those local agencies are trustees and therefore fiduciaries subject to the "prudent investor standard"

The prudent investor standard states that "a trustee shall act with the care, skill, prudence and diligence that a prudent person acting in a like capacity would use in the conduct of funds of a like character and with like aims, to safeguard the principal and maintain the liquidity needs of the agency. When investing public funds, the primary objective of a trustee shall be to safeguard the principal of the funds under its control. The secondary objective shall be to meet the liquidity needs of the depositor. The third objective shall be to achieve a return on the funds under its control."

California Government Code Section 53646 mandates that cities annually adopt a written investment policy and that quarterly reports be prepared concerning the City's financial holdings, a statement of compliance with the policy and a statement concerning the City's ability to meet its cash flow needs in the ensuing six months.

This report is no longer mandatory but is provided each quarter because it is informative for the Council and the public, and because the cost of preparation is minimal. However, because the City chooses to prepare the report, copies of the second and fourth calendar quarter reports must be submitted to the California Debt and Investment Advisory Commission within 60 days after the close of the second and fourth calendar quarters.

POLICY CONSISTENCY

All portfolio investment transactions for the quarter ended March 31, 2016, have been made in full compliance with the Statement of Investment Policy adopted October 26, 2015.

As a part of the City's 2004 work program, the Council directed staff to investigate alternative investment practices that could yield better returns while maintaining security. The first step in this process was the change in the investment policy. On December 27, 2004 the City Council, by adoption of Resolution 4898, modified the City's investment policy, expanding the list of 'Authorized Investments'. Now, in addition to investment in the Local Agency Investment Fund and other FDIC insured accounts, the City can invest in 'Other investments authorized and governed by California Government Code 53601.

On November 22, 2004 the City Council adopted Resolution No. 4910 authorizing investments in the Treasury Direct program whereby Treasury Securities would be purchased directly from the United States Treasury.

FINANCIAL CONSIDERATIONS

Cash Statement: At March 31, 2016, the City held cash investments as shown in the table below.

Table I

	Bank Balance at 3/31/16	Quarterly Earnings	Avg. Annualized Return
Treasury Direct/Schwab	\$12,443,439.67	\$34,237.87	1.04%
LAIF	20,727.29	23.93	0.15%
MB&T Checking	564,501.45	0	0.00%
MB&T Money Market	1,818,422.83	660.53	0.20%
Total	\$14,847,091.24	\$34,922.33	0.97%

Investments:

Changes in the market value of Treasury securities are inversely proportional to changes in interest rates demanded in the open market, i.e. when rates rise market values fall, when rates fall market values rise. The sensitivity of a portfolio's market value to these changes in market rates is a function of its days to maturity and its coupon rate. Securities with longer maturities and/or lower coupon rates are more sensitive to changes in market interest rates. As a security matures, changes in its value become less sensitive to market rate changes.

At March 31 the portfolio's average days to maturity was 679 days or 1.86 years, the average coupon rate was 1.02%, the average yield to maturity was 1.12% and the par value was \$12,467,300. The portfolio had a net positive cash flow of \$578,704.48 during the quarter.

Staff estimates the market value of the portfolio at \$12,527,519. This represents a net unrealized gain of \$84,080 or 0.68% of the net investment of \$12,443,440. In other words, if the City were to sell all of its holdings, the proceeds from the sale would be approximately this much more than what was paid for them. The City does not intend to sell nor does it have any foreseeable need to sell any securities. The intention of the City's investment policy is to hold all securities to maturity; and securities so held are redeemed at par value resulting in no net market gain or loss.

Attached for your review are statements from Treasury Direct, Charles Schwab, LAIF, and Montecito Bank & Trust as of March 31, 2015. Also attached is a recap of investment activity during the quarter, a subsidiary ledger listing showing the various yields and maturities of securities in the Treasury Direct/Charles Schwab portfolio, a Treasury Note portfolio segment analysis and a market value estimate calculation.

The City of Carpinteria will meet all expenditure obligations that might reasonably be anticipated for the six-month period ending September 30, 2016.

LEGAL

This report has been prepared in compliance with California Government Code Sections 53600 and 53646.

PRINCIPAL PARTIES EXPECTED AT MEETING

Unknown

ATTACHMENTS

- A. Treasury Direct Statement
- B. Charles Schwab Statement
- C. LAIF Statement
- D. Montecito Bank & Trust Bank Statement
- E. Investment Activity Recap
- F. Treasury Direct/Charles Schwab Subsidiary Ledger Listing
- G. Treasury Direct/Charles Schwab Portfolio Segment Analysis
- H. Market Value Estimate Calculation

Staff contact: John Thornberry
Administrative Services Director
JohnT@ci.carpinteria.ca.us
805-755-4448



Signature

Reviewed by: Dave Durflinger, City Manager



Signature

Attachment A

Treasury Direct Statement

000817

Legacy Treasury Direct®
Treasury Retail Securities
PO Box 9150
Minneapolis, MN 55480-9150

CITY OF CARPINTERIA CA
5775 CARPINTERIA AVENUE
CARPINTERIA, CA 93013

STATEMENT OF ACCOUNT

Page 1 of 2

Servicing Site

TREASURY RETAIL SECURITIES
PO BOX 9150
MINNEAPOLIS, MN 55480-9150

www.treasurydirect.gov
1-800-722-2678

APR 08 2016

Telephone Number:

Legacy Treasury Direct Account Number:

Total Par as of 04/01/2016

\$92,300.00

ACCOUNT HOLDINGS

SECURITY						
CUSIP	Description	Par Amount	Issue Date	Maturity Date	Purchase Price/\$100 of Par	Yield/Rate (%)
912828QF0	2 NOTE X 16	92,300	05/02/11	04/30/16	99.415	2.1240

NEXT PAYMENT	
Date	Type
04/30/16	Maturity
	92,300.00

TRANSACTION HISTORY
For 03/04/2016 to 04/01/2016

Beginning Par Balance on					03/04/2016	\$188,600.00
Date	CUSIP	Description	Transaction Type	Payment Amount	Effect on Par Balance	
03/31/16	912828QA1	2 1/4 NOTE V 1	Interest Payment	1083.38	1,083.38	
03/31/16	912828QA1	2 1/4 NOTE V 1	Maturity Payment	96300.00	-96,300.00	
Ending Par Balance on					04/01/2016	\$92,300.00

IF YOU HAVE QUESTIONS CONCERNING THIS STATEMENT, PLEASE CONTACT YOUR TREASURY RETAIL SECURITIES SITE AND PROVIDE YOUR ACCOUNT NUMBER.



Attachment B

Charles Schwab Statement



Schwab One® Account
Account Number: [REDACTED]

Statement Period: March 1, 2016 to March 31, 2016
Page 1 of 9

*Protect your privacy and the environment.
Switch to eStatements at schwab.com/lesspaper.
Questions? Call 1-800-435-4000*

Last Statement: February 29, 2016

Account Of

CITY OF CARPINTERIA
5775 CARPINTERIA AVE
CARPINTERIA CA 93013-2603

Mail To

CITY OF CARPINTERIA
5775 CARPINTERIA AVE
CARPINTERIA CA 93013-2603

Account Value Summary

Cash & Sweep Money Market Funds	\$ (0.01)
Total Investments Long	\$ 12,239,419.39
Total Investments Short	\$ 0.00
Total Account Value	\$ 12,239,419.38

Change in Account Value

Starting Account Value	\$ 12,151,845.69
Transactions & Income	\$ 75,119.73
Income Reinvested	\$ 0.00
Change in Value of Investments	\$ 12,453.96
Ending Account Value	\$ 12,239,419.38
Year-to-Date Change in Value Since 1/1/16	\$ 255,605.61

Rate Summary

Value Adv Money Fd SWVXX	0.14%
Sch Investor Money Fund	0.01%

Please see "Endnotes For Your Account" section for an explanation of the endnote codes and symbols on this statement.

Attachment C

LAIF Statement



BETTY T. YEE

California State Controller

LOCAL AGENCY INVESTMENT FUND
REMITTANCE ADVICE

Agency Name

CARPINTERIA

Account Number



As of 04/15/2016, your Local Agency Investment Fund account has been directly credited with the interest earned on your deposits for the quarter ending 03/31/2016.

Earnings Ratio		.00001268659292168
Interest Rate		0.46%
Dollar Day Total	\$	1,885,915.01
Quarter End Principal Balance	\$	20,727.29
Quarterly Interest Earned	\$	23.93

Attachment D

Montecito Bank & Trust Bank Statement

H

City of Carpinteria

30-0

29

* HOLD AT BRANCH *

164

=====

SUMMARY OF ACCOUNTS

=====

ACCOUNT TYPE	ACCOUNT NUMBER	CURRENT BALANCE	MATURITY DATE
Business Money Market ACCOUNT	██████████	909,054.09	
Business Analysis Checking ACCOUNT	██████████	943,814.30	
TOTAL CURRENT BALANCE		1,852,868.39	

=====

Business Analysis Checking ACCOUNT 195024588

=====

		LAST STATEMENT 02/29/16	748,652.20
MINIMUM BALANCE	271,889.35	87 CREDITS	1,234,921.09
AVG AVAILABLE BALANCE	522,718.56	268 DEBITS	1,039,758.99
AVERAGE BALANCE	529,212.79	THIS STATEMENT 03/31/16	943,814.30

- - - - - DEPOSITS - - - - -			
REF #	TRACE #	DATE	AMOUNT
0195712035	03/01	1,010.99	
0195712055	03/01	5,531.23	
0195808013	03/02	498.68	
0195808021	03/02	2,115.42	
0195876658	03/03	3,710.83	
0195156570	03/07	1,935.49	
0195237577	03/08	625.18	
0195275028	03/08	3,295.15	
0195343013	03/09	1,138.52	
0195405034	03/10	261.99	
0195622031	03/14	1,022.00	
0195622013	03/14	4,663.91	
0195719543	03/15	673.09	
0195719503	03/15	1,195.45	
0195719515	03/15	1,695.57	

* * * C O N T I N U E D * * *

Attachment E

Investment Activity Recap

Investment Activity Recap

March 31, 2016

Month	Average Daily Investment	Return	ROI %	Ending Balance	% Portfolio
Treasury Direct					
1	\$12,609,972.45	\$11,015.52	1.05%	\$12,552,048.54	86.68%
2	12,552,048.54	12,322.58	1.18%	12,490,842.78	83.35%
3	12,490,842.78	10,899.77	1.05%	12,443,439.67	83.81%
Total / Average	\$12,550,930.55	\$34,237.87	1.09%		
LAIF					
1	\$20,703.36	\$23.93		\$20,727.29	0.14%
2	20,727.29			20,727.29	0.14%
3	20,727.29			20,727.29	0.14%
Total / Average		\$23.93	0.46%		
Montecito Bank & Trust Checking					
1	\$490,608.71			\$751,304.37	5.19%
2	461,982.61			517,181.36	3.45%
3	450,222.72			564,501.45	3.80%
Total / Average	\$467,728.24				
Montecito Bank & Trust Money Market					
1	\$454,695.63	\$74.74	0.20%	\$1,156,837.04	7.99%
2	1,642,768.07	261.04	0.19%	1,957,098.08	13.06%
3	1,852,098.08	324.75	0.21%	1,818,422.83	12.25%
Total / Average	\$1,309,350.32	\$660.53	0.20%		
\$1.15					
Recap					
1	\$13,575,980.15	\$11,114.19	0.98%	\$14,480,917.24	100.00%
2	14,677,526.51	12,583.62	1.03%	14,985,849.51	100.00%
3	14,813,890.87	11,224.52	0.91%	14,847,091.24	100.00%
Total / Average	\$14,328,009.11	\$34,922.33	0.97%		

Attachment F

Treasury Direct/Charles Schwab Subsidiary Ledger Listing

City of Carpinteria
Treasury Direct Subsidiary Ledger Listing
Portfolio

March 31, 2016

Line	Type	Issue Date	CUSIP	Maturity Date	Net	Discount	Par Value	Coupon \$	Coupon %	Yield %	Days to Maturity	Accrued Interest \$/\$1,000	Price per \$100	Modified Duration	Next Coupon Date	Line
1	5	03/31/2011	912828QA1	03/31/2016	96,254.71	45.29	96,300.00	1,083.38	2.2500%	2.2600%	*	*	99.952972	*	03/31/2016	1
2	2	03/31/2014	912828C40	03/31/2016	143,730.86	269.14	144,000.00	270.00	0.3750%	0.4690%	*	*	99.813097	*	03/31/2016	2
3	5	04/30/2011	912828QF0	04/30/2016	91,760.24	539.76	92,300.00	923.00	2.0000%	2.1239%	30	0.10870	99.415214	0.0833	04/30/2016	3
4	2	04/30/2014	912828C81	04/30/2016	146,789.50		147,000.00	275.63	0.3750%	0.4470%	30	*	99.856800	0.0833	04/30/2016	4
5	5	05/31/2011	912828QP8	05/31/2016	100,098.95	301.05	100,400.00	878.50	1.7500%	1.8130%	61	*	99.700152	0.1667	05/31/2016	5
6	2	05/31/2014	912828WM8	05/31/2016	147,950.05	49.95	148,000.00	277.50	0.3750%	0.3920%	61	0.02049	99.966250	0.1667	05/31/2016	6
7	5	06/30/2011	912828QR4	06/30/2016	104,024.42	575.58	104,600.00	784.50	1.5000%	1.6150%	91	*	99.449734	0.2500	06/30/2016	7
8	2	06/30/2014	912828WQ9	06/30/2016	145,968.08	31.92	146,000.00	365.00	0.5000%	0.5110%	91	*	99.978140	0.2500	06/30/2016	8
9	5	07/31/2011	912828QX1	07/31/2016	96,218.76	(3,218.76)	93,000.00	697.50	1.5000%	0.7926%	122	2.32333	103.461030	0.3333	07/31/2016	9
10	2	07/31/2014	912828WX4	07/31/2016	150,868.02	131.98	151,000.00	377.50	0.5000%	0.5440%	122	*	99.912595	0.3333	07/31/2016	10
11	5	08/31/2011	912828RF9	08/31/2016	93,617.68	(617.58)	93,000.00	465.00	1.0000%	0.8640%	153	0.71430	100.664060	0.4167	08/31/2016	11
12	2	08/31/2014	912828D84	08/31/2016	140,916.18	83.82	141,000.00	352.50	0.5000%	0.5299%	153	0.02762	99.940552	0.4167	08/31/2016	12
13	5	09/30/2011	912828RJ1	09/30/2016	92,932.16	67.84	93,000.00	465.00	1.0000%	1.0150%	183	*	99.927052	0.5000	09/30/2016	13
14	2	09/30/2014	912828F47	09/30/2016	138,754.39	245.61	139,000.00	347.50	0.5000%	0.5890%	183	*	99.823303	0.5000	09/30/2016	14
15	5	10/31/2011	912828RM4	10/31/2016	239,358.75	641.25	240,000.00	1,200.00	1.0000%	1.0550%	214	*	99.732813	0.5808	04/30/2016	15
16	2	10/31/2014	912828F88	10/31/2016	999.00	1.00	1,000.00	1.88	0.3750%	0.4253%	214	*	99.900000	0.5824	04/30/2016	16
17	5	11/30/2011	912828RU6	11/30/2016	241,268.77	731.23	242,000.00	1,058.75	0.8750%	0.9370%	244	*	99.697840	0.6645	05/31/2016	17
18	2	11/30/2014	912828G46	11/30/2016	999.17	0.83	1,000.00	2.50	0.5000%	0.5419%	244	0.01374	99.916676	0.6654	05/31/2016	18
19	5	12/31/2011	912828RX0	12/31/2016	241,940.96	59.04	242,000.00	1,058.75	0.8750%	0.8800%	275	0.07212	99.975602	0.7478	06/30/2016	19
20	2	12/31/2014	912828H29	12/31/2016	998.45	1.55	1,000.00	3.13	0.6250%	0.7030%	275	*	99.845361	0.7484	06/30/2016	20
21	5	01/31/2012	912828SC5	01/31/2017	262,692.06	307.94	263,000.00	1,150.63	0.8750%	0.8990%	306	*	99.882914	0.8312	07/31/2016	21
22	2	01/31/2015	912828H78	01/31/2017	1,998.41	1.59	2,000.00	5.00	0.5000%	0.5399%	306	0.02762	99.920700	0.8321	07/31/2016	22
23	5	02/28/2012	912828SJ0	02/28/2017	279,658.51	341.49	280,000.00	1,225.00	0.8750%	0.9000%	334	*	99.878039	0.9145	08/31/2016	23
24	2	02/28/2015	912828J35	02/28/2017	128,736.95	263.05	129,000.00	322.50	0.5000%	0.6027%	334	0.02717	99.796087	0.9154	08/31/2016	24
25	5	03/31/2012	912828SM3	03/31/2017	270,473.67	526.33	271,000.00	1,355.00	1.0000%	1.0400%	365	0.05464	99.805782	0.9975	09/30/2016	25
26	2	03/31/2015	912828J92	03/31/2017	124,756.82	243.18	125,000.00	312.50	0.5000%	0.5980%	365	*	99.805456	0.9988	09/30/2016	26
27	5	04/30/2012	912828SM3	04/30/2017	270,841.30	158.70	271,000.00	1,185.63	0.8750%	0.8870%	395	*	99.941438	1.0768	04/30/2016	27
28	2	04/30/2015	912828K66	04/30/2017	104,916.56	83.44	105,000.00	262.50	0.5000%	0.5400%	395	*	99.920537	1.0796	04/30/2016	28
29	5	05/31/2012	912828SY7	05/31/2017	285,270.72	1,729.28	287,000.00	896.88	0.6250%	0.7480%	426	*	99.397464	1.1620	05/31/2016	29
30	2	05/31/2015	912828SY7	05/31/2017	111,948.96	51.04	112,000.00	350.00	0.6250%	0.6480%	426	0.01708	99.954426	1.1620	05/31/2016	30
31	5	06/30/2012	912828TB6	06/30/2017	297,970.79	29.21	298,000.00	1,117.50	0.7500%	0.7520%	456	0.04076	99.990200	1.2444	06/30/2016	31
32	2	06/30/2015	912828XJ4	06/30/2017	114,847.22	152.78	115,000.00	359.38	0.6250%	0.6920%	456	*	99.867151	1.2453	06/30/2016	32
33	5	07/31/2012	912828TG5	07/31/2017	296,768.27	1,231.73	298,000.00	745.00	0.5000%	0.5840%	487	*	99.586667	1.3296	07/31/2016	33
34	2	07/31/2015	912828XPO	07/31/2017	100,869.83	130.17	101,000.00	315.63	0.6250%	0.6900%	487	*	99.871114	1.3287	07/31/2016	34
35	5	08/31/2012	912828TM2	08/31/2017	293,799.25	1,200.75	295,000.00	921.88	0.6250%	0.7080%	518	*	99.592967	1.4120	08/31/2016	35
36	2	08/31/2015	912828TM2	08/31/2017	96,926.89	73.11	97,000.00	303.13	0.6250%	0.6630%	518	*	99.924626	1.4120	08/31/2016	36
37	5	09/30/2012	912828TS9	09/30/2017	284,692.16	307.84	285,000.00	890.63	0.6250%	0.6470%	548	0.01717	99.891985	1.4953	09/30/2016	37
38	2	09/30/2015	912828F47	09/30/2017	94,860.61	139.39	95,000.00	296.88	0.6250%	0.6990%	548	*	99.853270	1.4953	09/30/2016	38
39	5	10/31/2012	912828TW0	10/31/2017	274,676.92	323.08	275,000.00	1,031.25	0.7500%	0.7740%	579	*	99.882515	1.5722	04/30/2016	39

City of Carpinteria
Treasury Direct Subsidiary Ledger Listing
Portfolio

March 31, 2016

Line	Type	Issue Date	CUSIP	Maturity Date	Net	Discount	Par Value	Coupon \$	Coupon %	Yield %	Days to Maturity	Accrued Interest \$/\$1,000	Price per \$100	Modified Duration	Next Coupon Date	Line
40	5	11/30/2012	912828UA6	11/30/2017	282,777.54	222.46	283,000.00	884.38	0.6250%	0.6410%	609	*	99.921392	1.6573	05/31/2016	40
41	2	11/30/2015	912828M72	11/30/2017	93,864.37	135.63	94,000.00	411.25	0.8750%	0.9480%	609	*	99.855714	1.6536	05/31/2016	41
42	5	12/31/2012	912828UE8	12/31/2017	280,738.61	261.39	281,000.00	1,053.75	0.7500%	0.7690%	640	*	99.906978	1.7388	06/30/2016	42
43	2	12/31/2015	912828N55	12/31/2017	91,898.31	101.69	92,000.00	460.00	1.0000%	1.0560%	640	*	99.889463	1.7351	06/30/2016	43
44	5	01/31/2013	912828UJ7	01/31/2018	291,800.51	199.49	292,000.00	1,277.50	0.8750%	0.8890%	671	*	99.931681	1.8203	07/31/2016	44
45	2	01/31/2016	912828P20	01/31/2018	96,789.15	210.85	97,000.00	363.75	0.7500%	0.8599%	671	0.02060	99.782632	1.8221	07/31/2016	45
46	5	02/28/2013	912828UR9	02/28/2018	301,600.88	399.12	302,000.00	1,132.50	0.7500%	0.7770%	699	*	99.867840	1.9055	08/31/2016	46
47	2	02/28/2016	912828UR9	02/28/2018	100,996.00	4.00	101,000.00	378.75	0.7500%	0.7520%	699	*	99.996037	1.9055	08/31/2016	47
48	5	03/31/2013	912828UU2	03/31/2018	281,861.96	138.04	282,000.00	1,057.50	0.7500%	0.7600%	730	0.02049	99.951048	1.9888	09/30/2016	48
49	2	03/31/2016	912828Q45	03/31/2018	91,996.36	3.64	92,000.00	402.50	0.8750%	0.8770%	730	*	99.996043	1.9870	09/30/2016	49
50	5	04/30/2013	912828UZ1	04/30/2018	280,824.57	1,175.43	282,000.00	881.25	0.6250%	0.7100%	760	*	99.583182	2.0678	04/30/2016	50
51	5	05/31/2013	912828VE7	05/31/2018	295,352.75	647.25	296,000.00	1,480.00	1.0000%	1.0450%	791	*	99.781333	2.1419	05/31/2016	51
52	5	06/30/2013	912828VK3	06/30/2018	303,404.37	1,595.63	305,000.00	2,096.88	1.3750%	1.4839%	821	0.03736	99.476843	2.2160	06/30/2016	52
53	5	07/31/2013	912828VQ0	07/31/2018	292,506.59	493.41	293,000.00	2,014.38	1.3750%	1.4100%	852	*	99.831599	2.2994	07/31/2016	53
54	5	08/31/2013	912828RE2	08/31/2018	291,264.43	1,735.57	293,000.00	2,197.50	1.5000%	1.6238%	883	0.12431	99.407655	2.3797	08/31/2016	54
55	5	09/30/2013	912828RH5	09/30/2018	286,158.25	841.75	287,000.00	1,973.13	1.3750%	1.4360%	913	*	99.706705	2.4661	09/30/2016	55
56	5	10/31/2013	912828WD8	10/31/2018	133,676.67	323.33	134,000.00	837.50	1.2500%	1.3000%	944	*	99.758710	2.5371	04/30/2016	56
57	5	11/30/2013	912828A34	11/30/2018	125,453.87	546.13	126,000.00	787.50	1.2500%	1.3399%	974	0.06868	99.566562	2.6204	05/31/2016	57
58	5	12/31/2013	912828A75	12/31/2018	124,401.64	598.36	125,000.00	937.50	1.5000%	1.6000%	1005	*	99.521314	2.6946	06/30/2016	58
59	5	01/31/2014	912828B33	01/31/2019	134,534.37	465.63	135,000.00	1,012.50	1.5000%	1.5720%	1036	*	99.655089	2.7780	07/31/2016	59
60	5	02/28/2014	912828C24	02/28/2019	132,808.64	191.36	133,000.00	997.50	1.5000%	1.5300%	1064	*	99.856123	2.8614	08/31/2016	60
61	5	03/31/2014	912828C65	03/31/2019	130,437.37	562.63	131,000.00	1,064.38	1.6250%	1.7150%	1095	*	99.570515	2.9401	09/30/2016	61
62	5	04/30/2014	912828D23	04/30/2019	133,316.06	683.94	134,000.00	1,088.75	1.6250%	1.7320%	1125	*	99.489600	2.9997	04/30/2016	62
63	5	05/31/2014	912828WL0	05/31/2019	134,915.80	84.20	135,000.00	1,012.50	1.5000%	1.5130%	1156	0.08197	99.937629	3.0894	05/31/2016	63
64	5	06/30/2014	912828WS5	06/30/2019	132,714.05	285.95	133,000.00	1,080.63	1.6250%	1.6700%	1186	*	99.784997	3.1664	06/30/2016	64
65	5	07/31/2014	912828WW6	07/31/2019	136,379.00	621.00	137,000.00	1,113.13	1.6250%	1.7200%	1217	*	99.546716	3.2497	07/31/2016	65
66	5	08/31/2014	912828D80	08/31/2019	127,871.54	128.46	128,000.00	1,040.00	1.6250%	1.6460%	1248	0.08978	99.899637	3.3331	08/31/2016	66
67	5	09/30/2014	912828F39	09/30/2019	125,700.04	299.96	126,000.00	1,102.50	1.7500%	1.8000%	1278	*	99.761940	3.4101	09/30/2016	67
68	5	10/31/2014	912828F62	10/31/2019	996.79	3.21	1,000.00	7.50	1.5000%	1.5670%	1309	*	99.678995	3.4805	04/30/2016	68
69	5	11/30/2014	912828G61	11/30/2019	995.45	4.55	1,000.00	7.50	1.5000%	1.5950%	1339	0.04121	99.545300	3.5638	05/31/2016	69
70	5	12/31/2014	912828G95	12/31/2019	994.56	5.44	1,000.00	8.13	1.6250%	1.7390%	1370	*	99.456337	3.6387	06/30/2016	70
71	5	01/31/2015	912828H52	01/31/2020	1,996.33	3.67	2,000.00	12.50	1.2500%	1.2880%	1401	0.06906	99.816712	3.7474	07/31/2016	71
72	5	02/28/2015	912828J50	02/28/2020	116,410.58	589.42	117,000.00	804.38	1.3750%	1.4799%	1429	0.07473	99.496222	3.8138	08/28/2016	72
73	5	03/31/2015	912828J84	03/31/2020	113,934.14	65.86	114,000.00	783.75	1.3750%	1.3870%	1461	*	99.942226	3.9057	09/30/2016	73
74	5	04/30/2015	912828K58	04/30/2020	94,977.13	22.87	95,000.00	653.13	1.3750%	1.3800%	1491	*	99.975923	3.9624	04/30/2016	74
75	5	05/31/2015	912828XE5	05/31/2020	101,706.85	293.15	102,000.00	765.00	1.5000%	1.5600%	1522	0.04098	99.712598	4.0348	05/31/2016	75
76	5	06/30/2015	912828XH8	06/30/2020	104,574.04	425.96	105,000.00	853.13	1.6250%	1.7100%	1552	*	99.594321	4.1073	06/30/2016	76
77	5	07/31/2015	912828XM7	07/31/2020	92,000.00	*	92,000.00	747.50	1.6250%	1.6250%	1583	*	100.000000	4.1910	07/31/2016	77
78	5	08/31/2015	912828L32	08/31/2020	87,627.93	372.07	88,000.00	605.00	1.3750%	1.4630%	1614	*	99.577196	4.2954	08/31/2016	78

City of Carpinteria
Treasury Direct Subsidiary Ledger Listing
Portfolio

March 31, 2016

Line	Type	Issue Date	CUSIP	Maturity Date	Net	Discount	Par Value	Coupon \$	Coupon %	Yield %	Days to Maturity	Accrued Interest \$/\$1,000	Price per \$100	Modified Duration	Next Coupon Date	Line
79	5	09/30/2015	912828L65	09/30/2020	85,619.90	380.10	86,000.00	591.25	1.3750%	1.4670%	1644	*	99.558026	4.3787	09/30/2016	79
80	5	10/31/2015	912828L99	10/31/2020	84,836.56	163.44	85,000.00	584.38	1.3750%	1.4150%	1675	0.07555	99.807718	4.4323	04/30/2016	80
81	5	11/30/2015	912828M98	11/30/2020	84,817.24	182.76	85,000.00	690.63	1.6250%	1.6700%	1705	*	99.784990	4.4889	05/31/2016	81
82	5	12/31/2015	912828N48	12/31/2020	83,859.97	140.03	84,000.00	735.00	1.7500%	1.7850%	1736	*	99.833292	4.5591	06/30/2016	82
83	5	01/31/2016	912828N89	01/31/2021	87,489.11	510.89	88,000.00	605.00	1.3750%	1.4959%	1767	0.03777	99.419442	4.6819	07/31/2016	83
84	5	02/28/2016	912828P87	02/28/2021	91,803.96	196.04	92,000.00	517.50	1.1250%	1.1690%	1795	*	99.786910	4.7925	08/31/2016	84
85	5	03/31/2016	912828Q37	03/31/2021	100,585.10	413.90	101,000.00	631.25	1.2500%	1.3350%	1826	*	99.590195	4.8622	09/30/2016	85
ERR																ERR
		02/08/2018			12,683,425.24	\$24,174.76	\$12,707,600.00	*	1.0215%	1.1254%	679	0.03650	\$99.809761	1.8376	25-May-06	
		less Maturations			239,985.57	314.43	240,300.00									
					\$12,443,439.67	\$23,860.33	\$12,467,300.00									
					\$188,014.95	TD 1	\$188,600.00									
					204,123.37	TD 2	205,000.00									
					12,291,286.92	Schwab	12,314,000.00									
					\$12,683,425.24		\$12,707,600.00									

Attachment G

Treasury Direct/Charles Schwab Portfolio Segment Analysis

March 31, 2016

Portfolio Segment Analysis

Month	Average Daily Investment	Return	ROI %	Net Cash Flow
1	\$12,609,972.45	\$11,015.52	1.0483%	\$253,090.27
2	12,552,048.54	12,322.58	1.1781%	266,303.27
3	12,490,842.78	10,899.77	1.0471%	59,310.94
Total / Average	\$12,550,930.55	\$34,237.87	1.0912%	\$578,704.48

ALL NOTES / BILLS	
Net Investment	\$12,443,439.67
Discount	23,860.33
Par Value	\$12,467,300.00
Coupon %	1.0215%
Yield to Maturity	1.1254%
Annual Yield \$	\$140,303.48
Days to Maturity	679
Years to Maturity	1.8612
Modified Duration	1.8273

5 YEAR NOTES				
	All	Most Recent	Maximum	Minimum
Net	\$10,213,790.39	\$100,586.10	\$303,404.37	\$994.56
Discount	21,509.61	413.90	1,735.57	(3,218.76)
Par	10,235,300.00	101,000.00	305,000.00	1,000.00
Coupon \$	56,859.47	631.25	2,197.50	7.50
Coupon %	1.1110%	1.2500%	2.2500%	0.5000%
Yield %	1.3356%	1.3350%	2.2600%	0.5840%
Years to Maturity	2.10	5.00	5.00	

2 YEAR NOTES				
	All	Most Recent	Maximum	Minimum
Net	\$2,229,649.28	\$91,996.36	\$150,868.02	\$998.45
Discount	2,350.72	3.64	269.14	0.83
Par	2,232,000.00	92,000.00	151,000.00	1,000.00
Coupon \$	6,816.91	402.50	460.00	1.88
Coupon %	0.6108%	0.8750%	1.0000%	0.3750%
Yield %	0.6956%	0.8770%	1.0560%	0.3920%
Years to Maturity	0.97	2.00	2.00	

Attachment H

Market Value Estimate Calculation

March 31, 2016

Market Value Estimate Calculation

Years/Days	Portfolio Weighted Average Duration Date	CUSIP	Issue Date	Maturity Date	Coupon %	Market Price per \$100	Market Yield
5	04/19/2018	912828VE7	05/31/2013	05/31/2018	1.0000%	99.8281	1.0803%
2	03/19/2017	912828J35	02/28/2015	02/28/2017	0.5000%	100.0993	0.3914%

Years/Days	A Actual Yield	B Market Yield	C Duration in years	D Estimated Market Value	E Par Value	F Net Value	G Unrealized Gain / (Loss)
5	1.3356%	1.0803%	2.0532	\$10,288,951	\$10,235,300	\$10,213,790	\$75,161
2	0.6956%	0.3914%	0.9673	2,238,568	2,232,000	2,229,649	8,919
All			1.8376	\$12,527,519	\$12,467,300	\$12,443,440	\$84,080

Percent of Par 0.68%

$$D=(1+(A-B)*C)*E$$

$$G=D-F$$



City of Carpinteria

COUNCIL AGENDA STAFF REPORT APRIL 25, 2016

ITEM FOR COUNCIL CONSIDERATION

Report On Street Lighting District No. 1 -- FY 2016-17

STAFF RECOMMENDATION

Action Item x ; Non-Action Item

Adopt Resolution Nos. 5657 and 5658 acting to accept and file the mandatory annual report and set the matter of the continuation of Street Lighting District No. 1 for fiscal year 2016-17 for public hearing at the regular City Council meeting of May 23, 2016.

Motion: I move to adopt Resolution Nos. 5657 and 5658, acting to accept and file the mandatory annual report and set the matter of the continuation of Street Lighting District No. 1 for fiscal year 2016-17 for public hearing at the regular City Council meeting of May 23, 2016.

BACKGROUND/DISCUSSION

On March 28, 2016, by Resolution No. 5649, the City Council ordered a report on the status and projections for Street Lighting District No. 1 for Fiscal Year 2016-17. This status report is required annually under the California Street Lighting Act of 1919, as amended, and is one of several steps required each year in order to continue the District. The purpose of the District is to provide a funding source to finance the cost of electrical power and maintenance and replacement of outdoor public lighting facilities. The following are the steps: A.) Ordering the report and Notice of Intent to continue the District, B.) Accept the report and set for public hearing, C.) Hold a Public hearing and decide on continuing the District.

POLICY CONSISTENCY

The City General Plan/Local Coastal Plan includes policies that address the maintenance of street corridors in the City. Specifically, Policies CD-8a, CD-8b, CD-9a, CD-9b, CD-9c, CD-9d and CD-9f address pedestrian and bicycle pathways. The Carpinteria Lighting, Landscaping and Right of Way Improvement District No.3 is the financial means by which the City can, in part, implement these policies.

FINANCIAL CONSIDERATIONS

The ending fund balance as of June 30, 2015, was \$1,077,831. Revenues, expenditures and transfers to other funds for FY 2015-16 are projected to be \$289,480, \$71,235 and \$111,615 respectively leaving a fund balance at June 30, 2016, of \$1,058,565. These funds are used for both operations and maintenance of the lighting system and, once a sufficient fund balance is accumulated, these funds are also used to finance capital projects such as new or replacement street lights.

LEGAL

This district is an ad valorem (property tax) district and as such is governed by the provisions of Proposition 13 and is not subject to the provisions of Proposition 218. Attached are two proposed resolutions for your consideration and adoption. The first resolution accepts the report as presented and the second resolution states the Council's intent to continue the District for FY 2016-17 and sets the matter for public hearing on May 23, 2016.

PRINCIPAL PARTIES EXPECTED AT MEETING

Unknown

ATTACHMENTS

- A. Report of the City Manager
 - 1) Map of the District boundaries
 - 2) Street Light Inventory
 - 3) State of Fund Transactions and Financial Condition.
- B. Resolution No. 5657
- C. Resolution No. 5658

Attached are two resolutions for City Council consideration and adoption. The first resolution accepts the report as presented and the second resolution states the Council's intent to continue the District for FY 2016-17 and sets the matter for public hearing on May 23, 2016.

Report on Street Lighting District No. 1
April 25, 2016
Page 3

Staff contact: John Thornberry,
Administrative Services Director

Phone: 805-684-5405 x 448
Email: JohnT@ci.carpinteria.ca.us

Reviewed by: Dave Durflinger, City Manager



Signature

Signature

**CITY OF CARPINTERIA
CARPINTERIA STREET LIGHTING DISTRICT NO. 1
REPORT OF THE CITY MANAGER RELATIVE
TO THE CONTINUATION OF CARPINTERIA
STREET LIGHTING DISTRICT NO. 1**

1. INTRODUCTION:

This report is prepared pursuant to Resolution No. 5649 as adopted by the City Council on March 28, 2016. The objective of the report is to describe the status of the district, which provides street lighting for the City and to provide projections for FY 2016-17.

2. BACKGROUND:

The City assumed responsibility for funding street lighting within the City on July 1, 1977, in conjunction with the detachment of the City from County Service Area No. 11, the funding vehicle for street lighting prior to July 1, 1977. The City ultimately established two special districts to provide funding for street lighting; both are governed by the City Council and both cover the entire City. The second district, Street Lighting District #2, was suspended in 1985.

Street Lighting District No. 1 was formed by the City Council on November 22, 1976, for a period of five (5) years starting July 1, 1977 and has been continued each year thereafter in one year increments. The Street Lighting Act of 1919 was the legal basis for this action. The district was formed to establish a way of financing street lights through the collection of the ad valorem (property) tax. The initial tax rate was about 15 cents per \$100.00 of assessed valuation and the second year was 12.95 cents per \$100.00. With the adoption of Proposition 13, a limit was placed on the overall tax rate as well as a reduction of the total tax base. Since the passage of Proposition 13, the district's share of the property tax has been about 1.8% of all property tax or a tax rate equivalent to about 1.8 cents per \$100.00 of assessed valuation.

Most of the Street lighting in Carpinteria is owned and operated by Southern California Edison Company. The City has a contract with Edison to provide street lighting based on a monthly flat rate as set by the California Public Utilities Commission. The same rate is charged year round. As owner of the lights, Edison has the responsibility for maintenance and operations. As the customer, the City determines number, location, and type of lights and pays the bill.

With respect to other public lighting provided by the District, included are lights on the Franklin Creek and Carpinteria Creek Bikeways, Civic Center parking lights, and parking lot lights in Parking Lots #1 #2 and #3, lights on Linden Avenue between Carpinteria Avenue and the beach and street-end parking lot lights at Elm, Holly and Ash Avenues. All of these lights are City-owned and charges are based on meter readings. Traffic signal lights are also supported by the District. The four-way lights

located at Linden and Carpinteria Avenues, 7th Street and Casitas Pass and Carpinteria Avenues are City-owned.

In addition to electrical power, funding from this district pays for both the maintenance and operations costs of the city-owned portion of the lighting system.

3. ANNEXATIONS:

There were no annexations to either the City or the District during the past fiscal year.

4. STREET LIGHTING DISTRICT NO. 1:

The attached Exhibit 1 is a map of the City and District. The District boundaries are coterminous with the City boundaries with the exception of that portion located off-shore.

5. STREET LIGHT INVENTORY:

Please refer to the attached Exhibit 2 for a listing of projected street lights by size and cost.

6. CAPITAL IMPROVEMENTS:

A total of \$1,241,415 is estimated to be available for capital improvements during fiscal 2016-17.

7. FINANCIAL DATA AND PROPOSED FY 2016-17 BUDGET:

Exhibit 3 is a Statement of Fund Transactions and Financial Condition for the past three years, current year and next year.

The District also has its own Appropriations Limit pursuant to Proposition 4.

8. RECOMMENDATION;

It is recommended that the City Council adopt Resolution Nos. 5657 and 5658, thereby acting to accept and file the mandatory annual report and set the matter of the continuation of Street Lighting District No. 1 for fiscal year 2016-17 for public hearing at the regular City Council meeting of May 23, 2016.

Dave Durflinger
City Manager

Exhibit 1
Map of the District Boundaries

Exhibit 2
Street Lighting Inventory

CITY OF CARPINTERIA			
STREET LIGHTING DISTRICT NUMBER 1			
STREET LIGHTING INVENTORY			
LOCATION	NUMBER	WATTS	TYPE
CARPINTERIA AVE.	66	23	LED
DOWNTOWN "T"	8	23	LED
LNDEN AVE.	69	23	LED
LINDEN BEACH	6	23	LED
ELM AVE.	4	70	HIGH PRESSURE SODIUM VAPOR
HOLLY AVE.	4	70	HIGH PRESSURE SODIUM VAPOR
ASH AVE.	4	70	HIGH PRESSURE SODIUM VAPOR
WULLBRANDT WAY	3	23	LED
PARKING LOT #1	5	150	HIGH PRESSURE SODIUM VAPOR
PARKING LOT #2	2	150	HIGH PRESSURE SODIUM VAPOR
PARKING LOT #3	12	23	LED 23 WATT
TRAIN STATION	28	23	LED
FRANKLIN CREEK BIKEWAY	8	26	CFL
CARPINTERIA CREEK BIKEWAY	5	250	HIGH PRESSURE SODIUM VAPOR
TRAFFIC LIGHTS/SIGNALS	12		
SEAL FOUNTAIN	16	3	LEDs

Exhibit 2

Exhibit 3
State of Fund Transactions and Financial Condition

FUND 290					
STREET LIGHTING FUND	ACTUAL 2012-13	ACTUAL 2013-14	ACTUAL 2014-15	BUDGET 2015-16	PROJECTED 2016-17
A. SUMMARY OF FUND TRANSACTIONS:					
Fund Balance, July 1	854,667	959,899	951,935	1,077,831	1,014,696
Fiscal Year Revenues	287,402	298,841	364,089	289,480	297,876
Fiscal Year Expenditures	182,170	306,805	238,193	352,615	361,283
Fund Balance, June 30	959,899	951,935	1,077,831	1,014,696	951,289
Revenue Over/(Under) Expense	105,232	(7,964)	125,896	(63,135)	(63,407)
B. BALANCE SHEET, JUNE 30					
ASSETS:					
Cash in Savings	968,091	952,817	1,081,415	1,014,696	951,289
Time Deposits	0	0	0	0	0
Accounts Receivable	0	0	0	0	0
*Total Assets>>>>>>>>>>>>>>	968,091	952,817	1,081,415	1,014,696	951,289
LIABILITIES AND FUND BALANCE					
Accounts Payable	8,192	882	3,584	0	0
Fund Balance	959,899	951,935	1,077,831	1,014,696	951,289
*Total Liabilities & Fund Balance>>	968,091	952,817	1,081,415	1,014,696	951,289
C. FISCAL YEAR REVENUE DETAIL:					
Use of Money & Property	4,497	5,950	(5,816)	7,446	7,446
District #1-Property Taxes, Secured	260,294	272,418	287,393	256,602	264,300
District #1-Property Taxes, Unsecured	12,862	12,224	79,161	13,201	13,597
District #1-Supplemental Roll	4,178	5,657	355	10,068	10,370
District #1-Homeowners Reimbursement	1,785	1,776	1,764	1,133	1,133
Prior Years and Penalties	3,786	816	1,232	1,030	1,030
Special District Assistance	0	0	0	0	0
Transfers from Other Funds	0	0	0	0	0
*Total Revenues>>>>>>>>>>>>>>	287,402	298,841	364,089	289,480	297,876
D. FISCAL YEAR EXPENDITURE DETAIL:					
Traffic Signals	7,469	70,350	(3,584)	58,000	58,000
Public Right of Way Lighting	1,429	1,192	17,623	60,000	60,000
Street Lighting	107,477	97,606	106,758	105,000	105,000
Parking Lot Lighting		8,331	4,500	8,000	8,000
Miscellaneous Operating Expense		900	1,281	10,000	10,000
*Total Operating Expense>>>>>	116,375	178,379	126,578	241,000	241,000
*Transfers Out>>>>>	65,795	128,426	111,615	111,615	120,283
Street Lights	0	0	0	0	0
*Total Capital Outlay Expense>>>>	0	0	0	0	0
*Total Expenditures>>>>>>>>>>>>>>	182,170	306,805	238,193	352,615	361,283

Attachment B
Resolution No. 5657

RESOLUTION NO. 5657

**A RESOLUTION OF THE
CITY COUNCIL OF THE CITY OF CARPINTERIA
ACCEPTING AND ORDERING THE FILING OF THE
REPORT OF THE CITY MANAGER OF SAID CITY
FOR THE FURNISHING OF ELECTRIC CURRENT AND
THE MAINTENANCE OF CERTAIN LIGHTING FIXTURES AND
APPLIANCES IN THE CITY OF CARPINTERIA
STREET LIGHTING DISTRICT NO. 1 (FY 2016-17)**

WHEREAS, pursuant to the provisions of the "Street Lighting Act of 1919" of the State of California (Part 1 of Division 14, of the Streets and Highways Code of said State), as amended, the City Council of the City of Carpinteria did on March 28, 2016 adopt Resolution 5649 instructing the City Manager to make and file with the City Council a report in writing presenting certain matters relating to street lighting assessment districts for the furnishing of electric energy and the servicing and maintenance of all street lights in said City; and

WHEREAS, the City Manager of the City of Carpinteria has presented to the City Council a report in writing dated April 25, 2016, presenting certain matters relating to the furnishing of electric energy and the servicing and maintenance of all street lights in the City of Carpinteria Street Lighting District No. 1; and

WHEREAS, proceedings for the lighting, maintenance and servicing district are to be undertaken pursuant to the provisions of the "Street Lighting Act of 1919," Part 1 of Division 14, of the Streets and Highways Code, as amended, and particularly as contemplated under the provisions of said law; and

WHEREAS, this City Council has carefully examined and inspected the report of the City Manager, and is satisfied with each and all of the items set forth in said report;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CARPINTERIA DOES HEREBY RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1.

That the report of the City Manager of the City of Carpinteria, dated April 25, 2016, is hereby accepted and is hereby ordered filed with the City Clerk of the City.

SECTION 2.

That the City Clerk shall certify to the passage and adoption of this resolution and shall make a minute of the passage and adoption thereof in the records of the proceedings of the City Council in the minutes of the meeting at which the same is passed and adopted.

Resolution 5657

Page 2

PASSED, APPROVED AND ADOPTED this 25th day of April, 2016 by the following called vote:

AYES: COUNCIL MEMBER:

NOES: COUNCIL MEMBER:

ABSENT: COUNCIL MEMBER:

Mayor, City of Carpinteria

ATTEST:

City Clerk, City of Carpinteria

I hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting of the City Council of the City of Carpinteria held the 25th day of April, 2016 .

City Clerk, City of Carpinteria

APPROVED AS TO FORM:

Peter N. Brown, on behalf of
Brownstein Hyatt Farber Schreck, LLP
acting as City Attorney of the City of Carpinteria

Attachment C
Resolution No. 5658

RESOLUTION NO. 5658

**A RESOLUTION OF THE
CITY COUNCIL OF THE CITY OF CARPINTERIA
DECLARING ITS INTENTION TO CONTINUE FURNISHING
ELECTRICAL ENERGY, SERVICING AND MAINTENANCE OF ALL
STREET LIGHTS, APPLIANCES AND FIXTURES ON THE STREETS AND
PUBLIC PLACES IN THE CITY OF CARPINTERIA, FOR THE PERIOD
BEGINNING JULY 1, 2016 AND ENDING JUNE 30, 2017,
AS PERMITTED BY
THE STREET LIGHTING ACT OF 1919, FOR
CARPINTERIA STREET LIGHTING DISTRICT NO. 1, AND
APPOINTING A TIME AND PLACE FOR HEARING PROTESTS IN
RELATION THERETO
(FY 2016-17)**

The City Council of the City of Carpinteria, California, does hereby resolve, declare, determine and order as follows:

SECTION 1.

That the public interest and convenience require, and it is the intention of the City Council of the City of Carpinteria, to order the furnishing of electric energy, servicing and maintenance of all street lights, appliances and fixtures, on portions of public streets, places, avenues, courts, and drives within said City, all as shown on Diagram and Plan No. LP-1977-2002-E, on file in the office of the City Clerk to be maintained and electric current to be furnished for lighting said fixtures and appliances for the period beginning July 1, 2016 , and ending June 30, 2017 (Street Lighting District No. 1) permitted by the Street Lighting Act of 1919, in accordance with the report of the City Manager dated April 25, 2016, on file in the office of the City Clerk, and which is hereby referred to and by this reference incorporated herein and made a part hereof. The period of time for the furnishing of electric current and maintenance for the fixtures and appliances on said streets (or rights-of-way stated above) shall be set forth in a "NOTICE OF IMPROVEMENT," which said notice the law requires to be both published and posted. All of the work and improvement shall be done in accordance with the plans and specifications referred to in the report of the City Manager dated April 25, 2016.

SECTION 2.

That public interest and convenience further requires, and that it is the intention of the City Council, from time to time to add certain lighting fixtures, lamps and appliances and/or the replacement of certain existing street lighting fixtures, lamps and appliances on and along said public streets, places, avenues, courts and drives, as they become necessary, said cost to be included in the District costs.

SECTION 3.

That the City Treasurer has established a special fund known as "Carpinteria Street Lighting District, No. 1 Fund"; said City Treasurer shall place in said special fund all moneys collected by the Tax Collector pursuant to the provision of Section 6 of this resolution as soon as said moneys have been transferred to said City Treasurer. Payments shall be made out of said special fund only for the purposes provided for in this resolution. To expedite the making of this improvement, the City Council may transfer into said special fund, out of any money in the general fund, such sums as it may deem necessary, and the sums so transferred, shall be deemed a loan to such special fund, and shall be repaid out of the proceeds of the assessments provided for in this resolution.

SECTION 4.

That said contemplated work of improvement, in the opinion of the City Council, is of more than local or ordinary benefit, and said Council hereby makes the expense of said work and improvement chargeable upon a district, which district said Council hereby declares to be the district benefited by said work and improvements, and to be assessed to pay the cost and expense thereof, which said District includes the entire City of Carpinteria as shown on Diagram and Plan No. LP-1977-2002-E (District No. 1) on file in the office of the City Clerk, on which Diagram and Plans the extent of said District is indicated, and the exterior boundaries thereof are described by a boundary line, (being the City Boundary Lines including annexations completed prior to June 30, 1992) and to which said Diagram and Plan reference is hereby made for a complete and detailed description of said district, excepting from said district any portion of any public street or alley that may be included therein. The said diagram on file shall govern for all details as to the extent of said District.

+

SECTION 5.

Any lots or parcels of land known as public property, as the same is defined in Section 18014, Part 1, Division 14, Streets and Highways Code, as amended ("Street Lighting Act of 1919"), hereinafter referred to, which are included in the said District shall be exempt from the assessment to be made to cover and expenses of said contemplated improvement.

SECTION 6.

That the improvements contemplated by the Resolution of Intention shall be done under the provisions of the "Street Lighting Act of 1919" (now Part 1 of Division 14 of the Streets and Highways Code of the State of California), as amended.

SECTION 7.

That Monday, May 23, 2016 at the hour of 5:30 p.m. of the said day, be and the same is hereby appointed as the time, and the Council Chambers in the City Hall, 5775 Carpinteria Avenue, in said City of Carpinteria, California, is hereby appointed as the place for hearing protests in reference to the said proposed improvement and also in reference to those matters stated in Section 2, above.

SECTION 8.

That the City Clerk is hereby authorized, designated and directed to give notice of said hearing in time, form and manner as required by law.

SECTION 9.

That the Coastal View, a newspaper of general circulation, published in the County of Santa Barbara and circulated within the City of Carpinteria, is hereby designated as the newspaper in which such notice shall be published.

SECTION 10.

That this resolution shall take effect immediately and the City Clerk shall certify to the passage and adoption of this resolution; shall enter the same among the original resolutions of the City Council of said City, and shall make a minute of the passage and adoption thereof in the records of the proceedings of the City Council of said City in the minutes of the meeting at which the same is passed and adopted.

PASSED, APPROVED AND ADOPTED this 25th day of April, 2016 by the following called vote:

AYES: COUNCIL MEMBER:

NOES: COUNCIL MEMBER:

ABSENT: COUNCIL MEMBER:

Mayor, City of Carpinteria

ATTEST:

City Clerk, City of Carpinteria

I hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting of the City Council of the City of Carpinteria held the 25th day of April, 2016.

City Clerk, City of Carpinteria

APPROVED AS TO FORM:

Peter N. Brown, on behalf of
Brownstein Hyatt Farber Schreck, LLP
acting as City Attorney of the City of Carpinteria



City of Carpinteria

COUNCIL AGENDA STAFF REPORT APRIL 25, 2016

ITEM FOR COUNCIL CONSIDERATION

Report on Right-of-Way Improvement District No. 3 -- FY 2016-17

STAFF RECOMMENDATION

Action Item x ; Non-Action Item

Adopt Resolution Nos. 5659 and 5660, acting to accept and file the mandatory annual report and set the matter of the continuation of Right-of-Way Improvement District No. 3 for fiscal year 2016-17 for public hearing at the regular City Council meeting of May 23, 2016.

MOTION: I move to adopt of Resolution Nos. 5659 and 5660, acting to accept and file the mandatory annual report and set the matter of the continuation of Right-of-Way Improvement District No. 3 for fiscal year 2016-17 for public hearing at the regular City Council meeting of May 23, 2016.

BACKGROUND/DISCUSSION

On March 28, 2016, by Resolution No. 5650, the City Council ordered a report on the status and projections for Carpinteria Right -Of- Way Improvement District No. 3 for Fiscal Year 2016-17. The District provides general maintenance and repairs of curb gutter and sidewalks, tree planting, tree trimming and tree removal as well as installation and maintenance of landscaped street planters and medians. This status report is required annually under the California Streets and Highways Code starting with Section 22500, and is one of several steps required each year in order to continue the subject Assessment District. The following are the steps: A.) Order the report and issue the Notice of Intent to continue the assessment District, B.) Accept the report and set for public hearing, C.) Conduct the Public hearing and decide on continuing the District.

POLICY CONSISTENCY

The City General Plan/Local Coastal Plan includes policies that address the maintenance of street corridors in the City. Specifically, Policies CD-8a, CD-8b, CD-9a, CD-9b, CD-9c, CD-9d and CD-9f address pedestrian and bicycle pathways. The Carpinteria Lighting, Landscaping and Right of Way Improvement District No.3 is the financial means by which the City can, in part, implement these policies.

FINANCIAL CONSIDERATIONS

This District's income stream is derived from a fixed dollar assessment on property while a majority of the District's expenses are subject to inflationary pressures. Projects such as the Carpinteria Avenue Improvement project have also increased the District's maintenance and utility expenses, due to the construction of many landscaped planters. To preserve the fund balance, capital improvements are no longer being funded by this source. The beginning fund balance for fiscal 2015-16 was \$0. The ending fund balances for fiscal years 2015-16 and 2016-17 are projected to be \$0. Please see Exhibit B. It is estimated that ~~the District will require~~ a General Fund subsidy of approximately \$93K to balance *the District fund*.

LEGAL

will be required

The following is the sequence of events for continuing the District:

March 28 --- Adopt a resolution ordering the preparation of a report describing the financial status and recommending assessments for fiscal year 2016-17.

April 25 --- The report is prepared and presented by staff with recommendations.
Adopt a resolution accepting the report.
Adopt a resolution of intention to continue the District and to levy assessments for next year and set for public hearing.

May 23 ---Conduct a public hearing on the proposal to continue the District.
Adopt a resolution continuing the District and levying assessments for fiscal year 2016-17.

city council
Attached are two resolutions for your consideration and adoption. The first resolution accepts the report as presented and the second resolution states the Council's intent to continue the District for FY 2016-17 and sets the matter for public hearing on May 23, 2016.

OPTIONS

Discontinue the District

Modify scope/purpose of the District

PRINCIPAL PARTIES EXPECTED AT MEETING

Unknown

ATTACHMENTS

- A. Report of the City Engineer
 - 1) Map of the District boundaries
 - 2) State of Fund Transactions and Financial Condition for the District
- B. Resolution No. 5659
- C. Resolution No. 5660

Staff contact: John Thornberry

Phone: 805-684-5405 x 448
Email: JohnT@ci.carpinteria.ca.us



Signature

Reviewed by: Dave Durflinger, City Manager



Signature

Attachment A
Report of the City Engineer

CITY OF CARPINTERIA

REPORT OF THE CITY ENGINEER RELATIVE TO THE ASSESSMENT OF RIGHT-OF-WAY IMPROVEMENT DISTRICT NO. 3

April 25, 2016

1. INTRODUCTION

This report is prepared pursuant to Resolution No. 5650 as adopted by the City Council on March 28, 2016. The objective of the report is to describe the status of the District which provides funding for maintenance and improvements to the public right-of-way, including but not limited to maintenance and repair of curbs, gutters, sidewalks, street trees and related activities. Further, the purpose is to provide a recommendation for assessments for the coming year which provides revenue to offset the costs involved in the district.

2. BACKGROUND

The Carpinteria Right-Of-Way Improvement District No. 3 was formed under the authority of the Landscaping and Lighting Act of 1972 found in the California Streets and Highways Code, starting with Section 22500. The District was formed after lengthy study and hearings that were completed in June 1985.

Establishment of the District, which in addition to the purposes described above serves as a backup for street light funding, allowed for the suspension of Street Lighting District No. 2, which formerly performed a similar function.

Under the provisions of the above Act, an annual report must be presented and a hearing conducted on the proposed assessments for the upcoming fiscal year, FY 2016-17. The assessment is not considered a tax in that the "benefit" is derived in accordance with the assessment, which varies from location to location depending upon the level of maintenance required in the public right-of-way adjacent to a parcel.

Effective with the adoption of the FY 1992-93 budget, assessments were increased \$150,000 to finance the cost of park maintenance previously financed by the General Fund.

With the passage of Proposition 218 in FY 1996-97 park maintenance costs became ineligible for funding from this source and the \$150,000 assessment for park maintenance was removed from the roll in FY 1997-98. In that same year voters approved a Park Maintenance Tax, accounted for in a separate Park Maintenance Fund, to finance these activities.

3. FINANCIAL DATA/ASSESSMENT INFORMATION

The income stream to the District consists of a fixed dollar assessment on real property, interest and transfers from other funds. Fund transfers, such as from the Gas Tax Fund, are permitted to offset the costs associated with District employees performing activities as a part of District implementation that qualify for payment through the Gas Tax program. Although the expenses of the District are subject to inflationary pressures there is no corresponding provision for inflationary adjustments to the assessments. Please see Exhibit 2.

4. DISTRICT BOUNDARIES

The attached Exhibit 1 is a map of the City and District. The District boundaries are coterminous with the City boundaries with the exception of that portion located off-shore.

Public and other exempt properties are not assessed by this district.

5. ANNEXATIONS

There were no annexations to either the City or the District during the past fiscal year.

6. RECOMMENDATION

It is recommended that the City Council adopt Resolution Nos. 5659 and 5660, thereby acting to accept and file the mandatory annual report and set the matter of the continuation of Right of Way Improvement District No. 3 for fiscal year 2016-17 for public hearing at the regular City Council meeting of May 23, 2016.

Charles W. Ebeling, C.E., T.E.
City Engineer

Exhibit 1
Map of the District Boundaries

Report of the City Engineer
Exhibit 1
Map of the District



Report of the City Engineer
Exhibit 2
State of Fund Transactions and Financial Condition for the District

Exhibit 2
State of Fund Transactions and Financial Condition for the District

ACTUAL 2011-12	ACTUAL 2012-13	ACTUAL 2013-14	BUDGET 2014-15	PROJECTED 2015-16
-------------------	-------------------	-------------------	-------------------	----------------------

Fund Balance; July 1	(1)	(2)	(2)	(2)	(2)
Fiscal Year Revenues	496,026	440,896	617,028	443,162	387,700
Fiscal Year Expenditures	496,026	440,896	617,028	443,162	387,700
Fund Balance; June 30	(2)	(2)	(2)	(2)	(2)
Revenue Over/(Under) Expense	(0)	(1)	0	0	0

Cash in Savings	(2)	(2)	(2)	(2)	(2)
Time Deposits	0	0	0	0	0
Accounts Receivable	0	0	0	0	0
*Total Assets>>>>>>>>>>>>>>	(2)	(2)	(2)	(2)	(2)

Accounts Payable	0	0	0	0	0
Fund Balance	(2)	(2)	(2)	(2)	(2)
*Total Liabilities & Fund Balance>>	(2)	(2)	(2)	(2)	(2)

Use of Money & Property	(134)	(721)	(358)	0	0
District #3 Assessment	195,474	201,797	189,866	192,800	192,800
Prior Years Assessments	2,600	26	0	0	0
Penalties and Interest	722	2,822	754	1,100	1,100
Grant Revenue					
Transfer from Other Funds	297,363	236,971	426,766	249,262	193,800
Total Revenues	496,026	440,896	617,028	443,162	387,700

Personnel Expense	155,920	196,464	219,605	229,102	169,042
Right-Of-Way Maintenance (Contract)	113,207	62,529	78,347	19,888	19,888
Street Tree Maintenance (Contract)	24,226	7,779	8,208	25,000	25,000
Park Maintenance	0				0
Supplies and Materials	21,807	22,352	23,237	15,000	15,000
Vehicle Operations	20,444	10,524	11,789	10,000	10,000
Legal Services	0				0
Other Contract Services	69,872	51,048	187,718	41,500	42,330
Engineering Expense	0				0
Utilities	24,529	27,419	27,480	24,500	24,500
Other Operating Expense	0	937		13,112	12,282
*Total Operating Expense>>>	430,005	379,052	556,384	378,102	318,042
Transfers To Other Funds	66,021	61,844	60,644	65,060	69,658
	0	0	0	0	0
	0	0	0	0	0
Capital Improvements	0	0	0	0	0
*Total Capital Outlay Expense>>>>	0	0	0	0	0
*Total Expenditures>>>>>>>>>>>>	496,026	440,896	617,028	443,162	387,700

Attachment B
Resolution No. 5659

RESOLUTION NO. 5659

**A RESOLUTION OF THE
CITY COUNCIL OF THE CITY OF CARPINTERIA
ACCEPTING AND ORDERING THE FILING OF THE REPORT OF THE
CITY ENGINEER OF SAID CITY MADE PURSUANT TO THE
REQUIREMENTS OF RESOLUTION NO. 5659 OF SAID COUNCIL
CARPINTERIA LIGHTING, LANDSCAPING AND RIGHT-OF-WAY
IMPROVEMENT DISTRICT NO. 3
(FY 2016-17)**

WHEREAS, the City Council of the City of Carpinteria, California, did in Resolution No. 5650, adopted March 28, 2016, pursuant to the provisions of the Landscaping and Lighting Act of 1972" of the State of California (Part 2 of Division 16 Section 22500 et seq. of the Streets and Highways Code of said State), require the City Engineer to make and file with the Clerk of the City Council a report in writing, presenting certain matters to order certain street lighting fixtures and appurtenances to be installed, electrical energy and maintenance to be furnished for all street lights throughout the City; and to maintain all landscaping, which includes the maintenance of all trees throughout the City of Carpinteria located on City property; replacing of same and appurtenances and appurtenant work relating to the above said landscaping and tree maintenance; the installation and maintenance of all irrigation systems necessary for the above; street sweeping, maintenance of all designated parkways, landscaped areas and curb, gutter and sidewalks, as contemplated under the provisions of said "Landscaping and Lighting Act of 1972"; and

WHEREAS, said City Engineer, pursuant to the requirements of said City Council as expressed in Resolution No. 5650 and of said law, did make and on April 25, 2016, file in the office of the City Clerk of said City, the report in writing responsive to the requirements of said Resolution No. 5650 and as contemplated under the provisions of said "Landscaping and Lighting Act of 1972"; and

WHEREAS, said City Clerk has presented the said report to the City Council of said City, and said Council has proceeded to carefully examine, inspect and consider the said report and is satisfied with said report and with each and all of the items therein set forth;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CARPINTERIA, CALIFORNIA, DOES HEREBY RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. That the report of the City Engineer and City Engineer of the City of Carpinteria, California, dated April 25, 2016, which said report was prepared and filed pursuant to the requirements of the provisions of Resolution No.5650 of the City Council of said City and in conformity with the provisions of the "Landscaping and Lighting Act of 1972," of the State of California, (Part 2 of Division 16 of the Streets and Highways Code of said State), and which said report was filed in the office of the City Clerk of the

Council of said City and shall make a minute of the passage and adoption thereof in the records of the passage and adoption thereof in the records of the proceedings of the City Council of said City in the minutes of the meeting at which the same is passed and adopted.

PASSED, APPROVED AND ADOPTED this 25th day of April, 2016 by the following called vote:

AYES: COUNCIL MEMBER:

NOES: COUNCIL MEMBER:

ABSENT: COUNCIL MEMBER:

Mayor, City of Carpinteria

ATTEST:

City Clerk, City of Carpinteria

I hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting of the City Council of the City of Carpinteria held the 25th day of April, 2016

City Clerk, City of Carpinteria

APPROVED AS TO FORM:

Peter N. Brown, on behalf of
Brownstein Hyatt Farber Schreck, LLP
acting as City Attorney of the City of Carpinteria

Attachment C
Resolution 5660

RESOLUTION NO. 5660

**A RESOLUTION OF THE
CITY COUNCIL OF THE CITY OF CARPINTERIA
DECLARING ITS INTENTION TO ORDER THE CONTINUATION OF AN
ASSESSMENT DISTRICT AND COLLECT ASSESSMENTS, AND TO ORDER
CERTAIN STREET LIGHTING FIXTURES AND APPURTENANCES TO BE
INSTALLED; ELECTRICAL ENERGY AND MAINTENANCE TO BE FURNISHED FOR
ALL STREET LIGHTS THROUGHOUT THE CITY; AND TO MAINTAIN ALL
LANDSCAPING, INCLUDING THE MAINTENANCE OF ALL TREES LOCATED ON
CITY PROPERTY ; INSTALLATION AND MAINTENANCE OF IRRIGATION
SYSTEMS; STREET SWEEPING, AND MAINTENANCE OF ALL DESIGNATED
PARKWAYS, LANDSCAPED AREAS AND CURB, GUTTER AND SIDEWALKS AS
SHOWN ON PLAN AND DIAGRAM
FOR THE FISCAL YEAR COMMENCING
JULY 1, 2016, AND ENDING JUNE 30, 2017;
AND APPOINTING A TIME AND PLACE FOR HEARING PROTESTS IN RELATION
THERETO
CARPINTERIA LIGHTING, LANDSCAPING AND RIGHT-OF-WAY IMPROVEMENT
DISTRICT NO. 3 (FY 2016-17)**

THE CITY COUNCIL OF THE CITY OF CARPINTERIA, CALIFORNIA, DOES
HEREBY RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. That the public interest and convenience require, and that it is the intention of the City Council of the City of Carpinteria, California, to order the continuation of an assessment district known as the Carpinteria Lighting, Landscaping and Right-of-Way Improvement District No. 3 and to levy and collect assessments pursuant to the Landscaping and Lighting Act of 1972 (Streets and Highways Code Section 22500 et seq.) and to order certain street lighting fixtures and appurtenances to be installed, electrical energy and maintenance to be furnished for all street lights throughout the City; and to maintain all landscaping, which includes the maintenance of all trees throughout the City of Carpinteria located on City property; replacing of same and appurtenances and appurtenant work relating to the above said landscaping and tree maintenance; the installation and maintenance of all irrigation systems necessary for the above; street sweeping, maintenance of all designated parkways, landscaped areas and curb, gutter and sidewalks, as shown on DIAGRAM and PLAN for Carpinteria for Carpinteria Lighting, Landscaping and Right-of-Way Improvement District No. 3, and such areas as the City Council may require; all as on file in the office of the City Clerk, for the fiscal year beginning July 1, 2016 and ending June 30, 2017.

SECTION 2. To expedite the making of said improvement, the City Council may at any time transfer into the Carpinteria Lighting, Landscaping and Right-of-Way Improvement District No. 3 Fund, out of any money in the General Fund, such sums as it shall deem necessary, and the sums so transferred shall be deemed a loan to such Fund and shall be repaid out of the proceeds of the assessments provided for in this resolution,

and pursuant to the provisions of Section 22657, "Landscaping and Lighting Act of 1972," referred to herein.

SECTION 3. That said contemplated work and improvement, in the opinion of the City Council is of more than local or ordinary benefit, and said Council hereby makes the expense of said work and improvement chargeable upon a district, which district said Council hereby declares to be the district benefited by said work and improvement, and to be assessed to pay the cost and expense thereof, which said district is the City of Carpinteria as shown on Diagram and Plan for said District No. 3 on file in the office of the City Clerk, and to which said Diagram and Plan reference is hereby made for a complete and detailed description of said district, excepting from said district any portion of any public street, alley or court that may be included therein. The said Diagram and Plan so on file shall govern for all details as to the extent of said assessment district.

SECTION 4. Any lots or parcels of land known as public property, as the same is defined in Section 22663, Part 2, Division 16, Streets and Highways Code, ("Landscaping and Lighting Act of 1972"), hereinafter referred to, which are included in the said assessment district, shall be omitted and exempt from the assessment to be made to cover the costs and expenses of said contemplated improvement.

SECTION 5. The improvement contemplated by this Resolution of Intention shall be done under the provisions of the "Landscaping and Lighting Act of 1972" (now Part 2 of Division 16 of the Streets and Highways Code of the State of California).

SECTION 6. That May 23, 2016, at the hour of 5:30 P.M. of said day, be and the same is hereby appointed as the time, and the Council Chamber in the City Hall, at 5775 Carpinteria Avenue in the City of Carpinteria, California, is hereby appointed as the place for hearing protests in reference to said improvement.

SECTION 7. That the City Clerk is hereby authorized, designated and directed to give notice of said hearing in time, form and manner as required by law.

SECTION 8. That the Coastal View, a newspaper of general circulation, published in the County of Santa Barbara and circulated in the City of Carpinteria, California, is hereby designated as the newspaper in which such notice shall be published.

SECTION 9. That this resolution shall take effect immediately, and the City Clerk shall certify to the passage and adoption of this resolution; shall cause the original of the same to be entered among the original resolutions of the City Council of said City; and shall make a minute of the passage and adoption thereof in the records of the proceedings of the City Council of said City in the minutes of the meeting at which the same is passed and adopted.

PASSED, APPROVED AND ADOPTED this 25th day of April 2016 by the following called vote:

AYES: COUNCIL MEMBER:

NOES: COUNCIL MEMBER:

ABSENT: COUNCIL MEMBER:

Mayor, City of Carpinteria

ATTEST:

City Clerk, City of Carpinteria

I hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting of the City Council of the City of Carpinteria held the 25th day of April 2016.

City Clerk, City of Carpinteria

APPROVED AS TO FORM:

Peter N. Brown, on behalf of
Brownstein Hyatt Farber Schreck, LLP
acting as City Attorney of the City of Carpinteria



City of Carpinteria

COUNCIL AGENDA STAFF REPORT April 25, 2016

ITEM FOR COUNCIL CONSIDERATION

Report on Parking and Business Improvement Area Assessment District No. 4 for Fiscal Year 2016-17

STAFF RECOMMENDATION

Action Item X ; Non-Action Item

Adopt Resolution Nos. 5653 and 5654, acting to accept the mandatory Annual Report and budget and to set the matter of the continuation of Parking and Business Improvement Area District No. 4 for fiscal year 2016-2017 for public hearing at the regular City Council meeting of May 23, 2016.

Motion: I move to adopt Resolution Nos. 5653 and 5654, thereby acting to accept the mandatory Annual Report and budget; and to set the matter of the continuation of Parking and Business Improvement Area District No. 4 for fiscal year 2016-17 for public hearing at the regular City Council meeting of May 23, 2016.

BACKGROUND

The Parking and Business Improvement Area (City Assessment District No. 4) was formed in September 1986 with the adoption of City Ordinance No. 393, pursuant to the California Parking and Business Improvement Area Law of 1979. Parking and Business Improvement Areas are formed to enhance a specific area and increase customer/ tourist appeal. This has historically been accomplished through parking improvements, advertising/promotions, and increased public services like restroom and sidewalk cleanings. In 1989, the State of California repealed the Parking and Business Improvement Area Law of 1979 and enacted the Parking and Business Improvement Area Law of 1989 (Streets and Highways Code Section 36500 et seq.). This new law was the impetus for the adoption in 1990 of City Resolution No. 1882, which appointed a required five member Downtown-T Business Advisory Board or DTBAB (formerly the Parking and Business Improvement Advisory Board or PBIAAB) to advise the City

Council regarding the level of assessments, expenditure of revenues from the assessments, and to provide an Annual Report (Attachment A) outlining certain activities within the District for the coming fiscal year.

On March 28, 2016, by Resolution No. 5651, the City Council ordered a report on the status and projections for Carpinteria Parking and Business Improvement Area District No. 4 for Fiscal Year 2016-17.

This matter will allow the City Council, if determined appropriate, to accept the Report and to set a public hearing date for its consideration of continuing the District.

DISCUSSION

The Board has a duty to prepare and present an Annual Report to the City Council that addresses all matters relating to the Assessment District, including the methods and basis of levying the assessments and recommendations on the use of funds collected by the District. Additionally the Board makes recommendations to the City Council for general promotion of business activities, economic growth and stability of the District, and general maintenance issues within the Downtown-T.

At its meeting on November 5, 2015, the Board passed a motion to recommend the merger between the Downtown-T Business Advisory Board and the Carpinteria First Committee to reduce redundancy in promotion work, and increase efficiency in use of public resources. On November 23, 2015, the City Council approved the merger.

At its March 3, 2016 meeting, the Downtown-T Business Advisory Board passed a motion recommending that its Annual Report (Attachment A) be forwarded to the City Council. The Annual Report contains the following recommendations:

That the General Assessment Fee, applicable to all businesses located within the boundaries of Assessment District No. 4, remain at \$119.25 annually, and that the application of the inflationary index on the general assessment continue to be suspended for FY 2016-17.

Special Parking Assessment Fees, which apply only to selected businesses, remain the same from prior years as detailed below.

Parking Lot #1 and Parking Lot #2

Parking Lots #1 and #2 are paid off. No change.

Parking Lot #3

The Board recommends the assessments for Parking Lot #3 (Sub Area "B"), based on the parking space shortfall per business, to remain at \$51.00 per space for FY 2016-17.

Although there are occasionally delinquencies in the payment of general business assessment fees, delinquent merchants continue to receive the benefits funded by the business assessment fees. The Downtown-T Business Advisory Board urges the City Council to continue to support staff in vigorously pursuing delinquent assessment fees, up to and including Small Claims proceedings, with any appeal made directly to the City Council.

Unpaid balances from an individual merchant continue to *not* be forgiven, rather the balance due be carried forward and added to assessments billed to that business in the next fiscal year.

Any deficiencies in parking assessments continue to be financed through the City's General Fund. The Board has a duty to uniformly and equitably apply the parking fees throughout the Assessment District and does not feel the burden from a shortfall of funds between the parking fees assessed and collected; the amount charged for debt service and/or uncollected revenue, should be placed on other businesses in the District.

The PBIA District spends approximately \$10,000 on various Downtown-T promotions and related activities including the Independence Day Parade, Halloween Trick or Treat, the Holiday Spirit Parade, and operation of the light pole banner program. Over the last 20 years, expenses for maintaining the City's downtown infrastructure have grown considerably. In the 1990's the City improved the Downtown with new pavement and sidewalks, landscaping, decorative street lighting and street furniture (benches, trash receptacles, newspaper vending racks, etc.) The City of Carpinteria now spends from Public Works funds, such as Gas Tax and Measure A funds, approximately \$10,000 per year on steam cleaning the Downtown sidewalks, approximately \$50,000 on operating and maintaining the restrooms adjacent to Parking Lot Nos. 1 and 3, and approximately \$20,000 on landscaping, lighting and street furniture maintenance. The District's Sub-Area "B" also collects an assessment to pay for a portion of the Certificates of Participation distributed for Parking Lot No. 3.

POLICY CONSISTENCY

The preparation and adoption of the Annual Report is consistent with the requirements laid out in Chapter 3 and 4 of the "Parking and Business Improvement Area Law of 1989" of the California Streets and Highways Code.

FINANCIAL CONSIDERATIONS

Total revenue from the District is projected to be \$29,106. The District collects fees from two main categories: General Assessment Fees and Special Parking Assessment Fees. Attachments C and D detail the state of current fund transactions, the financial condition of the district and the proposed assessment roll for fiscal year 2016-17. A description of the fees, including their status, is provided below:

General Assessment Fees: apply to all businesses within the district and are currently set at \$119.25 per business, and are used for promotion, maintenance, and revitalization activities within the District. As discussed above, the General Assessment is proposed to remain at \$119.25.

Special Parking Assessment Fees: apply only to selected businesses and are based on parking shortfalls as specified by City Zoning Code and a benefit ratio. The benefit ratio is based on a business's proximity to the location of a specific parking improvement and is used for acquisition, construction, and maintenance of those specific sub area parking improvements. The City has three publicly owned parking lots that are improved through special assessments. Only one special parking assessment (Parking Lot #3) remains active.

Parking Lot # 1 (Located on 9th Street between Yucca Lane and Elm Street)

The funding program for this parking lot, which was financed through the sale of serial bonds, was paid off in 1988 by means of property assessments on the individual property owners. In FY 1996-97 an assessment fee was levied on businesses adjacent to Parking Lot #1 to reimburse the City for half of the costs incurred for resurfacing of the parking lot. Final payments on this assessment were completed in June, 2006.

Parking Lot #2 (Located on Cactus Lane)

The funding program for Parking Lot #2 was established in FY 1987-88. SB 959 Grant monies were used to fund a portion of the cost and funding of the balance was shared equally by the City and the businesses located in the area of benefit. The business share of the assessment was paid off in June, 1997.

Parking Lot #3 (Located at the Amtrak Station on Linden Ave. and Fifth Street)

Parking Lot #3 was completed in FY 1989-90. SB 959 Grant monies were used on this project and, since this lot was intended to benefit both the downtown and the beach area, a portion of the cost was funded through the Tidelands Trust Fund as well as the City's General Fund. Businesses located in the proximity of Parking Lot #3 (also known as Sub Area "B") are currently paying an assessment of \$51.00 per parking space shortfall. This debt will be paid off in 2018.

Due to vacancies and delinquencies, there is a potential to create a shortfall in the PBIA budget. Monitoring of the PBIA funds and expenses throughout the year can manage the shortfall. Should a shortfall result, the City may contribute an allocation from the General Fund.

There is a projected \$2,135 shortfall between received special parking assessment fees and the parking lot no. 3 debt. As an alternative to using the General Fund to subsidize this shortfall, the Council could choose to increase the general assessment from \$119.25 to \$135.67; however, increasing the general assessment that all District businesses pay in order to pay off parking lot no. 3 debt would not necessarily be fair as the businesses outside sub-area "B" (Parking Lot No. 3) do not receive a direct benefit

from parking lot no. 3. The Council could choose to only increase the special parking assessment from \$51 to \$58 per parking space shortfall. Only the businesses within sub-area "B" (parking lot no. 3) would be affected, but since they receive a direct benefit from parking lot no. 3, this would be the fairer option.

The projected fund balance at the end of this fiscal year (FY 2015-16) is \$51,977.62. Estimated revenue for Fiscal Year 2016-17 is \$29,106 and the proposed budget is \$29,106. The proposed budget can be found in Attachment A and includes expenditures for Downtown events and activities.

LEGAL

Assessments for District No. 4 are made on businesses located within the improvement area; not on property owners. As such these assessments are not subject to the provisions of Proposition 218. It is possible to establish a district that is property based making collections through the County property tax roll. Such a district and assessments would; however, be subject to Proposition 218 requirements.

OPTIONS

The City Council could choose to:

1. Levy assessments at the levels discussed in the staff report:
 - a. Increase general assessment from \$119.25 to \$135.67, or
 - b. Increase special parking assessment from \$51 to \$58 per parking space shortfall, or
2. Levy assessments at their current levels with a General Fund subsidy, or
3. Levy assessments at some intermediate level.

PRINCIPAL PARTIES EXPECTED AT MEETING

There are no principal parties expected at the meeting.

ATTACHMENTS

Attachment A:	Downtown-T Business Advisory Board Annual Report & FY 2016-17 Proposed Budget
Attachment B:	Map of the District Boundaries
Attachment C:	State of Fund Transactions and Financial Condition for the District
Attachment D:	Proposed Assessment Roll for 2016-17
Attachment E:	Resolution No. 5653
Attachment F:	Resolution No. 5654

Staff contact:

Brian C. Barrett, Management Analyst
(805) 684-5405, ext. 446
brianb@ci.carpinteria.ca.us



Signature

Reviewed by:

John Thornberry, Administrative Services Director



Signature

Reviewed by: Dave Durflinger, City Manager



Signature

ATTACHMENT A
Downtown-T Business Advisory Board Annual Report & FY 2016-17 Proposed Budget

THIS PAGE INTENTIONALLY LEFT BLANK

**City of Carpinteria
Downtown-T Business Advisory Board**

**ANNUAL REPORT RELATIVE TO
ASSESSMENT DISTRICT NO.4
Submitted April 25, 2016**

BOARD RESPONSIBILITIES

In compliance with local and State regulations, the Downtown-T Business Advisory Board (DTBAB) is responsible for providing an operational and financial mechanism to acquire, construct, and maintain off-street public parking facilities. Additionally the Board makes recommendations to the City Council for general promotion of business activities, economic growth and stability in the District, and general maintenance issues within the Downtown-T. The Board has a duty to prepare and present an Annual Report to the City Council that addresses all matters relating to the Assessment District, including the methods and basis of levying the assessments and recommendations on use of funds collected by the District. Prior to preparing this report the Board reviewed the status of delinquent assessment fees and changes that have taken place on the assessment roll during the past year.

BACKGROUND

California State Law and Streets and Highways Code Sections 36500-36504 prescribe the process for levying assessments and establish guidelines for the appointment of an Advisory Board to make recommendations on assessments and use of funds collected by the Assessment District. The Carpinteria Downtown-T Business Advisory Board is made up of five members appointed by the Mayor, subject to the advice and consent of the City Council. They serve at the pleasure of the City Council without pay. Three of the members must represent businesses paying assessment fees in Assessment District No. 4. The remaining two members, while preferably business-related and representative of the Assessment District, may be any qualified persons as determined by the Council.

ASSESSMENT DISTRICT NO. 4

Advisory Board

The Downtown-T Business Advisory Board meets at City Hall at 8:00 a.m. every other month on the first Thursday during the months of January, March, May, July, September, and November. Meetings are conducted in accordance with the Brown Act and are open to the public.

Board Recommendation:

At its meeting on November 5, 2015, the Board passed a motion to recommend the merger between the Downtown-T Business Advisory Board and the Carpinteria First Committee to reduce redundancy in promotion work and increase efficiency in use of public resources. On November 23, 2015, the City Council approved the merger.

THIS PAGE INTENTIONALLY LEFT BLANK

Current Board members:

Roxanne Barbieri (Chair)	Roxanne's A Wish and A Dream
Lynda Lang (Vice Chair)	Member of the Community
Robyn Daniels	Rabobank of Carpinteria
Joyce Donaldson	Carpinteria Valley Chamber of Commerce
Gloria Tejada	Señor Frog's

District Boundaries

The boundaries of Carpinteria Assessment District No. 4 include the areas adjacent to Linden Avenue from the railroad to Carpinteria Avenue and from Holly Avenue to Palm Avenue. All businesses located within the boundary of the Carpinteria Parking and Business Improvement Area District No. 4 are subject to a general business improvement assessment as set by City Ordinance and, where applicable, a special parking benefit assessment fee based on parking requirements as outlined in the City's zoning ordinance. The District Boundaries can be found in Attachment B of the staff report.

PARKING ASSESSMENT

Businesses within the boundaries of the Assessment District are subject to a special parking benefit assessment fee, which is used to reimburse the City's General Fund for the costs associated with the City's three parking lots. By City Ordinance No. 393, the funds derived from this assessment must be used exclusively for the purpose of acquisition, construction, and maintenance of off-street parking.

The criteria used for establishing parking assessments is based on the parking requirement per the zoning ordinance, less any on-site parking provided by the business, adjusted to reflect the benefit derived from the parking lot based on distance and accessibility to the parking lot.

- **Parking Lot # 1** (Located on 9th Street between Yucca Lane and Elm Street)
The funding program for this parking lot, which was financed through the sale of serial bonds, was paid off in 1988 by means of property assessments on the individual property owners. In FY 1996-97 an assessment fee was levied on businesses adjacent to Parking Lot #1 to reimburse the City for costs incurred for resurfacing of the parking lot. Final payments on this assessment were completed in June, 2006.
- **Parking Lot #2** (Located on Cactus Lane)
The funding program for Parking Lot #2 was established in FY 1987-88. SB 959 Grant monies were used to fund a portion of the cost and funding of the balance was shared equally by the City and the businesses located in the area of benefit. The business share of the assessment was paid off in June, 1997.
- **Parking Lot #3** (Located at the Amtrak Station on Linden Ave. and Fifth Street)
Parking Lot #3 was completed in FY 1989-90. SB 959 Grant monies were used on this project and, since this lot was intended to benefit both the downtown and the beach area, a portion of the cost was funded through the Tidelands Trust Fund as well as the

THIS PAGE INTENTIONALLY LEFT BLANK

City's General Fund. Businesses located in the proximity of Parking Lot #3 are currently paying an assessment of \$51.00 per parking space shortfall. This assessment will be paid off in 2018.

Board Recommendation:

At a regular meeting of the Downtown-T Business Advisory Board held on March 3, 2016, the Board passed a motion to make the following recommendations to the City Council:

Parking Lot # 1 and Parking Lot #2

Parking Lots #1 and #2 are paid off. No action taken by Board.

Parking Lot #3

Board recommends the assessments for Parking Lot #3, based on the parking space shortfall per business to remain at \$51.00 per space for FY 2016 - 2017.

GENERAL BUSINESS ASSESSMENT

All businesses located within the boundaries of District No. 4 are required to pay a general business assessment fee.

As outlined by City Ordinance No. 393, funds derived from the general business improvement assessment are restricted funds and must be used exclusively for the benefit of general business revitalization, promotion and improvement within the boundaries of the Parking and Business Improvement Assessment District No.4.

The General Business Assessment fee for all businesses located within the Parking and Business Improvement Area District No. 4 had not been increased since 1991 when City Resolution No. 1998 increased the assessment from the Fifty Dollars (\$50.00) set by Ordinance in 1988, to One Hundred Dollars (\$100.00) per business per year. On June 27, 2011, the annual general assessment was increased to One Hundred Fifteen Dollars (\$115.00) per business per year, including annual inflationary adjustments with a maximum increase of 3% annually. In 2012, the general assessment fee was adjusted to \$117.00 and in 2013 was \$119.00 following the inflationary adjustments. The current general business assessment is \$119.25.

The annual inflationary index for this assessment is the Consumer Price Index for Urban Wage Earners and Clerical Workers for Los Angeles-Riverside-Orange County, CA. The calculation is based on a March to March increase evaluation, in accordance with other City fee adjustments.

THIS PAGE INTENTIONALLY LEFT BLANK

Board Recommendation:

The Downtown-T Business Advisory Board on March 3, 2016, passed a motion to make the following recommendation to the City Council:

That the General Business Assessment annual fee is applicable to all businesses located within the boundaries of Assessment District No. 4, remain at \$119.25 per business and that the application of the inflationary index on the general assessment continue to be suspended for FY 2016-17.

FUNDING OF DTBAB EVENTS AND ACTIVITIES

With the adoption of a City Marketing Plan in 1993, the City Council authorized the PBIA Board to fund events and activities in the Downtown "T" with monies derived from the annual General Business Assessment fees. The use of the restricted business assessment fees as the primary funding source changed the scope of the 1993 City Marketing Plan, at least geographically, from focus on a "Community-wide" plan to a Downtown "T" plan.

The Downtown-T Business Advisory Board budget allocates the fees for planning and promotion of events held in the Downtown "T", as well as cooperative advertising programs, preparation and distribution of a courtesy map listing merchants in the Downtown "T", maintenance and replacement of the existing flag (banner) systems, a signage program, and many other maintenance/improvement activities.

It should be noted that the Project Carpinteria Committee, which was formed under the Marketing Plan and made up of PBIAAB members and representatives of the Carpinteria Valley Chamber of Commerce, has been dissolved and is no longer an active Committee under the Downtown-T Business Advisory Board.

In October, 2007 the City Council approved the formation of a more inclusive community committee, separating it from the PBIAAB. Funding for the new "Carpinteria First" Committee is provided by the General Fund, with the expectation that the Committee will focus on events and activities that benefit the entire community.

The Downtown-T Business Advisory Board continues to have the responsibility and duty to oversee the Assessment District parking and business assessment fees in compliance with State regulations, including the responsibility to promote and encourage the economic growth and stability of the district. The Board also continues to plan and promote activities and events in the Downtown "T".

The DTBAB reviewed the proposed 2016-17 budget prepared by City staff. The balanced budget included various promotional, marketing, improvements and special events that highlight the Downtown-T. In adopting the budget, the DTBAB recommended that the budget be reviewed during the next fiscal year to explore ways to reduce the costs of the special events and parades while increasing the funds allocated to promotions and marketing.

THIS PAGE INTENTIONALLY LEFT BLANK

PROPOSALS

On March 3, 2016, the Downtown-T Business Advisory Board passed a motion to recommend the following proposals to the City Council:

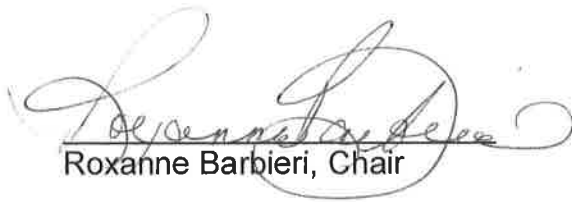
1. Although delinquent in the payment of general business assessment fees, the delinquent merchants continue to receive the benefits funded by the business assessment fees. The Council is urged to continue to support staff in vigorously pursuing delinquent assessment fees, up to and including Small Claims proceedings, with any appeal made directly to the City Council.
2. Unpaid balances from an individual merchant continue to *not* be forgiven, but the balance due be carried forward and added to assessments billed to that business in the next fiscal year.
3. Any deficiencies in parking assessments continue to be financed through the City's General Fund. The Board has a duty to uniformly and equitably apply the parking fees throughout the Assessment District and does not feel the burden from a shortfall of funds between the parking fees assessed and collected and the amount charged for debt service and transfer created by vacancies and/or uncollected revenue should be placed on other businesses in the District.

PRESENTATION OF REPORT

It is recommended that the City Council accept this report and continue the existing Parking and Business Improvement Area District No. 4 for Fiscal Year 2016-2017, including the various proposals and recommendations associated therewith as presented or with modification.

THIS PAGE INTENTIONALLY LEFT BLANK

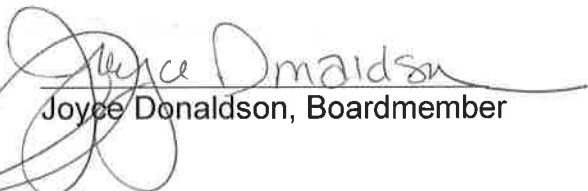
SUBMITTED April 25, 2016 by:



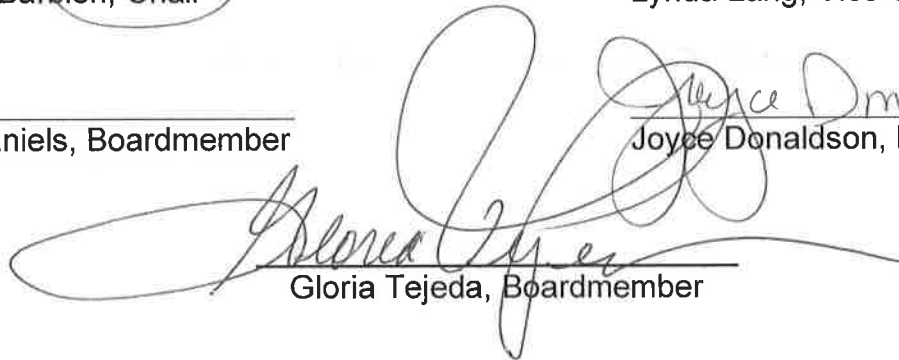
Roxanne Barbieri, Chair

Lynda Lang, Vice Chair

Robyn Daniels, Boardmember



Joyce Donaldson, Boardmember



Gloria Tejeda, Boardmember

THIS PAGE INTENTIONALLY LEFT BLANK

CITY OF CARPINTERIA
Assessment District No. 4
Parking and Business Improvement Area Fund 38
General Business Assessment Budget
FY 2016-2017

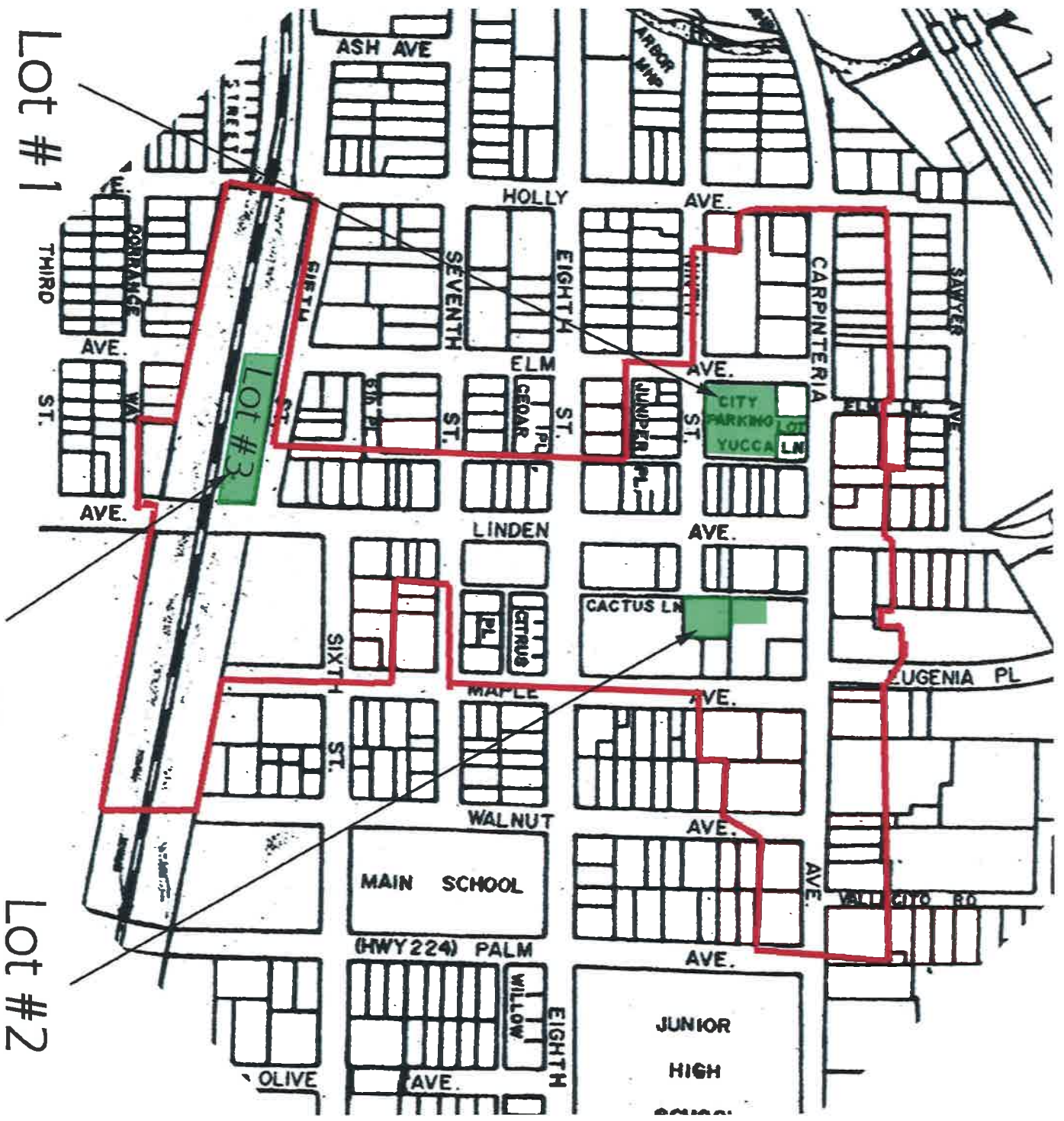
Estimated Fund Balance on 7/1/16 \$ 51,977.62
General Assessment \$ 119.25
Estimated General Assessment Revenue 2016-2017 \$ 14,906.25
Estimated Parking Lot Assessment Revenue 2016-17 \$ 14,200.00
Total Estimated Revenue \$ 29,106.25
Budgeted Expenditures \$ 29,106.25
Estimated General Fund Subsidy to Cover Parking Lot #3 Debt \$ 3,049.00

Item Description	FY 15/16 Actuals (Estimated)	FY 16/17 Proposed Budget	Revenue
MARKETING/PROJECT CARPINTERIA (38-45-22-2)			\$ 8,700.00
Independence Day & Holiday Spirit Parades	\$ 3,600.00	\$ 3,600.00	
Halloween Safe Trick or Treat Fliers and Bags	\$ 638.00	\$ 700.00	
Flags and Banners	\$ 87.50	\$ 1,000.00	
Shop, Play, Dine, Stay' and District Brochures	\$ 698.97	\$ 2,400.00	
BMI/ASCAP Musical Licensing	\$ 814.00	\$ 1,000.00	
Miscellaneous			
SUB TOTAL	\$ 5,838.47	\$ 8,700.00	
DOWNTOWN T PROMOTIONS (38-45-22-8)			\$ 3,157.25
Advertising	\$ 182.00	\$ 2,000.00	
Miscellaneous	\$ -	\$ 1,157.25	
SUB TOTAL	\$ 182.00	\$ 3,157.25	
PARKING LOT #3 DEBT (38-78-53-3)			\$ 17,249.00
SUB TOTAL	\$ 17,249.00	\$ 17,249.00	
GRAND TOTAL	\$ 23,269.47	\$ 29,106.25	\$ 29,106.25
Unaudited Existing Fund Balance (Estimated)			\$ 55,026.62

THIS PAGE INTENTIONALLY LEFT BLANK

ATTACHMENT B
Map of the District Boundaries

THIS PAGE INTENTIONALLY LEFT BLANK



Attachment B

District Boundaries of Carpinteria

Parking and Business Improvement Area

District No. 4

THIS PAGE INTENTIONALLY LEFT BLANK



Attachment B
Sub Area "B"

THIS PAGE INTENTIONALLY LEFT BLANK

ATTACHMENT C
State of Fund Transactions and Financial Condition for the District

THIS PAGE INTENTIONALLY LEFT BLANK

FUND 38
PARKING AND BUSINESS IMPROVEMENT AREA DISTR

	ACTUAL 2012-13	ACTUAL 2013-14	ACTUAL 2014-15	BUDGET 2015-16	PROJECTED 2016-17
A. SUMMARY OF FUND TRANSACTIONS:					
Fund Balance; July 1	20,301	16,678	38,400	38,400	40,819
Fiscal Year Revenues	25,248	48,745	30,030	30,396	29,106
Fiscal Year Expenditures	28,871	27,023	22,980	27,977	29,106
Fund Balance; June 30	16,678	38,400	45,450	40,819	40,819
Revenue Over/(Under) Expense	(3,622)	21,722	7,050	2,419	0
B. BALANCE SHEET, JUNE 30					
ASSETS:					
Cash in Savings	20,679	38,423	45,475	40,819	40,819
Time Deposits	0	0	0	0	0
Accounts Receivable	0	0	0	0	0
*Total Assets>>>>>>>>>>>>>>>>>>>>	20,679	38,423	45,475	40,819	40,819
LIABILITIES AND FUND BALANCE					
Accounts Payable	4,000	22	25	0	0
Fund Balance	16,678	38,400	45,450	40,819	40,819
*Total Liabilities & Fund Balance>>	20,678	38,422	45,475	40,819	40,819
C. FISCAL YEAR REVENUE DETAIL:					
Use of Money & Property	58	201	(186)	204	0
Assessment General BusinessDistrict #4 Assessme	14,397	17,204	15,232	14,756	14,906
Parking Lot Assessment	10,793	14,596	14,984	15,436	14,200
Transfers In	0	16,744		0	0
*Total Revenues>>>>>>>>>>>>>>>>>>>>	25,248	48,745	30,030	30,396	29,106
D. FISCAL YEAR EXPENDITURE DETAIL:					
Parking Lot #2 Payments					
Project Carpinteria				2,428	3,157
Business Promotion/Revitalization	11,622	9,774	5,549	8,300	8,700
Parking Lot Maintenance	0	0		0	0
Parking Lot #3 Debt	17,249	17,249	17,249	17,249	17,249
Other Operating Expense	0	0	182	0	0
*Total Operating Expense>>>	28,871	27,023	22,980	27,977	29,106
Linden Avenue	0	0	0	0	0
Public Restroom					
*Total Capital Outlay Expense>>>>	0	0	0	0	0
*Total Expenditures>>>>>>>>>>>>>>>>>>>>	28,871	27,023	22,980	27,977	29,106

THIS PAGE INTENTIONALLY LEFT BLANK

ATTACHMENT D
Proposed Assessment Roll for 2016-17

THIS PAGE INTENTIONALLY LEFT BLANK

Lot 3 Assessment \$51.00
 Lot 1 Assessment \$0.00
 General Assessment \$119.25

LOT 3 ASSESSMENT 15,114.00
 LOT 3 COP PAYMENT 17,249.00
 G/F SUBSIDY (2,135.00)

Includes 0 occupants
 17 vacants

PBIA Proposed Assessment Roll FY 2016-17

Line #	Number	Address	Name	Gross Assessment		Benefit Adj Factor	Adjusted Assessment		Gen Bus Assess	Prior Year Unpaid Assessments	Total Assess	Sub Area	Total Sq Ft	Spaces Req	Spaces Provided	Deficit Lot 1	Deficit Lot 3	
				Lot 1	Lot 3		Lot 1	Lot 3										
				Totals				0.00										18,272.48
1	890	Cactus Lane		Petcetera	0.00	0.00	50.00%	0.00	0.00	119.25	119.25	238.50	C	900	s	4.00	0.00	0.00
2	4835	Carpinteria Ave		Omni Catering NEW	0.00	0.00	30.00%	0.00	0.00	119.25	0.00	119.25	A	2,000	25.00	12.00	13.00	0.00
3	4846	Carpinteria Ave		Angels	0.00	0.00	30.00%	0.00	0.00	119.25	0.00	119.25	A	2,752	5.50	3.00	2.50	0.00
4	4850	Carpinteria Ave		Rockwell Cleaners	0.00	0.00	90.00%	0.00	0.00	119.25	0.00	119.25	A	1,925	3.85	2.50	1.35	0.00
5	4850	Carpinteria Ave		Rockwell Printing	0.00	0.00	90.00%	0.00	0.00	119.25	0.00	119.25	A	625	1.25	2.50	0.00	0.00
6	4856	Carpinteria Ave		Carpinteria - Summerland Coastal	0.00	0.00	90.00%	0.00	0.00	119.25	0.00	119.25	A	624	1.24	1.00	0.24	0.00
7	4859	Carpinteria Ave		Gonzo Cycles NEW	0.00	0.00	90.00%	0.00	0.00	119.25	0.00	119.25	A	1,250	2.50	5.00	0.00	0.00
8	4860	Carpinteria Ave		Coastal Liquor	0.00	0.00	90.00%	0.00	0.00	119.25	0.00	119.25	A	1,900	3.80	1.00	2.80	0.00
9	4869	Carpinteria Ave		Husted Plumbing PO Box 812, Car	0.00	0.00	90.00%	0.00	0.00	119.25	119.25	238.50	A	756	1.51	5.00	0.00	0.00
10	4890	Carpinteria Ave		Danny's Deli / Car Wash	0.00	0.00	90.00%	0.00	0.00	119.25	0.00	119.25	A	1,056	7.00	7.00	0.00	0.00
11	4897	Carpinteria Ave		Beach Motors & Tires	0.00	0.00	90.00%	0.00	0.00	119.25	0.00	119.25	A	1,854	3.70	5.00	0.00	0.00
12	4904	Carpinteria Ave		Nueva Imagen	0.00	0.00	90.00%	0.00	0.00	119.25	0.00	119.25	A	680	1.36	1.00	0.36	0.00
13	4912	Carpinteria Ave		Casa Don Roge	0.00	0.00	90.00%	0.00	0.00	119.25	0.00	119.25	A	680	1.36	1.00	0.36	0.00
14	4915-A	Carpinteria Ave		Peggy's Used Treasures	0.00	0.00	150.00%	0.00	0.00	119.25	0.00	119.25	A	2,375	4.75	1.00	3.75	0.00
15	4915-B/C	Carpinteria Ave		Seascape Realty	0.00	0.00	150.00%	0.00	0.00	119.25	0.00	119.25	A	1,858	3.71	1.00	2.71	0.00
16	4915-D	Carpinteria Ave		Farmers Insurance	0.00	0.00	150.00%	0.00	0.00	119.25	0.00	119.25	A	760	1.52	1.00	0.52	0.00
17	4915-G	Carpinteria Ave		Alarcon Legal NEW	0.00	0.00	150.00%	0.00	0.00	119.25	0.00	119.25	A	860	1.72	1.00	0.72	0.00
18	4915-H	Carpinteria Ave		Rhio Company, Inc	0.00	0.00	150.00%	0.00	0.00	119.25	0.00	119.25	A	480	0.96	1.00	0.00	0.00
19	4916	Carpinteria Ave		Plaza Theatre	0.00	0.00	90.00%	0.00	0.00	119.25	0.00	119.25	A	3,917	43.20	12.00	31.20	0.00
20	4920	Carpinteria Ave		Valley Barbers MAIL 4764 CARP A	0.00	0.00	90.00%	0.00	0.00	119.25	119.25	238.50	A	680	1.36	1.00	0.36	0.00
21	4924	Carpinteria Ave		Puerto Vallarta	0.00	0.00	90.00%	0.00	0.00	119.25	0.00	119.25	A	680	1.36	1.00	0.36	0.00
22	4928	Carpinteria Ave		La Tiendita	0.00	0.00	90.00%	0.00	0.00	119.25	0.00	119.25	A	680	1.36	1.00	0.36	0.00
23	4939	Carpinteria Ave		Bill's Coins	0.00	0.00	150.00%	0.00	0.00	119.25	0.00	119.25	A	174	0.34	0.00	0.34	0.00
24	4939	Carpinteria Ave		Carpinteria Lock & Key	0.00	0.00	150.00%	0.00	0.00	119.25	0.00	119.25	A	633	1.27	0.00	1.27	0.00
25	4943-B	Carpinteria Ave		L's Salon	0.00	0.00	150.00%	0.00	0.00	119.25	0.00	119.25	A	633	1.27	0.00	1.27	0.00
26	4945	Carpinteria Ave		Lemos Feed & Pet Supply mail 252	0.00	0.00	150.00%	0.00	0.00	119.25	0.00	119.25	A	4,500	14.99	4.00	10.99	0.00
27	4950	Carpinteria Ave		El Payasito	0.00	0.00	90.00%	0.00	0.00	119.25	357.25	476.50	A	496	1.00	2.00	0.00	0.00
28	4954	Carpinteria Ave		Carpinteria & Linden Pub	0.00	0.00	90.00%	0.00	0.00	119.25	0.00	119.25	A	1,100	7.00	2.00	5.00	0.00
29	4960	Carpinteria Ave		Yesenia's Boutique	0.00	0.00	90.00%	0.00	0.00	119.25	0.00	119.25	A	630	1.26	0.50	0.76	0.00

THIS PAGE INTENTIONALLY LEFT BLANK

Lot 3 Assessment \$51.00
 Lot 1 Assessment \$0.00
 General Assessment \$119.25

LOT 3 ASSESSMENT 15,114.00
 LOT 3 COP PAYMENT 17,249.00
 G/F SUBSIDY (2,135.00)

Includes 0 occupants
 17 vacants

PBIA Proposed Assessment Roll FY 2016-17

Line #	Number	Address	Name	Gross Assessment		Benefit Adj Factor	Adjusted Assessment		Gen Bus Assess	Prior Year Unpaid Assessments	Total Assess	Sub Area	Total Sq Ft	Spaces Req	Spaces Provided	Deficit Lot 1	Deficit Lot 3
				Lot 1	Lot 3		Lot 1	Lot 3									
			Totals	0.00	18,272.48	x=	0.00	15,114.00	15,502.50	2,763.25	33,379.75						
30	4961	Carpinteria Ave	Yudith's Salon	0.00	0.00	90.00%	0.00	0.00	119.25	0.00	119.25	A	680	1.36	1.00	0.36	0.00
31	4962	Carpinteria Ave	El Corte Perfecto	0.00	0.00	90.00%	0.00	0.00	119.25	0.00	119.25	A	630	1.26	0.50	0.76	0.00
32	4991	Carpinteria Ave	The Coffee Bean and Tea Leaf ma	0.00	0.00	90.00%	0.00	0.00	119.25	0.00	119.25	A	680	1.36	1.00	0.36	0.00
33	4994	Carpinteria Ave	Bank of America	0.00	0.00	90.00%	0.00	0.00	119.25	0.00	119.25	A	4,000	8.00	35.00	0.00	0.00
34	5003	Carpinteria Ave	Giovannis Pizza	0.00	0.00	125.00%	0.00	0.00	119.25	0.00	119.25	C	4,000	28.00	10.00	0.00	0.00
35	5030	Carpinteria Ave	Rabobank	0.00	0.00	90.00%	0.00	0.00	119.25	0.00	119.25	C	1,925	3.60	5.00	0.00	0.00
36	5032	Carpinteria Ave	Mitchell & Ness NEW	0.00	0.00	90.00%	0.00	0.00	119.25	0.00	119.25	C	0	0.00	0.00	0.00	0.00
37	5034	Carpinteria Ave	Linden BMPD, LLC	0.00	0.00	90.00%	0.00	0.00	119.25	0.00	119.25	C	700	2.00	2.00	0.00	0.00
38	5036	Carpinteria Ave	Epsteen & Associates	0.00	0.00	90.00%	0.00	0.00	119.25	119.25	238.50	C	0	0.00	0.00	0.00	0.00
39	5050	Carpinteria Ave	Jack's Famous Bagels	0.00	0.00	90.00%	0.00	0.00	119.25	0.00	119.25	C	5,800	36.60	24.00	0.00	0.00
40	5065	Carpinteria Ave	Rincon Brewery	0.00	0.00	125.00%	0.00	0.00	119.25	0.00	119.25	C	4,250	8.50	7.00	0.00	0.00
41	5085	Carpinteria Ave	Union 76	0.00	0.00	125.00%	0.00	0.00	119.25	0.00	119.25	C	850	3.40	4.00	0.00	0.00
42	5096	Carpinteria Ave	Cabo's Baja Grill & Cantina	0.00	0.00	125.00%	0.00	0.00	119.25	0.00	119.25	C	2,200	24.40	19.00	0.00	0.00
43	5100	Carpinteria Ave	Lucky Llama	0.00	0.00	125.00%	0.00	0.00	119.25	0.00	119.25	C	0	0.00	0.00	0.00	0.00
44	5100	Carpinteria Ave	Rincon Cycles	0.00	0.00	70.00%	0.00	0.00	119.25	0.00	119.25	C	4,050	16.20	6.00	0.00	0.00
45	5205	Carpinteria Ave	Foster Freeze	0.00	0.00	70.00%	0.00	0.00	119.25	0.00	119.25	C	2,800	21.20	18.00	0.00	0.00
46	5210	Carpinteria Ave	Karen Lacks & Co. Real Estate	0.00	0.00	70.00%	0.00	0.00	119.25	0.00	119.25	C	3,150	12.60	0.00	0.00	0.00
47	5212	Carpinteria Ave	Christie's Chateau (NEW)	0.00	0.00	70.00%	0.00	0.00	119.25	0.00	119.25	C	1,450	4.00	1.00	0.00	0.00
48	5250	Carpinteria Ave	Rusty's Pizza	0.00	0.00	70.00%	0.00	0.00	119.25	0.00	119.25	C	2,840	29.00	22.00	0.00	0.00
49	5277	Carpinteria Ave	Eugenia Motel	0.00	0.00	70.00%	0.00	0.00	119.25	0.00	119.25	C	0	12.00	0.00	0.00	0.00
50	5285	Carpinteria Ave	Carpinteria Toy Company	0.00	0.00	70.00%	0.00	0.00	119.25	0.00	119.25	C		0.00	0.00	0.00	0.00
51	5292	Carpinteria Ave	Tom Watts Automotive	0.00	0.00	70.00%	0.00	0.00	119.25	0.00	119.25	C	0	0.00	0.00	0.00	0.00
52	5292	Carpinteria Ave	City Market Center	0.00	0.00	70.00%	0.00	0.00	119.25	0.00	119.25	C	0	0.00	0.00	0.00	0.00
53	5292 - B	Carpinteria Ave	Miri Mara	0.00	0.00	70.00%	0.00	0.00	119.25	0.00	119.25	C	0	0.00	0.00	0.00	0.00
54	5025	Eighth Street	Beach Medical Clinic	0.00	0.00	150.00%	0.00	0.00	119.25	0.00	119.25	B	0	0.00	0.00	0.00	0.00
55	5025	Eighth Street	Hickey Bros Land Co.	0.00	0.00	150.00%	0.00	0.00	119.25	0.00	119.25	B	0	0.00	0.00	0.00	0.00
56	915	Elm Avenue	Carpinteria Valley Lumber	0.00	0.00	150.00%	0.00	0.00	119.25	0.00	119.25	A	5,130	20.50	11.00	9.50	0.00
57	933	Elm Avenue	Carpinteria Landscape Nursery	0.00	0.00	150.00%	0.00	0.00	119.25	119.25	238.50	A	700	4.69	5.00	0.00	0.00
58	929	Linden Ave #E	Tatiana's Pilates	0.00	0.00	125.00%	0.00	0.00	119.25	0.00	119.25	A	545	1.09	0.00	1.09	0.00

THIS PAGE INTENTIONALLY LEFT BLANK

Lot 3 Assessment \$51.00
 Lot 1 Assessment \$0.00
 General Assessment \$119.25

LOT 3 ASSESSMENT 15,114.00
 LOT 3 COP PAYMENT 17,249.00
 G/F SUBSIDY (2,135.00)

Includes 0 occupants
 17 vacants

PBIA Proposed Assessment Roll FY 2016-17

Line #	Number	Address	Name	Gross Assessment		Benefit Adj Factor	Adjusted Assessment		Gen Bus Assess	Prior Year Unpaid Assessments	Total Assess	Sub Area	Total Sq Ft	Spaces Req	Spaces Provided	Deficit Lot 1	Deficit Lot 3	
				Lot 1	Lot 3		Lot 1	Lot 3										
Totals				0.00	18,272.48	x=	0.00	15,114.00	15,502.50	2,763.25	33,379.75							
59	389	Linden Avenue		The Spot	0.00	0.00	125.00%	0.00	0.00	119.25	0.00	119.25	B	864	9.78	14.00	0.00	0.00
60	501	Linden Avenue		City Market #15	0.00	0.00	125.00%	0.00	0.00	119.25	0.00	119.25	B	2,080	4.16	9.00	0.00	0.00
61	507	Linden Avenue		Esau's	0.00	1,020.00	125.00%	0.00	1,275.00	119.25	0.00	1,394.25	B	1,900	20.00	0.00	0.00	20.00
62	509	Linden Avenue		Jirawat Ketloy	0.00	772.65	125.00%	0.00	966.00	119.25	0.00	1,085.25	B	2,075	15.15	0.00	0.00	15.15
63	550	Linden Avenue		Kilovac Corporation/Tyco	0.00	3,737.28	125.00%	0.00	4,672.00	119.25	0.00	4,791.25	B	40,000	80.28	7.00	0.00	73.28
64	606	Linden Avenue		Blum & Sons Electric	0.00	120.36	70.00%	0.00	84.00	119.25	0.00	203.25	B	3,184	6.36	4.00	0.00	2.36
65	619	Linden Avenue		Tidepools	0.00	96.90	70.00%	0.00	68.00	119.25	0.00	187.25	B	950	1.90	0.00	0.00	1.90
66	655	Linden Avenue		Coast Calibration Co., Inc	0.00	0.00	70.00%	0.00	0.00	119.25	0.00	119.25	B	3,300	3.00	6.60	0.00	0.00
67	659	Linden Avenue		Rincon Designs	0.00	53.04	70.00%	0.00	37.00	119.25	156.25	312.50	B	2,520	5.04	4.00	0.00	1.04
68	666	Linden Avenue		GiannFranco's Trattoria	0.00	510.00	70.00%	0.00	357.00	119.25	0.00	476.25	B	1,200	10.00	0.00	0.00	10.00
69	686	Linden Avenue		Sly's Steakhouse & Seafood	0.00	1,479.00	70.00%	0.00	1,035.00	119.25	0.00	1,154.25	B	3,319	33.00	4.00	0.00	29.00
70	701	Linden Avenue		The Palms Restaurant	0.00	1,938.00	50.00%	0.00	969.00	119.25	0.00	1,088.25	B	1,890	47.00	9.00	0.00	38.00
71	741	Linden Avenue		Oaxaca Fresh	0.00	561.00	50.00%	0.00	281.00	119.25	0.00	400.25	B	1,530	15.00	4.00	0.00	11.00
72	751	Linden Avenue		Tacos Don Roge	0.00	344.25	50.00%	0.00	172.00	119.25	0.00	291.25	B	440	6.75	0.00	0.00	6.75
73	751	Linden Avenue		Rainbow Ice Cream	0.00	151.47	50.00%	0.00	76.00	119.25	0.00	195.25	B	1,988	4.97	2.00	0.00	2.97
74	768	Linden Avenue		Traveling Pants	0.00	112.20	50.00%	0.00	56.00	119.25	0.00	175.25	B	1,100	2.20	0.00	0.00	2.20
75	771	Linden Avenue		Laughing Buddha Thrift	0.00	0.00	50.00%	0.00	0.00	119.25	119.25	238.50	B	1,038	2.07	3.00	0.00	0.00
76	776	Linden Avenue		Vintage Blues	0.00	40.80	50.00%	0.00	20.00	119.25	139.25	278.50	B	900	1.80	1.00	0.00	0.80
77	794	Linden Avenue		Beach Liquors/ Tacos To Go	0.00	102.00	50.00%	0.00	51.00	119.25	0.00	170.25	B	1,500	3.00	1.00	0.00	2.00
78	801	Linden Avenue		Rite Aid #5776	0.00	0.00	70.00%	0.00	0.00	119.25	0.00	119.25	A	6,400	12.80	14.00	0.00	0.00
79	855	Linden Avenue		Carpinteria Valley Art Council (po t	0.00	0.00	70.00%	0.00	0.00	119.25	0.00	119.25	A	600	1.20	0.90	0.30	0.00
80	873	Linden Avenue		Island Outfitters on Linden	0.00	0.00	70.00%	0.00	0.00	119.25	0.00	119.25	A	2,160	4.32	4.41	0.00	0.00
81	877	Linden Avenue		Linden Laundromat	0.00	0.00	70.00%	0.00	0.00	119.25	0.00	119.25	C	1,080	2.16	2.20	0.00	0.00
82	887	Linden Avenue		Head to Toe	0.00	0.00	70.00%	0.00	0.00	119.25	0.00	119.25	A	1,080	2.16	2.20	0.00	0.00
83	888	Linden Avenue		Neumann Mendro Andrulaitis Archi	0.00	0.00	125.00%	0.00	0.00	119.25	0.00	119.25	C	3,395	6.75	0.09	0.00	0.00
84	892	Linden Avenue		Senor Frogs	0.00	0.00	125.00%	0.00	0.00	119.25	0.00	119.25	C	1,800	11.00	0.56	0.00	0.00
85	897	Linden Avenue		Reynaldo's Bakery	0.00	0.00	70.00%	0.00	0.00	119.25	0.00	119.25	A	1,363	2.73	2.78	0.00	0.00
86	900	Linden Avenue		Robitaille's Fine Candy	0.00	0.00	125.00%	0.00	0.00	119.25	0.00	119.25	C	3,750	7.50	1.40	0.00	0.00
87	901	Linden Avenue		The Beach Bowl	0.00	0.00	80.00%	0.00	0.00	119.25	0.00	119.25	A	700	1.60	0.61	0.99	0.00

THIS PAGE INTENTIONALLY LEFT BLANK

Lot 3 Assessment \$51.00
 Lot 1 Assessment \$0.00
 General Assessment \$119.25

LOT 3 ASSESSMENT 15,114.00
 LOT 3 COP PAYMENT 17,249.00
 G/F SUBSIDY (2,135.00)

Includes 0 occupants
 17 vacants

PBIA Proposed Assessment Roll FY 2016-17

Line #	Number	Address	Name	Gross Assessment		Benefit Adj Factor	Adjusted Assessment		Gen Bus Assess	Prior Year Unpaid Assessments	Total Assess	Sub Area	Total Sq Ft	Spaces Req	Spaces Provided	Deficit Lot 1	Deficit Lot 3
				Lot 1	Lot 3		Lot 1	Lot 3									
			Totals	0.00	18,272.48	x=	0.00	15,114.00	15,502.50	2,763.25	33,379.75						
88	901-B	Linden Avenue	The Gym Next Door	0.00	0.00	80.00%	0.00	0.00	119.25	0.00	119.25	A	700	1.60	0.61	0.99	0.00
89	901-C	Linden Avenue	Coast Auto Parts	0.00	0.00	80.00%	0.00	0.00	119.25	0.00	119.25	A	866	1.73	1.21	0.52	0.00
90	905	Linden Avenue	Blue Orchid	0.00	0.00	80.00%	0.00	0.00	119.25	0.00	119.25	A	1,525	3.05	0.56	2.49	0.00
91	910	Linden Avenue	Corktree Cellars	0.00	0.00	125.00%	0.00	0.00	119.25	0.00	119.25	C	2,270	9.54	0.34	0.00	0.00
92	910-A	Linden Avenue	S.O.A.P.	0.00	0.00	125.00%	0.00	0.00	119.25	0.00	119.25	C	350	1.00	0.00	0.00	0.00
93	914	Linden Avenue	Hurley Optical	0.00	0.00	125.00%	0.00	0.00	119.25	0.00	119.25	C	1,219	2.44	0.48	0.00	0.00
94	915	Linden Avenue	Nutbelly Pizzeria & Deli	0.00	0.00	80.00%	0.00	0.00	119.25	0.00	119.25	A	2,750	20.50	1.00	19.50	0.00
95	916	Linden Avenue	Mirame Salon	0.00	0.00	125.00%	0.00	0.00	119.25	0.00	119.25	C	1,147	2.29	0.45	0.00	0.00
96	919	Linden Avenue	Seastrand	0.00	0.00	80.00%	0.00	0.00	119.25	0.00	119.25	A	925	1.85	0.56	1.29	0.00
97	919-B	Linden Avenue	Clothesline	0.00	0.00	80.00%	0.00	0.00	119.25	0.00	119.25	A	350	0.70	0.56	0.14	0.00
98	933	Linden Avenue	United Studios of Self Defense	0.00	0.00	80.00%	0.00	0.00	119.25	119.25	238.50	A	1,500	9.50	1.30	8.20	0.00
99	943	Linden Avenue	Homestead Antiques	0.00	0.00	70.00%	0.00	0.00	119.25	0.00	119.25	A	2,000	4.00	4.00	0.00	0.00
100	944	Linden Avenue	Pacific Health Foods	0.00	0.00	125.00%	0.00	0.00	119.25	0.00	119.25	C	2,800	5.60	2.00	0.00	0.00
101	954	Linden Avenue	Carpinteria Barber	0.00	0.00	90.00%	0.00	0.00	119.25	0.00	119.25	C	710	3.42	2.00	0.00	0.00
102	961	Linden Avenue	Magpie	0.00	0.00	80.00%	0.00	0.00	119.25	0.00	119.25	A	2,512	4.00	1.93	2.07	0.00
103	962	Linden Avenue	Whimsy	0.00	0.00	125.00%	0.00	0.00	119.25	0.00	119.25	C	1,710	3.42	1.88	0.00	0.00
104	963	Linden Avenue	Clothesline Boutique & Gallery NE	0.00	0.00	80.00%	0.00	0.00	119.25	0.00	119.25	A	424	1.00	2.00	0.00	0.00
105	970	Linden Avenue	Sushi Teri House	0.00	0.00	125.00%	0.00	0.00	119.25	0.00	119.25	C	4,550	25.00	5.01	0.00	0.00
106	973	Linden Avenue	Worker Bee Cafe	0.00	0.00	80.00%	0.00	0.00	119.25	0.00	119.25	A	1,282	12.00	4.00	8.00	0.00
107	977	Linden Avenue	Little Rainbow Foot Spa	0.00	0.00	125.00%	0.00	0.00	119.25	119.25	238.50	C	4,550	25.00	5.01	0.00	0.00
108	991	Linden Avenue	Luxury Nail Salon	0.00	0.00	125.00%	0.00	0.00	119.25	0.00	119.25	C	4,550	25.00	5.01	0.00	0.00
109	505	Maple Avenue	Supersprings International, Inc.	0.00	0.00	90.00%	0.00	0.00	119.25	0.00	119.25	B	0	0.00	0.00	0.00	0.00
110	509	Maple Avenue	Brothers of Industry	0.00	530.40	90.00%	0.00	477.00	119.25	596.25	1,192.50	B	5,200	10.40	0.00	0.00	10.40
111	517	Maple Avenue	Rincon Catering	0.00	489.60	90.00%	0.00	441.00	119.25	560.25	1,120.50	B	4,800	9.60	0.00	0.00	9.60
112	555	Maple Avenue	ProHealth, Inc. NEW	0.00	0.00	50.00%	0.00	0.00	119.25	0.00	119.25	B	1,450	2.90	7.00	0.00	0.00
113	601	Maple Avenue	Phos Industries Inc	0.00	367.20	70.00%	0.00	257.00	119.25	0.00	376.25	B	3,600	7.20	0.00	0.00	7.20
114	919	Maple Avenue	Roxanne's Wish & a Dream	0.00	0.00	125.00%	0.00	0.00	119.25	0.00	119.25	C	2,690	12.00	7.00	0.00	0.00
115	919	Maple Avenue	Sea Rose Salon	0.00	0.00	125.00%	0.00	0.00	119.25	0.00	119.25	C	400	12.00	7.00	0.00	0.00
116	957	Maple Avenue	Roland Rotz PhD	0.00	0.00	90.00%	0.00	0.00	119.25	0.00	119.25	C	480	0.96	0.65	0.00	0.00

THIS PAGE INTENTIONALLY LEFT BLANK

Lot 3 Assessment \$51.00
 Lot 1 Assessment \$0.00
 General Assessment \$119.25

LOT 3 ASSESSMENT 15,114.00
 LOT 3 COP PAYMENT 17,249.00
 G/F SUBSIDY (2,135.00)

Includes 0 occupants
 17 vacants

PBIA Proposed Assessment Roll FY 2016-17

Line #	Number	Address	Name	Gross Assessment		Benefit Adj Factor	Adjusted Assessment		Gen Bus Assess	Prior Year Unpaid Assessments	Total Assess	Sub Area	Total Sq Ft	Spaces Req	Spaces Provided	Deficit Lot 1	Deficit Lot 3
				Lot 1	Lot 3		Lot 1	Lot 3									
			Totals	0.00	18,272.48	x=	0.00	15,114.00	15,502.50	2,763.25	33,379.75						
117	957	Maple Avenue	Twice As Nice	0.00	0.00	90.00%	0.00	0.00	119.25	0.00	119.25	C	300	0.60	0.41	0.00	0.00
118	4909	Ninth Street	9th Street Dance Shop	0.00	0.00	150.00%	0.00	0.00	119.25	0.00	119.25	A	440	0.88	2.00	0.00	0.00
119	4915	Ninth Street	Curtis Dance Studio	0.00	0.00	150.00%	0.00	0.00	119.25	0.00	119.25	A	880	1.76	2.00	0.00	0.00
120	4921-A	Ninth Street	Watermark	0.00	0.00	150.00%	0.00	0.00	119.25	0.00	119.25	A	506	2.00	0.00	2.00	0.00
121	5042	Seventh Street	Whimsy	0.00	36.72	50.00%	0.00	18.00	119.25	0.00	137.25	B	360	0.72	0.00	0.00	0.72
122	5040	Sixth Street	Serigraph Resort Wear Inc.	0.00	1,157.70	90.00%	0.00	1,042.00	119.25	0.00	1,161.25	B	11,328	22.70	0.00	0.00	22.70
123	5045	Sixth Street	Pagliei Warehouse	0.00	346.80	90.00%	0.00	312.00	119.25	0.00	431.25	B	3,400	6.80	0.00	0.00	6.80
124	5049	Sixth Street	Island Brewing Comany	0.00	941.46	125.00%	0.00	1,177.00	119.25	0.00	1,296.25	B	7,230	18.46	0.00	0.00	18.46
125	5095	Sixth Street	Holly Workshop / Flag Factory	0.00	1,412.39	90.00%	0.00	1,271.00	119.25	0.00	1,390.25	B	13,847	27.69	0.00	0.00	27.69
126	5096	Sixth Street	Colson's Towing Inc.	0.00	0.00	90.00%	0.00	0.00	119.25	0.00	119.25	B	3,482	6.96	8.00	0.00	0.00
127	5025	Wullbrandt Way	Carpinteria Cotton Co	0.00	0.00	125.00%	0.00	0.00	119.25	0.00	119.25	C	546	1.09	0.17	0.00	0.00
128	5035	Wullbrandt Way	Carpinteria Nails	0.00	0.00	125.00%	0.00	0.00	119.25	0.00	119.25	C	532	1.06	0.18	0.00	0.00
129	5045	Wullbrandt Way	Santa Cruz Island Foundation	0.00	0.00	125.00%	0.00	0.00	119.25	0.00	119.25	C	456	0.91	0.30	0.00	0.00
130	871 A	Yucca Lane	STP Screenprinting	0.00	0.00	125.00%	0.00	0.00	119.25	0.00	119.25	A	0	0.00	0.00	0.00	0.00
131	4806	Carpinteria Ave	Sansum Clinic CLOSED	0.00	0.00	30.00%	0.00	0.00	0.00	0.00	0.00	A	9,742	36.00	26.00	10.00	0.00
132	4819	Carpinteria Ave	VACANT LOT	0.00	0.00	30.00%	0.00	0.00	0.00	0.00	0.00	A	1,474	0.00	0.00	0.00	0.00
133	4915-F	Carpinteria Ave	Axis One Mortgage/CLOSED	0.00	0.00	150.00%	0.00	0.00	0.00	0.00	0.00	A	760	1.52	1.00	0.52	0.00
134	4939	Carpinteria Ave	Karen Gruszka Art Studio/CLOSED	0.00	0.00	150.00%	0.00	0.00	0.00	0.00	0.00	A	174	0.34	0.00	0.34	0.00
135	5080	Carpinteria Ave	VACANT	0.00	0.00	125.00%	0.00	0.00	0.00	0.00	0.00	C	0	0.00	0.00	0.00	0.00
136	600	Linden Avenue	Prufrocks Bed & Breakfast/VACANT	0.00	153.00	100.00%	0.00	0.00	0.00	0.00	0.00	B	3,200	7.00	4.00	0.00	3.00
137	699	Linden Avenue	VACANT	0.00	357.00	50.00%	0.00	0.00	0.00	0.00	0.00	B	2,109	20.00	13.00	0.00	7.00
138	700	Linden Avenue	Austin's Home Center/CLOSED	0.00	1,173.00	50.00%	0.00	0.00	0.00	0.00	0.00	B	15,000	30.00	7.00	0.00	23.00
139	850	Linden Avenue	Von's Market (see mailing address)	0.00	0.00	70.00%	0.00	0.00	0.00	0.00	0.00	C	27,720	110.90	138.00	0.00	0.00
140	865	Linden Avenue	VACANT	0.00	0.00	70.00%	0.00	0.00	0.00	0.00	0.00	A	1,656	15.32	0.00	15.32	0.00
141	929-A	Linden Avenue	Vacant	0.00	0.00	80.00%	0.00	0.00	0.00	0.00	0.00	A	1,120	2.24	1.00	1.24	0.00
142	957	Maple Avenue	VACANT	0.00	0.00	90.00%	0.00	0.00	0.00	0.00	0.00	C	480	0.96	0.65	0.00	0.00
143	957	Maple Avenue	VACANT	0.00	0.00	90.00%	0.00	0.00	0.00	0.00	0.00	C	480	0.96	0.65	0.00	0.00
144	957	Maple Avenue	VACANT	0.00	0.00	90.00%	0.00	0.00	0.00	0.00	0.00	C	480	0.96	0.65	0.00	0.00
145	5055	Sixth Street	VACANT	0.00	268.26	125.00%	0.00	0.00	0.00	0.00	0.00	B	2,632	5.26	0.00	0.00	5.26

THIS PAGE INTENTIONALLY LEFT BLANK

Lot 3 Assessment \$51.00
 Lot 1 Assessment \$0.00
 General Assessment \$119.25

LOT 3 ASSESSMENT 15,114.00
 LOT 3 COP PAYMENT 17,249.00
 G/F SUBSIDY (2,135.00)

Includes 0 occupants
 17 vacants

PBIA Proposed Assessment Roll FY 2016-17

Line #	Number	Address	Name	Gross Assessment		Benefit Adj Factor	Adjusted Assessment		Gen Bus Assess	Prior Year Unpaid Assessments	Total Assess	Sub Area	Total Sq Ft	Spaces Req	Spaces Provided	Deficit Lot 1	Deficit Lot 3
				Lot 1	Lot 3		Lot 1	Lot 3									
			Totals	0.00	18,272.48	x=	0.00	15,114.00	15,502.50	2,763.25	33,379.75						
146	871 B	Yucca Lane	VACANT	0.00	0.00	125.00%	0.00	0.00	0.00	0.00	0.00	A	0	0.00	0.00	0.00	0.00
147	972	Yucca Lane	Vacant	0.00	0.00	125.00%	0.00	0.00	0.00	0.00	0.00	A	0	0.00	0.00	0.00	0.00

THIS PAGE INTENTIONALLY LEFT BLANK

ATTACHMENT E
Resolution No. 5653

THIS PAGE INTENTIONALLY LEFT BLANK

RESOLUTION NO. 5653

**A RESOLUTION OF THE CARPINTERIA CITY COUNCIL
ACCEPTING AND ORDERING THE FILING OF THE REPORT MADE PURSUANT TO
THE REQUIREMENTS OF
RESOLUTION NO. 5593 OF SAID COUNCIL
PARKING AND BUSINESS IMPROVEMENT AREA DISTRICT NO. 4
(FY 2016-17)**

WHEREAS, the City Council of the City of Carpinteria, California, did in Resolution No. 5651, adopted March 28, 2016, pursuant to the provisions of Chapters 3 and 4 "Parking and Business Improvement Area Law of 1989" of the State of California (Part 6 of Division 18 Section 36530 et seq. of the Streets and Highways Code of said State), require the Downtown-T Business Advisory Board to make and file with the Clerk of the City Council a report in writing, presenting certain matters relating to the proposed acquisition, construction or maintenance of parking facilities for the benefit of the area; decoration of any public place in the area; promotion of public events which are to take place on or in public places in the area; furnishing music in any public place in the area; and general promotion of business activities in the area as contemplated under the provisions of said "Parking and Business Improvement Area Law of 1989"; and

WHEREAS, said Downtown-T Business Advisory Board, pursuant to the requirements of said City Council as expressed in said Resolution and of said law, did make and on the 25th day of April, 2016, file in the office of the City Clerk (who is ex-officio Clerk of the City Council) of said City, the report in writing responsive to the requirements of said Resolution and as contemplated under the provisions of said "Parking and Business Improvement Area Law of 1989"; and

WHEREAS, said City Clerk has presented the said report to the City Council of said City, and said Council has proceeded to carefully examine, inspect and consider the said report and is satisfied with said report and with each and all of the items therein set forth;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CARPINTERIA, CALIFORNIA, DOES HEREBY RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. That the report of the Downtown-T Business Advisory Board of the City of Carpinteria, California, bearing date of the 25th of April, 2016, which said report was prepared and filed pursuant to the requirements of the provisions of Resolution No. 5651 of the City Council of said City and in conformity with the provisions of the "Parking and Business Improvement Area Law of 1989," of the State of California, (Part 6 of Division 18 of the Streets and Highways Code of said State), and which said report was filed in the office of the City Clerk of the City of Carpinteria, California, on the 25th

THIS PAGE INTENTIONALLY LEFT BLANK

day of April, 2016, be and the same is hereby approved as so prepared, presented and filed.

SECTION 2. That the City Clerk shall certify to the passage and adoption of this resolution; shall cause the same to be entered among the original resolutions of the City Council of said City and shall make a minute of the passage and adoption thereof in the records of the proceedings of the City Council of said City in the minutes of the meeting at which the same is passed and adopted.

PASSED, APPROVED AND ADOPTED this 25th day of April, 2016 by the following called vote:

AYES: COUNCIL MEMBER:

NOES: COUNCIL MEMBER:

ABSENT: COUNCIL MEMBER:

Mayor, City of Carpinteria

ATTEST:

City Clerk, City of Carpinteria

I hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting of the City Council of the City of Carpinteria held the 25th day of April, 2016.

City Clerk, City of Carpinteria

APPROVED AS TO FORM:

Peter N. Brown, on behalf of
Brownstein Hyatt Farber Schreck, LLP
Acting as City Attorney of the City of Carpinteria

THIS PAGE INTENTIONALLY LEFT BLANK

ATTACHMENT F
Resolution No. 5654

THIS PAGE INTENTIONALLY LEFT BLANK

RESOLUTION NO. 5654

**A RESOLUTION OF THE CARPINTERIA CITY COUNCIL
DECLARING ITS INTENTION TO ORDER THE
CONTINUATION OF AN ASSESSMENT DISTRICT
AND COLLECT ASSESSMENTS PURSUANT TO THE
PARKING AND BUSINESS IMPROVEMENT AREA LAW OF 1989
FOR PURPOSES OF ACQUISITION, CONSTRUCTION
OR MAINTENANCE OF PARKING FACILITIES AND GENERAL PROMOTION
OF BUSINESS ACTIVITIES IN THE AREA DESCRIBED AS SHOWN ON
THE PLAN AND DIAGRAM FOR THE FISCAL YEAR COMMENCING
JULY 1, 2016 AND ENDING JUNE 30, 2017;
AND APPOINTING A TIME AND PLACE FOR
HEARING PROTESTS IN RELATION THERETO --
CARPINTERIA PARKING AND BUSINESS IMPROVEMENT AREA DISTRICT NO. 4
(FY 2016-17)**

**THE CITY COUNCIL OF THE CITY OF CARPINTERIA, CALIFORNIA, DOES
HEREBY RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:**

SECTION 1. That the public interest and convenience require, and that it is the intention of the City Council of the City of Carpinteria, California, to order the continuation of an assessment district known as the Carpinteria Parking and Business Improvement Area District No. 4 and to levy and collect assessments pursuant to the Parking and Business Improvement Area Law of 1989 (Streets and Highways Code 36500 et seq.) and to order the acquisition, construction and maintenance of parking facilities as well as to undertake such other activities for the purpose of the general promotion of business activities within the District as described herein, shown on the diagram and plan for the Carpinteria Parking and Business Improvement Area District No. 4, all as on file in the office of the City Clerk, for the fiscal year beginning July 1, 2016.

SECTION 2. The following summarizes the proposed boundaries, assessments and programs for Fiscal Year 2016-17 for Improvement Area District No. 4:

1. The boundaries of the Parking and Business Improvement Area District No. 4 are proposed to be unchanged from FY 1997-98.
2. The General Business Assessment, applicable to all businesses within the Improvement Area District No. 4, for FY 2016-17 is proposed to remain at \$119.25 per business per year and the application of the inflationary index on the general assessment continues to be suspended for FY 2016-17.
3. The Parking Lot #3 assessment within Sub-Area "B" will be \$51.00 per parking space shortfall per business as detailed in the Report dated April 25, 2016.

THIS PAGE INTENTIONALLY LEFT BLANK

4. Proceeds from the General Business Assessment will be used to promote and advertise business activities within the Improvement Area, develop a directional signage program, and contribute to parking lot maintenance activities.

SECTION 3. To expedite the making of said improvement, the City Council may at any time transfer into the Carpinteria Parking and Business Improvement Area District No. 4 Fund, from the General Fund, such sums as it shall deem necessary, and the sums so transferred shall be deemed a loan to such Fund and shall be repaid out of the proceeds of the assessments provided for in this resolution, and pursuant to the provisions of the "Parking and Business Improvement Area Law of 1989," referred to herein.

SECTION 4. That said contemplated work and improvement, in the opinion of the City Council, is of more than local or ordinary benefit, and said Council hereby makes the expense of said work and improvement chargeable upon a district, which district said Council hereby declares to be the district benefited by said work and improvement, and to be assessed to pay the cost and expense thereof, which said district consists of portions of the City of Carpinteria as shown on the Diagram and Plan for said District No. 4 on file in the office of the City Clerk, and to which said Diagram and Plan reference is hereby made for a complete and detailed description of said district, excepting from said district any portion of any public street, alley or court that may be included therein. The said Diagram and Plan so on file shall govern for all details as to the extent of said assessment district.

SECTION 5. Any lots or parcels of land known as public property, as the same is defined in Section 22663, Streets and Highways Code, hereinafter referred to, which are included in the said assessment district, shall be omitted and exempt from the assessment to be made to cover the costs and expenses of said contemplated improvement.

SECTION 6. The improvement contemplated by this Resolution of Intention shall be done under the provisions of the "Parking and Business Improvement Area Law of 1989" (now Part 6 of Division 18 of the Streets and Highways Code of the State of California).

SECTION 7. That Monday, May 23, 2016, at the hour of 5:30 P.M. of said day, be and the same is hereby appointed as the time, and the Council Chamber in the City Hall, at 5775 Carpinteria Avenue in the City of Carpinteria, California, is hereby appointed as the place for hearing protests in reference to said improvement.

SECTION 8. That the City Clerk is hereby authorized, designated and directed to give notice of said hearing in time, form and manner as required by law.

SECTION 9. That the Coastal View, a newspaper of general circulation, published in the County of Santa Barbara and circulated in the City of Carpinteria, California, is hereby designated as the newspaper in which such notice shall be published.

THIS PAGE INTENTIONALLY LEFT BLANK

SECTION 10. That this resolution shall take effect immediately, and the City Clerk shall certify to the passage and adoption of this resolution; shall cause the original of the same to be entered among the original resolutions of the City Council of said City; and shall make a minute of the passage and adoption thereof in the records of the proceedings of the City Council of said City in the minutes of the meeting at which the same is passed and adopted.

PASSED, APPROVED AND ADOPTED this 25th day of April, 2016 by the following called vote:

AYES: COUNCIL MEMBER:

NOES: COUNCIL MEMBER:

ABSENT: COUNCIL MEMBER:

ATTEST:

Mayor, City of Carpinteria

City Clerk, City of Carpinteria

I hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting of the City Council of the City of Carpinteria held the 25th day of April, 2016.

City Clerk, City of Carpinteria

APPROVED AS TO FORM:

Peter N. Brown, on behalf of
Brownstein Hyatt Farber Schreck, LLP
Acting as City Attorney of the City of Carpinteria



City of Carpinteria

COUNCIL AGENDA STAFF REPORT April 25, 2016

ITEM FOR COUNCIL CONSIDERATION

Adoption of Resolution No. 5662, a Resolution of Intention to set the assessment for the City of Carpinteria's Assessment District No. 5 for the 2016-17 Fiscal Year.

STAFF RECOMMENDATION

Action Item **X**; Non-Action Item ____

Recommendation: Accept and file the annual report and set a public hearing date for May 23, 2016, when the City Council will consider authorizing the continuation of the Assessment District No. 5 and ordering the improvement.

Motion: I move to accept and file the District No. 5 annual report and to adopt Resolution No. 5662, thereby setting the public hearing date for the City Council to consider setting the annual assessment and ordering the construction of the improvement for Assessment District No. 5

BACKGROUND

The Winter Protection Berm Assessment District No. 5 was formed by Resolution No. 3061, dated December 14, 1992 in order to fund the annual storm wave damage reduction program. Each year, it is necessary to hold a public hearing to receive public input including any protests prior to consideration of setting the annual assessment charged to properties within the District's boundaries.

The Winter protection Berm provides a measure of protection against ocean storm waves along the Carpinteria City Beach. In past years when strong storms have generated flood or erosion events along the City beach, the Winter Protection Berm program has worked well to prevent damage.

The City continues to work with the United States Army Corps of Engineers on a study to identify if alternate approaches might be provide a more optimal solution to the

chronic threat of ocean storm wave damage to public and private improvements along the ocean front.

DISCUSSION

The passage of the aforementioned Resolution is the next step toward meeting this objective. This Resolution sets the date of the Public Hearing for May 23, 2015 when final action on the setting of the annual assessment for the District may be taken pursuant to Government Code § 54954.6, which pertains to notice of assessments. Also attached to this report is the Assessment District No. 5 Report which is being presented as ordered by City Council Resolution No. 5601.

This report contains the following:

- A. Plans and specifications of the winter berm project.
- B. An estimate of the costs of the project.
- C. An assessment role.
- D. A statement of the method in which project costs were apportioned to each benefited parcel of land within the district.
- E. A list of the names and addresses of each owner of property within the district's boundaries known to the City.
- F. An assessment diagram.
- G. A statement which confirms the collection of assessments for the project may be subsequent to the work for the project.
- H. A statement of the total amount of assessments for all properties within district's boundaries which remains unpaid and the total true value, as near as may be determined, of the parcels of land and improvements that are proposed to be assessed. This is provided pursuant to §2961 of California's Streets and Highways Code known as the Majority Protest Act of 1931.

POLICY CONSISTENCY

The City's winter protection berm is an important public safety project that protects public and private property improvements along the City Beach in the City of Carpinteria. The intended purpose of the berm is to provide a measure of protection to the housing front on the Carpinteria City Beach. Protection is needed during the winter in the event of a severe winter storm. Historically, powerful waves generated by large Pacific Ocean storms have been known to overrun and flood local beaches and coastal structures. The winter protection berm is intended to help reduce the frequency of damage to the housing front which otherwise might occur if no berm was built.

The Safety Element of the City's General Plan and Local Coastal Plan states the following:

Objective S-4: Minimize the potential risks and reduce the loss of life, property and the economic and social dislocations resulting from flooding.

Further policy consistency may be found in the Safety Element's Implementation Measure No. 13:

13. The City shall support and facilitate the current Army Corps of Engineers (ACOE) feasibility study and otherwise pursue long-term solutions for beach nourishment and establishment of a vegetated dune system at City Beach. As an interim measure, and with permission from the Coastal Commission and US Army Corps of Engineers, the City may construct a sand berm on the City Beach parallel to the homes fronting on the beach.

FINANCIAL CONSIDERATIONS

The City utilizes the revenue from Assessment District No. 5 to partially pay for the construction and removal of the Winter Protection Berm. Should the District not collect the funds as programmed, the City would need to find an alternative source of funds or discontinue the Winter Protection Berm Program.

The proposed action is the next step toward continuing the District providing funding for annual Beach Berm construction.

District funding	\$22,228.34
City Contribution	<u>\$15,271.66</u>
Total Annual Cost	<u>\$35,500.00</u>

LEGAL

The minimal protection provided by the berm is not intended to serve as a substitute for any private storm protection improvements or private flood insurance. The winter protection berm is not impervious to being destroyed itself. Even with the winter protection berm in place, the possibility of damage to public and private improvements by winter storms still exists.

OPTIONS

The City Council, at its discretion, may modify the findings of this report in any respect (§10300 Streets and Highway code) and the modified report will stand as the report for all subsequent proceedings except that the City Council may not change the boundaries of the District to include any territory that will not, in its judgment, be benefited by the improvement.

PRINCIPAL PARTIES EXPECTED AT MEETING

None

ATTACHMENTS

Resolution No. 5662

Staff contact: Matthew Roberts
(805) 755-4449

Reviewed by: Dave Durflinger, City Manager



Signature



Signature

RESOLUTION NO. 5662

**RESOLUTION OF INTENTION BY THE CITY COUNCIL
OF THE CITY OF CARPINTERIA
TO SET THE ASSESSMENT FOR THE CITY OF CARPINTERIA'S
ASSESSMENT DISTRICT NO. 5 FOR THE 2016-17 FISCAL YEAR.
(PURSUANT TO THE MUNICIPAL IMPROVEMENT ACT OF 1913)**

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF CARPINTERIA DOES
HEREBY RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:**

SECTION 1. The City Council intends to set the amount of the assessment for the City's Assessment District No. 5 and to levy and collect this assessment pursuant to the Municipal Improvement Act of 1913, Streets and Highways Code.

SECTION 2. The improvements to be made in this Assessment District are generally described as follows:

The annual installation and removal of The Carpinteria Beach Winter Protection Berm that is located along the entire length of the Carpinteria City Beach between Linden Avenue and the western limits of the City of Carpinteria along the coastline.

SECTION 3. This assessment district is known as Assessment District No. 5, City of Carpinteria, Santa Barbara County, California. The general location of the Assessment District includes the area northerly of the Carpinteria City Beach and southerly of Sandyland Avenue in the City of Carpinteria.

SECTION 4. In accordance with the City Council's Resolution Initiating Proceedings, the City Parks and Recreation Director has filed with the City Clerk the report required by the Municipal Improvement Act of 1913. All interested persons are referred to that report for a full and detailed description of the improvements, the boundaries of the Assessment District and the proposed assessments upon assessable lots and parcels of land within the assessment district.

SECTION 5. On Monday, the 23th day of May, 2016, at the hour of 5:30 o'clock PM, or as soon thereafter as may be heard, the City Council will conduct a public hearing on the levying of the proposed assessment and ordering the construction of the improvement. The hearing will be held in the City Council Chambers located at 5775 Carpinteria Avenue, Carpinteria, California.

SECTION 6. By adoption of this Resolution, the City Council indicates its intention to comply with the requirements of the Special Assessment Investigation, Limitation and Majority Protest Act of 1931, Streets and Highways code §2800 and following including specifically §2960 and §2961 thereof.

SECTION 7. The City Clerk is authorized and has been directed to give the notice of this hearing as required by § 54954.6 of the Government Code.

PASSED, APPROVED AND ADOPTED, this 25th day of April, 2016 by the following called vote:

AYES: COUNCIL MEMBER:

NOES: COUNCIL MEMBER

ABSENT: COUNCIL MEMBER

Mayor, City of Carpinteria

Attest:

City Clerk, City of Carpinteria

I hereby certify that the foregoing Resolution was duly and regularly introduced and adopted at a regular meeting of the City Council of the City of Carpinteria held this 25th day of April, 2016.

City Clerk, City of Carpinteria

Approved as to form:

Peter N. Brown,
on behalf of Brownstein Hyatt Farber Schreck, LLP
Acting as City Attorney of the City of Carpinteria

City of Carpinteria Assessment District #5
The Carpinteria Beach Winter Protection Berm
District's Engineer's Report
Fiscal Year 2016 – 17

This report contains the following parts:

- A. Plans and specifications of the winter berm project.
- B. An estimate of the costs of the project.
- C. An assessment role.
- D. A statement of the method in which project costs were apportioned to each benefited parcel of land within the district.
- E. A list of the names and addresses of each owner of property within the district's boundaries known to the City.
- F. An assessment diagram.
- G. A statement which confirms the collection of assessments for the project may be subsequent to the work for the project.
- H. A statement of the total amount of assessments for all properties within district's boundaries which remains unpaid and the total true value, as near as may be determined, of the parcels of land and improvements that are proposed to be assessed. This is provided pursuant to §2961 of California's Streets and Highways Code known as the Majority Protest Act of 1931.

Engineer's Report
City of Carpinteria Assessment District # 5
The Carpinteria Beach Winter Protection Berm
April 25, 2016
Part A

Project Description.

The Carpinteria Winter Protection Berm is a Sand berm constructed in the fall of each year and then removed again in the spring. It is constructed of beach sand scraped from the upper tidal zone and placed in the back shore area of the City's beach. The berm is built along the entire City beach from the City's western most boundary to the west to the eastern limit of Linden Avenue on the east. The approximate length of the berm is 1,450 feet. Approximately twelve-thousand cubic yards of beach material are used in the construction of the berm. The berm is built to an approximate height of sixteen feet above sea level or higher depending upon field conditions and sand inventories.

The intended purpose of the berm is to provide a measure of protection to the housing front on the Carpinteria City Beach. Protection is needed during the winter in the event of a severe winter storm. Historically, powerful waves generated by large Pacific Ocean storms have been known to cause damage to local beaches and coastal structures. The winter protection berm is intended to help reduce the frequency of damage to the housing front which might otherwise occur if no berm was built. The minimal protection provided by the berm is not intended to serve as a substitute for any private storm protection improvements or private flood insurance. The winter protection berm is not impervious to being destroyed itself. Even with the winter protection berm in place, the possibility of housing front damage by winter storms is still present.

PART B
Engineer's Report
Estimate of Project Cost
Carpinteria City Beach Winter Protection Berm
Fiscal Year 2016-2017

The following estimate of project cost for the Carpinteria City Beach Winter Protection Berm is prepared in order to determine the anticipated cost of installing, maintaining, and removing the annual project. Variables that exist in this estimation include not knowing what beach conditions will be for the berm installation in the fall, what level of maintenance will be necessary to keep the berm intact during the winter and how much machine time will be needed to remove the berm in the springtime. Other components of the cost estimate are more reliable. These components include the cost of biological reporting and project administration.

The installation of the winter protection berm is accomplished by a negotiated contract pursuant to 22032(a) of the California Public Contract Code. This code states that public projects of forty-five thousand dollars (\$45,000) or less may be performed by the employees of a public agency by force account, by negotiated contract, or by purchase order.

The cost to construct the berm in 2016 / 2017 Fiscal Year is estimated to be \$12,000. This amount is based upon the following breakdown;

Machine time	\$12,000.00
--------------	-------------

The quantity of maintenance needed throughout the winter storm season is based upon the severity of weather encountered during the time the berm is in place. Some winters require no maintenance while others can require a significant maintenance effort. An amount should be contributed each year in an effort to anticipate some level of maintenance. Again based upon empirical data, a contribution of five thousand dollars per year should on average be adequate.

\$5,000.00

Removal of the berm in order to return the berm material to the upper tidal zone and to reconfigure the beach to a natural spring profile also varies for several reasons. Should the winter be exceptionally mild, and the berm remains one hundred percent intact, a greater amount of time will be required to remove it. After some winter seasons, a significant portion of the berm is eroded away, reducing berm removal costs. Removal costs can thereby vary significantly from year to year.

An estimated cost for this procedure equals	\$12,000.00
---	-------------

Biological monitoring is a requirement of the Army Corps of Engineers and California Coastal Commission who grants authority to the City to do this project. Under the monitoring plan, the California grunion and snowy plover bird must be studied each season in order to insure mechanical beach sand movement does not interfere with the

spawning or nesting grounds. This procedure is performed by City staff with consultation being performed by a qualified biologist.

The cost of this operation equals \$ 2,000.00

The general administration of the berm project overall includes the coordination for construction of the berm, supervision of the construction, any general or related tasks associated with berm management, monitoring of the berm in the winter to watch for berm erosion, preparation of the reports that must be submitted to the Army Corps of Engineers and the California Coastal Commission, berm assessment accounting and management

The cost of this operation equals \$4,500.00

Based, therefore, on the above anticipated cost of the project, the estimated cost in the fiscal year 2016-2017 would be thirty-five thousand five-hundred dollars. (\$35,500).

The Assessment District No. 5 total assessment was set in January 1997 by a mail ballot. In that process, the total District fees were set at **Twenty thousand two hundred twenty eight and 34/100 dollars (\$20,228.34).**

The City of Carpinteria may not raise that assessment without an affirmative vote of the affected property owners. As such, in 2016/17 the City will contribute to the District in an amount of fifteen thousand two-hundred seventy one dollars and 66 cents (\$15,271.66). **Therefore the net amount assessable on land within the district is Twenty thousand two hundred twenty eight dollars and 34 cents (\$20,228.34).**

City of Carpinteria Assessment District #5 FY 2016-17

PART C An assessment role of the parcels
of land within the assessment district.

Owner	APN	Total Assessment
Joan Rock Bailard/ Bambi R. Bashore Seahorse Trust 1825 State Street #106, Santa Barbara, CA 93101	003-470-008	\$500.52
Claire Roberts 3330 Foothill Road, Carpinteria, CA 93013	003-470-010	\$494.21
City of Carpinteria 5775 Carpinteria Avenue Carpinteria, CA 93013	003-470-013 Ash Ave. Holly Ave. Elm Ave. Linden Ave. Street Ends	14,843.27
Tharrell D./Dinah L. Ming 1113 Tam O Shanter Drive, Bakersfield, CA 93309	003-490-001	\$547.90
Brittany/Brook/Bridget Barnes / BABBB, LLC 210 South Orange Grove Boulevard, Pasadena, CA 91105	003-760-001	\$235.87
Judith Mulford 4709 Sandyland Road #2, Carpinteria, CA 93013	003-760-002	\$235.87
Tamara A. Campbell / Elsie Atkinson Family Trust 15421 Chemical Lane, Huntington Beach, CA 92647	003-760-003	\$235.87
James/Carol Miller 31838 Foxfield Drive, Westlake Village, CA 91361	003-760-004	\$235.87
William Grayer 14903 Valley Vista Blvd., Sherman Oaks, CA 91403	003-760-005	\$235.87
Adrienne A. Edmonston 467 Meadowbrook Drive, Santa Barbara, CA 93108	003-760-006	\$235.87
AMSS LLC 210 South Orange Grove Boulevard, Pasadena, CA 91105	003-760-007	\$235.87
Ruth Giacomuzzi 22419 Gilmore Street, Canoga Park, CA 91304-3707	003-760-008	\$235.87
Frank/ Margaret Roughan 884 Emerson Street, Thousand Oaks, CA 91362-2462	003-770-001	\$235.87
Judith Mulford 4709 Sandyland Road #2, Carpinteria, CA 93013	003-770-002	\$235.87
Rodney A./Ann B. Resnik 352 Calle Converse, Camarillo, CA 93010-1836	003-770-003	\$235.87
Rodney A./Ann B. Resnik 352 Calle Converse, Camarillo, CA 93010-1836	003-770-004	\$235.87
Lee/Krystyna Jamieson 3101 State Road, Bakersfield, CA 93308	003-800-001	\$235.87

City of Carpinteria Assessment District #5 FY 2016-17

PART C An assessment role of the parcels
of land within the assessment district.

Owner	APN	Total Assessment
Lee/Krystyna Jamieson 3101 State Road, Bakersfield, CA 93308	003-800-002	\$235.87
Dennis A. Maul Sales 2729 21st Street, Bakersfield, CA 93301	003-800-003	\$244.52
C/O Manager / 4975 Sandyland Road Association 4975 Sandyland Road #101, Carpinteria, CA 93013	003-830-001	\$193.80
Charles R./Cynthia G. Alleman / Robert Perreault 2004 N. Tracy Road, Simi Valley, CA 93063	003-830-002	\$193.80
Eric Schenker / Stanley L. Mayer, Trustee 3887 State Street #206, Santa Barbara, CA 93105	003-830-003	\$193.80
Mark/Fleur Chesler 4535 Encino Avenue, Encino, CA 91316	003-830-004	\$193.80
Vito Coletta 1466 Equistrian Avenue, Thousand Oaks, CA 91360	003-830-005	\$193.80
Karl Boeckmann 4194 Regal Oak Drive, Encino, CA 91436	003-830-006	\$193.80
Mark E./Kathleen D. Schroeder 5075 East Powers Avenue, Clovis, CA 93611	003-830-007	\$193.80
Luci Rogers 835 Holly Avenue, Carpinteria, CA 93013	003-830-008	\$193.80
Javier Echeverria 4403 Bear Mountain Blvd, Bakersfield, CA 93313	003-830-009	\$193.80
Peter Schiffrin, Trustee / The Estate of Leslie Schiffrin 9171 Gazette Avenue, Chatsworth, CA 91311-5918	003-830-010	\$193.80
Harvey C. Otis 3766 Oleander Drive, Highland, CA 92346	003-830-011	\$193.80
David/Curtis Blackburn PO BOX 4, Corona Del Mar, CA 92625	003-830-012	\$193.80
Kelly Palacios 585 Unique Lane, Simi Valley, CA 93065	003-830-013	\$193.80
Phyllis Keep/ Brian McKee 4212 E. Los Angeles Avenue #3441, Simi Valley, CA 93063	003-830-014	\$193.80
Nancy A. Wright 3153 Scottys Terrace, Simi Valley, CA 93063	003-830-015	\$193.80
Elizabeth Fortner Guyor P.O. Box 1530, Wrangell, AK 99929	003-830-016	\$193.80
Maury/Lisa Friedman 29480 Bertrand Drive, Agoura Hills, CA 91301-4126	003-830-017	\$193.80

City of Carpinteria Assessment District #5 FY 2016-17

PART C An assessment role of the parcels
of land within the assessment district.

Owner	APN	Total Assessment
Dawn Manolakos 1311 Kenwood Road, Santa Barbara, CA 93109	003-830-018	\$193.80
Peter C./Joanne C. Gerlach 1186 Deep Wood Drive, Westlake Village, CA 91362	003-830-019	\$193.80
Patricia Riner 23222 8th Street, Newhall, CA 91321	003-830-020	\$193.80
Jo Ann Day Trust 640 Terrace View Place, Port Hueneme, CA 93041	003-830-021	\$193.80
Mary Jane Mulholland 203 Quincy Avenue, Long Beach, CA 90803	003-830-022	\$193.80
Gerald Ryckman Trust 1784 Collingswood Court, Westlake Village, CA 91362-4730	003-830-023	\$193.80
Mike/Celine Kozman, Trustees / Family Trust 3630 Viewcrest Drive, Burbank, CA 91504	003-830-024	\$193.80
Robert/Jacquelyne Davis 12008 Wood Ranch Road, Granada Hills, CA 91344-2160	003-830-025	\$193.80
Mary P. Russo/Jose G. Sicari / Phillippe Sicari 32314 121 ST E, Juniper Hills, CA 93553	003-830-026	\$193.80
Laurence Press/ Marcela Ortuzar Press 10726 Esther Avenue, Los Angeles, CA 90064-3223	003-830-027	\$193.80
Daniel W./Janet L. Beaton 4611 Windsor Blvd, Cambria, CA 93428	003-830-028	\$193.80
Clifford/Patricia Aldrich 707 East Palm #A, Burbank, CA 91501	003-830-029	\$193.80
Stephen Genstil 798 Preakness Place, Newbury Park, CA 91320-4927	003-830-030	\$193.80
Francis X./Marion M. Schillo 91 Dombey Circle, Thousand Oaks, CA 91360	003-830-031	\$193.80
Karen Gichon-Marder 5321 Orrville Avenue, Woodland Hills, CA 91367	003-830-032	\$193.80
Linda Blackburn 8 Prado, Irvine, CA 92612	003-830-033	\$193.80
Hilda Murachanian 2370 Sherwood Road, San Marino, CA 91108	003-830-034	\$193.80
Marvin C./Jeanne C. Frey 29743 Arroyo Oak Lane, Castaic, CA 91384	003-830-035	\$193.80
Kathleen Bridgeland 2821 Westshire Drive, Los Angeles, CA 90068-1931	003-830-036	\$193.80

City of Carpinteria Assessment District #5 FY 2016-17

PART C An assessment role of the parcels
of land within the assessment district.

Owner	APN	Total Assessment
Darrell Friedman 31200 Cedar Valley Drive, Westlake Village, CA 91362-4035	003-840-013	\$251.03
Pat/Merry Henry 139 Wood Duck Avenue, Sanger, CA 93657	003-840-014	\$251.03
PANT PROPERTIES c/o Northridge Lumber Company 18537 Parthenia Street, Northridge, CA 91324-4026	003-840-015	\$251.03
Vincent Mezzio 18432 Oxnard Street, Ste. #202, Tarzana, CA 91356	003-840-016	\$251.03
Charles M./Bette L. Everett / Everett Trust 12-02-74 4925 Sandyland Road # E, Carpinteria, CA 93013	003-840-017	\$251.03
Mary M. Clark, Trustee 4925 Sandyland Road # F, Carpinteria, CA 93013	003-840-018	\$251.03
John D./Christina Lund 98 Olive Mill Lane, Santa Barbara, CA 93108	003-850-013	\$369.40
Jack L./Mechelle A. Sinclair 10811 Milstead Lane, Bentonville, AR 72712	003-850-014	\$251.03
Shelley Jensen 1025 Cheshire Hills Court Westlake Village, CA 91361	003-850-015	\$251.03
Joyce Resnik 888 Calle Del Norte, Camarillo, CA 93010	004-090-001	\$235.30
Louis/ Jacqueline Carnevale 4867 Sandyland # B, Carpinteria, CA 93013-2359	004-090-002	\$235.30
Brian G. Fitzgerald, Trustee 1935 Calamar Court, Camarillo, CA 93010-9279	004-090-003	\$235.30
John/Rosalia Zeolla 5327 Vanalden Avenue, Tarzana, CA 91356-3106	004-090-004	\$235.30
David/ Lorraine Paich 501 S. Beverly Dr., 3rd Floor, Beverly Hills, CA 90212-4520	004-091-001	\$235.24
Bank of America, Trustee, Attn: Russell Blair #66-90-090-8444374 901 Main Street, 16th Floor, Dallas, TX 75202	004-091-002	\$235.24
Judith Caratan 11611 Harrington Street, Bakersfield, CA 93311	004-091-003	\$235.24
Susan L. Caratan 3750 Three Bar Street, Bakersfield, CA 93314	004-091-004	\$235.24
Scott Harrison / Harrison Trust P.O. Box 81916, Bakersfield, CA 93308	004-091-005	\$235.24

City of Carpinteria Assessment District #5 FY 2016-17

PART C An assessment role of the parcels
of land within the assessment district.

Owner	APN	Total Assessment
Philip/Carole F. Gilligan 4885 Sandyland Road #6, Carpinteria, CA 93013	004-091-006	\$235.24
James F./Jennifer McIntosh 14919 La Cumbre Drive, Pacific Palisades, CA 90272	004-091-007	\$235.24
Richard De Mornay P.O. Box 4085, Santa Barbara, CA 93140-4085	004-091-008	\$235.24
Doris L. Ecker, Trustee 412 Oak Hill Drive, Belleville, ILL 62223-2236	004-101-001	\$219.45
Myron Cook 6612 Palm Tree Circle, Bakersfield, CA 93308	004-101-002	\$219.45
Joyce Resnik 888 Calle Del Norte, Camarillo, CA 93010-8442	004-101-003	\$219.45
Robert Schreiner 347 El Tuaca, Camarillo, CA 93010	004-101-004	\$219.45
Dennis/Angela Collier 185 Crestview Avenue, Camarillo, CA 93010-1759	004-101-005	\$219.45
Brock Allison 6952 Iron Oak Drive, Bakersfield, CA 93312	004-101-006	\$219.45
Katheryn A. Mullins, Trustee P. O. Box 156, Solvang, CA 93464-0156	004-101-007	\$219.45
Arthur J. Ecker, Trustee / Ecker Family Trust 14 Brentford Court #8, Camarillo, CA 93010-2013	004-101-008	\$219.45
GPREV, LLC 2086 Servato Drive, Camarillo, CA 93012	004-109-001	\$248.37
Michael B. Duncan, Trustee P.O. Box 21235, Bakersfield, CA 93390	004-109-002	\$248.37
Julio/Shirley M. Soares / Marina Shores 4681 Sierra Madre Rd., Santa Barbara, CA 93110	004-115-001	\$236.37
Julio/Shirley M. Soares / Marina Shores 4681 Sierra Madre Rd., Santa Barbara, CA 93110	004-115-002	\$236.37
Julio/Shirley M. Soares Marina Shores 4681 Sierra Madre Rd., Santa Barbara, CA 93110	004-115-003	\$236.37

PART D
Engineer's Report
Method of Apportionment of Assessment
Carpinteria City Beach Winter Protection Berm
Fiscal Year 2016-2017

The Carpinteria City Beach Winter Protection Berm Project is constructed along the Carpinteria City Beach bordered on the east by Linden Avenue and to the west by Ash Avenue. The berm is constructed each fall in order to provide a measure of protection to the housing front from severe winter storms and wave action. In order to fairly assess the ocean front properties that directly benefit from the berm protection, a formula was developed which reflects the benefit each parcel of land receives.

First, the cost of providing the service is divided into fixed and variable costs. Fixed cost are those that are required regardless of the amount of sand actually moved. These include the permit compliance, biological monitoring and administration of the berm project. The fixed costs are apportioned equally to all properties within the boundaries of the assessment district. The contribution toward the maintenance fund is also included among the fixed costs. Variable costs include the cost of the actual machine time required to move the sand. Since properties in the District receive varying levels of benefit depending upon the property's length of beach frontage, variable cost is assigned to each property based upon its actual length of beach frontage. Condominium or apartment properties' beach frontage was determined by dividing the number of units in each complex by the length of the property's beach frontage. These variable and fixed costs were apportioned to each property and an assessment assigned as part of a Proposition 218 vote and the assessments have not been altered in subsequent years.

A City owned parcel within the District's boundaries is assessed in the same fashion as all other parcels within the District's boundaries in order to comply with Article XIII D of the California Constitution.

City of Carpinteria Assessment District #5 FY 2016-17

PART E An assessment role of the parcels
of land within the assessment district.

	APN
Joan Rock Bailard/ Bambi R. Bashore / Seahorse Trust 1825 State Street #106, , Santa Barbara, CA 93101	003-470-008
Claire Roberts 3330 Foothill Road, , Carpinteria, CA 93013	003-470-010
City of Carpinteria 5775 Carpinteria Avenue, Carpinteria, CA 93013	003-470-013
Tharrell D./ Dinah L. Ming 1113 Tam O Shanter Drive, , Bakersfield, CA 93309	003-490-001
Brittany/Brook/Bridget Barnes BABBB, LLC 210 South Orange Grove Boulevard, , Pasadena, CA 91105	003-760-001
Judith Mulford 4709 Sandyland Road #2, , Carpinteria, CA 93013-2255	003-760-002
Tamara A. Campbell Elsie Atkinson Family Trust 15421 Chemical Lane, , Huntington Beach, CA 92647	003-760-003
James/ Carol Miller 31838 Foxfield Drive, , Westlake Village, CA 91361-4201	003-760-004
William Grayer 14903 Valley Vista Blvd., , Sherman Oaks, CA 91403-4022	003-760-005
Adrienne A. Edmonston 467 Meadowbrook Drive, , Santa Barbara, CA 93108-2687	003-760-006
AMSS LLC 210 South Orange Grove Boulevard, , Pasadena, CA 91105	003-760-007
Ruth Giacomuzzi 22419 Gilmore Street, Canoga Park, CA 91304-3707	003-760-008
Frank/ Margaret Roughan 884 Emerson Street, , Thousand Oaks, CA 91362-2462	003-770-001
Judith Mulford 4709 Sandyland Road #2, , Carpinteria, CA 93013-2255	003-770-002
Rodney A./ Ann B. Resnik 352 Calle Converse, , Camarillo, CA 93010-1836	003-770-003
Rodney A./ Ann B. Resnik 352 Calle Converse, , Camarillo, CA 93010-1836	003-770-004
Lee/ Krystyna Jamieson 3101 State Road, , Bakersfield, CA 93308	003-800-001
Lee/ Krystyna Jamieson 3101 State Road, , Bakersfield, CA 93308	003-800-002
Dennis A. Maul Sales 2729 21st Street, , Bakersfield, CA 93301	003-800-003

City of Carpinteria Assessment District #5 FY 2016-17

PART E An assessment role of the parcels
of land within the assessment district.

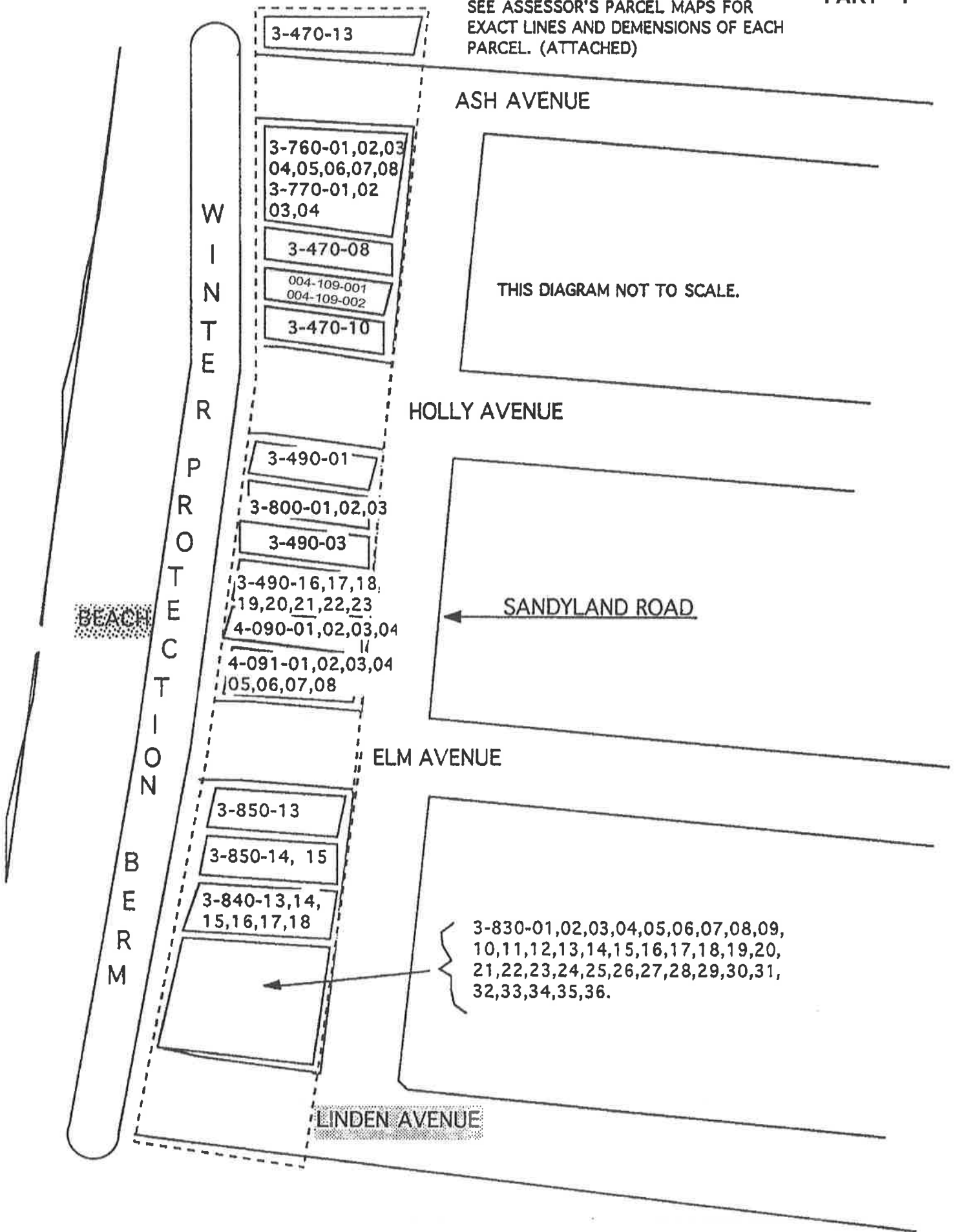
	APN
Patricia Riner 23222 8th Street, , Newhall, CA 91321	003-830-020
Jo Ann Day Trust 640 Terrace View Place, , Port Hueneme, CA 93041	003-830-021
Mary Jane Mulholland 203 Quincy Avenue, Long Beach, CA 90803	003-830-022
Gerald Ryckman Trust 1784 Collingswood Court, , Westlake Village, CA 91362-4730	003-830-023
Mike/ Celine Kozman, Trustees Family Trust 3630 Viewcrest Drive, , Burbank, CA 91504	003-830-024
Robert/ Jacquelyne Davis 12008 Wood Ranch Road, , Granada Hills, CA 91344-2160	003-830-025
Mary P. Russo/ Jose G. Sicari Phillippe Sicari 32314 121 ST E, , Juniper Hills, CA 93553	003-830-026
Laurence Press/ Marcela Ortuzar Press 10726 Esther Avenue, , Los Angeles, CA 90064-3223	003-830-027
Daniel W./ Janet L. Beaton 4611 Windsor Blvd, , Cambria, CA 93428	003-830-028
Clifford/ Patricia Aldrich 707 East Palm #A, , Burbank, CA 91501	003-830-029
Stephen Genstil 798 Preakness Place, , Newbury Park, CA 91320-4927	003-830-030
Francis X./ Marion M. Schillo 91 Dombey Circle, , Thousand Oaks, CA 91360	003-830-031
Karen Gichon-Marder 5321 Orrville Avenue, , Woodland Hills, CA 91367	003-830-032
Linda Blackburn 8 Prado, , Irvine, CA 92612	003-830-033
Hilda Murachanian 2370 Sherwood Road, , San Marino, CA 91108	003-830-034
Marvin C./ Jeanne C. Frey 29743 Arroyo Oak Lane, , Castaic, CA 91384	003-830-035
Kathleen Bridgeland 2821 Westshire Drive, , Los Angeles, CA 90068-1931	003-830-036
Darrell Friedman 31200 Cedar Valley Drive, , Westlake Village, CA 91362-4035	003-840-013
Pat/ Merry Henry 139 Wood Duck Avenue, , Sanger, CA 93657	003-840-014

City of Carpinteria Assessment District #5 FY 2016-17

PART E An assessment role of the parcels
of land within the assessment district.

	APN
Richard De Mornay P.O. Box 4085, , Santa Barbara, CA 93140-4085	004-091-008
Doris L. Ecker, Trustee 412 Oak Hill Drive, , Belleville, ILL 62223-2236	004-101-001
Myron Cook 6612 Palm Tree Circle, , Bakersfield, CA 93308	004-101-002
Joyce Resnik 888 Calle Del Norte, , Camarillo, CA 93010-8442	004-101-003
Robert Schreiner 347 El Tuaca, , Camarillo, CA 93010	004-101-004
Dennis/ Angela Collier 185 Crestview Avenue, , Camarillo, CA 93010-1759	004-101-005
Brock Allison 6952 Iron Oak Drive, Bakersfield, CA 93312	004-101-006
Katheryn A. Mullins, Trustee P. O. Box 156, , Solvang, CA 93464-0156	004-101-007
Arthur J. Ecker, Trustee Ecker Family Trust 14 Brentford Court #8, , Camarillo, CA 93010-2013	004-101-008
GPREV, LLC 2086 Servato Drive, Camarillo, CA 93012	004-109-001
Michael B. Duncan, Trustee P.O. Box 21235, , Bakersfield, CA 93390	004-109-002
Julio/ Shirley M. Soares Marina Shores 4681 Sierra Madre Rd., , Santa Barbara, CA 93110-1322	004-115-001
Julio/ Shirley M. Soares Marina Shores 4681 Sierra Madre Rd., , Santa Barbara, CA 93110-1322	004-115-002
Julio/ Shirley M. Soares Marina Shores 4681 Sierra Madre Rd., , Santa Barbara, CA 93110-1322	004-115-003

SEE ASSESSOR'S PARCEL MAPS FOR
EXACT LINES AND DEMENSIONS OF EACH
PARCEL. (ATTACHED)



Part G

Collection Statement

The Collection of Assessment District No. 5 funds may take place after the construction, maintenance and / or removal of each season's project. Should in good faith, the City of Carpinteria construct the winter protection berm as described in the Park and Recreation Director's report, and subsequently, the proposed assessments be adopted, the district will reimburse the City of Carpinteria for the current season's project costs to the extent described in the Park and Recreation Director's report.

PART H

Unpaid Assessment Statement

The total principal sum of unpaid assessments for all properties within the City of Carpinteria's Assessment District Number Five's boundaries which remain unpaid as computed pursuant to paragraph (1) of Subdivision (b) of §2961 of California's Streets and Highways Code known as the Majority Protest Act of 1931 is \$0.00. The total true value, as near as may be determined, of the parcels of land and improvements which are proposed to be assessed is equal to \$90,400,000.00 computed pursuant to paragraph (2) of subdivision (b) of §2961 of California's Streets and Highways Code known as the Majority Protest Act of 1931.



City of Carpinteria

COUNCIL AGENDA STAFF REPORT April 25, 2016

ITEM FOR COUNCIL CONSIDERATION

Introduction (first reading) of Ordinance No. 708 amending provisions of the City's Local Coastal Program and Zoning Code regarding Short-term Rentals (Home Stays and Vacation Rentals) and amending the City's Zoning Map to establish a Vacation Rental Overlay District. Changes to the Zoning Code include: the addition of Chapter 14.47 titled, "Vacation Rental Overlay District" and Chapter 14.52 titled, "Home Stays"; the amendment of Section 14.04.060 Overlay Districts, adding the new overlay district; the amendment of Chapter 14.08 Definitions, adding terms related to the Short-term Rental provisions; and the amendment of Chapter 14.12 R-1 Single-Family Residential District, Chapter 14.14 PRD Planned Residential Development District, and Chapter 14.16 PUD Planned Unit Development District, adding new use types.

STAFF RECOMMENDATION

Action Item X ; Non-Action Item

Approve Resolution No. 5644 and Ordinance No. 708, as read by title only, (first reading).

Motion:

1. I move to approve the first reading of Ordinance No. 708, waive reading, introduce and read by title only; and
2. I move to approve Resolution No. 5644, and direct that the proposed Ordinance No. 708 be transmitted to the California Coastal Commission.

BACKGROUND

Over the past several months, the City Council and Planning Commission have held meetings to discuss new regulations for Short-term Rentals, including Vacation Rentals and Home Stays. The City Council initiated development of the Ordinance in response to concerns about the impacts of Short-term Rentals on the character of residential neighborhoods and on the availability and cost of housing in the City.

Initial Discussion

On August 10, 2015, the City Council initiated a discussion on Short-term Rentals, which include both Vacation Rentals and Home Stays. The Council considered a variety of options that could be used to address Short-term Rentals, the impacts they can cause on residential neighborhoods, and their effects upon the overall cost and availability of housing in the City. After receiving input from the public, the Council determined that modifications to the Zoning Code should be made to regulate Short-term Rentals.

Specifically, the City Council directed staff to draft regulations that do all of the following:

- Define Vacation Rentals as distinct from other residential rental types
- Make clear where Vacation Rentals may be allowed in certain neighborhoods
- Limit the number of Vacation Rentals in neighborhoods where they may be allowed
- Establish application/licensing requirements and operating standards for Vacation Rentals
- Define and establish operating standards for Home Stays in all residential districts.

Moratorium

On October 26, 2015, the City Council adopted a moratorium on the issuance of Business Licenses and Certificates of Occupancy for new Short-term Rentals. On November 23, 2015, the City Council extended the moratorium through October 25, 2016 in order to allow time to develop and adopt a Short-term Rentals Ordinance. At the time of the adoption of the moratorium, the City identified 218 existing licensed Vacation Rentals in Carpinteria.

Planning Commission – Regular Meetings

On December 7, 2015, the Planning Commission received an initial report discussing development of regulations for Short-term Rentals and comments from the public. The Planning Commission communicated their primary concerns related to the regulation and permitting of Vacation Rentals, and provided comments and direction to staff regarding the development of the draft Ordinance. Commissioners indicated concurrence with the City Council determination that Short-term Rentals have the potential to negatively affect both the availability and affordability of housing, and the character and quality of established residential neighborhoods, especially single-family neighborhoods.

Commissioners also concurred with the City Council determination that Short-term Rentals serve an important role in the local hospitality and tourism market by providing an expanded transient lodging base and potential for a greater amount of customer traffic in the City's Downtown and other commercial districts. A balancing of private property rights, economic value and residential neighborhood expectations, was the primary theme of the Planning Commission's discussion.

On January 4, 2016, the Planning Commission received draft Ordinance No. 708 for consideration. The Planning Commission received public comments from five individuals, whose concerns included preservation of residential neighborhood character, particularly in lower density neighborhoods, and protection of affordable rental housing. Public speakers suggested that the Ordinance should include a lower quantitative cap on the maximum number of Vacation Rentals and a reduction in the overall size of the Vacation Rental Overlay boundary.

The Planning Commission deliberated on the Vacation Rental Overlay District boundary as proposed in the draft Ordinance and, while the Commission could not find unanimous agreement on the Vacation Rental Overlay District boundary, the Commissioners did agree on the need to regulate Short-term Rentals. Ultimately the Commission voted 2 - 1 on the draft Ordinance (Chair Moyer yes, Commissioner Callender yes, Commissioner Benfield no, Commissioner LaFevers abstain, and Commissioner Allen absent) to recommend that the City Council amend the City's Local Coastal Program, specifically consisting of amendments and additions to the City's Zoning Code and Zoning Map as presented in the staff report prepared for the Planning Commission's January 4th hearing. Commissioner Moyer and Callender supported the proposed Ordinance based on its creating few non-conforming vacation rentals and its establishing a "comfortable ratio" between Short-term Rentals and other housing. The Planning Commission made no changes in their motion to recommend draft Ordinance No. 708 to the City Council.

Planning Commissioner Benfield's dissenting vote resulted due to the inclusion of Subareas 3 and 4, which lay north of the railroad tracks in the downtown area, in the proposed Vacation Rental Overlay District boundaries. Commissioner Benfield noted that she believes the beach neighborhood should be the only area where Vacation Rentals are allowed. She noted that any Vacation Rentals in Subareas 3 and 4 should be "amortized out."

The draft Minutes of the January 4, 2016 Planning Commission are included as Attachment D.

City Council

On February 8, 2016, the City Council considered the draft Ordinance, as recommended by the Planning Commission. The City Council received comments from members of the public, including property owners, residents, realtors, and property managers addressing concerns related to the proposed regulations, some in opposition and others in support. The Council members considering the item included Mayor Carty, Councilmember Clark and Councilmember Shaw. Councilmembers Nomura and Stein stepped down from the hearing due to conflicts of interest. In order to pass the Ordinance it is required by State law to receive the favorable vote of the majority of the Council (i.e. three members). The Councilmembers failed to develop a motion which could be supported by the three participating Councilmembers and therefore the draft Ordinance failed to move forward. Instead, the Council advised staff to reconsider several areas of the draft Ordinance and to return to the Planning

Commission for further discussion and development of a revised ordinance. The City Council asked that the Planning Commission consider the following:

Vacation Rental Overlay District. The Council discussed various options to change the boundaries of the Vacation Rental Overlay District, including options to limit the Vacation Rental Overlay District to the Beach Neighborhood. The City Council requested that staff provide specific information about the location and number of existing residential units and the number of residential units currently being used as Vacation Rentals, focusing primarily on the beach area and central downtown areas.

Quantitative Cap. The Council also discussed various approaches to subarea quantitative caps, based on potential changes to the boundary of the Vacation Rental Overlay District. Staff was asked to identify the specific number of total dwelling units and Vacation Rentals which are currently located in each subarea of the proposed Vacation Rental Overlay District. The City Council also provided guidance to staff to consider alternative caps in each subarea and across the entire Vacation Rental Overlay District.

Non-Conforming Uses and Amortization. Noting that a reduced Vacation Rental Overlay District would create a number of non-conforming Vacation Rentals, the Council asked staff to consider a range of alternative amortization periods.

Transferability of Licenses. Several members of the public expressed concerns with the draft Ordinance's limits on the transfer of a Vacation Rental License to a subsequent owner of the property. Concerns were primarily focused on retention of perceived property values related to the ability to obtain a Vacation Rental License. The Council guided staff to revisit the expiration of a Vacation Rental License upon sale of the property in the draft Ordinance.

Home Stays. The Council indicated that they would be in favor of more conservative operating standards for Home Stays to further reduce potential impacts on single family residential neighborhoods. Specifically, Councilmembers suggested that staff consider reducing the maximum occupancy limit and including more restrictive parking standards.

The Minutes of the February 8, 2016 City Council are attached as Attachment E.

Planning Commission – Special Meetings

Following direction from the City Council, the Planning Commission convened for two additional special meetings to consider alternatives to the previously recommended Ordinance. On March 2, 2016, the Planning Commission discussed several options to address concerns raised by the City Council, including limiting the Vacation Rental Overlay District to the Beach Neighborhood modifying the quantitative limits in the Vacation Rental Overlay District, and establishing limits for occupancy and parking for

Home Stays. The Planning Commission directed staff to draft revisions to the draft Ordinance reflecting their discussion, specifically to reduce the Vacation Rental Overlay District to the Beach Neighborhood and to use a graduated cap to allow more Vacation Rentals closer to the beach and fewer as you move inland. The item was continued to March 21, 2016 to consider these changes.

The Minutes of the March 2, 2016 Planning Commission are included as Attachment F.

On March 21, 2016, the Planning Commission considered the revised draft Ordinance. The Planning Commissioners present for the hearing included Chair Moyer, Vice-Chair Callender and Commissioner Allen. Commissioners Benefield and La Fevers were absent. After a lengthy discussion, the Planning Commission voted 2-1 to recommend denial of the draft Ordinance to the City Council. Chair Moyer and Vice-chair Callender voted to recommend denial of the draft Ordinance, indicating they preferred the prior draft Ordinance presented to the City Council on February 8, 2016, which included a larger Vacation Rental Overlay District. Chair Moyer and Vice-chair Callender also raised concerns with creating a greater number of non-conforming Vacation Rentals as a result of approving a smaller Vacation Rental Overlay District boundary. Although the Planning Commission did not recommend approval of the subject ordinance, based on the City Council's prior direction, it is being presented for Council consideration.

The draft Minutes of the March 21, 2016 Planning Commission are included as Attachment G.¹

Definitions

The proposed Ordinance would add definitions for Short-term Rentals, which include Home Stays and Vacation Rentals and would define Residential Unit.

14.08.312 - Home Stay.

"Home Stay" means a type of Short-Term Rental where the owner remains in the residential unit during the entire rental period. A Home Stay does not include the hosting of personal guests, Home Exchanges or Vacation Rentals. Tents, yurts and RVs are not allowed as a part of a Home Stay.

14.08.541 – Residential Unit.

"Residential Unit" means a building or portion thereof designed for or occupied in whole or in part, as a home, residency, or sleeping place, either permanently or temporarily, and containing not more than one kitchen per residential unit, but not including a hotel or boarding house, lodging house or motel. For the purposes of this Code, residential

¹ The attached Draft Planning Commission Minutes from the March 21, 2016 hearing have not been reviewed or approved by the Planning Commission as of the time of this report. It is expected the Commission will consider and adopt the Minutes from this meeting at their May 2, 2016 hearing.

unit includes the term “dwelling unit” and “housing unit”. See also Municipal Code 14.08.190 “Dwelling”.

14.08.562 – Short-Term Rental.

“Short-Term Rental” means the rental of a residential unit for a period of 30 consecutive calendar days or less, subject to all applicable city land use regulations, permit/licensing requirements, and payment of fees and/or taxes, including Transient Occupancy Tax as defined in Chapter 3.20 of this Code. Short-Term Rentals include both Vacation Rentals and Home Stays. Tents, yurts and RVs are not allowed as a part of a Short-term Rental.

14.08.627 – Vacation Rental.

“Vacation Rental” means a type of Short-Term Rental where the owner of the residential unit does not remain in the residential unit during the rental period. Vacation Rentals typically include the rental of an entire dwelling or premises. For the purposes of this Code, Vacation Rental does not include time share, Home Stays or Home Exchanges. Tents, yurts and RVs are not allowed as a part of a Vacation Rental.

DISCUSSION

Staff is proposing adoption of Ordinance No. 708 to create permit regulations for Short-term Rentals, including Vacation Rentals and Home Stays through amendment of the City’s Zoning Code and Zoning Map included as Title 14 of the Carpinteria Municipal Code. The intent of the proposed Ordinance is to define and regulate Short-term Rental uses, currently not identified in the Zoning Code. The Ordinance would establish new chapters, 14.47 and 14.52 to regulate Vacation Rentals and Home Stays, respectively, and adopt the Vacation Rental Overlay District. New definitions would be added to Zoning Code Chapter 14.08 for the following terms: Home Stay, Residential Unit, Short-term Rental and Vacation Rental. The new regulations would also establish a licensing process and operating standards for Short-term Rentals.

The proposed Ordinance would implement the Council’s intent to establish a clear allowance in zoning for Short-term Rentals while mitigating the impacts they have on residential neighborhood character and the availability and affordability of housing.

Based on the deliberations of both the City Council and the Planning Commission, and comments made by the public, two major issue areas were identified related to regulation of Short-term Rentals. First, the City Council initially began its discussions regarding regulation of Short-term Rentals out of concerns for impacts on residential neighborhoods and housing availability. Second, it was also noted that Short-term Rentals serve an important economic purpose in the community, supporting the downtown and other commercial areas of Carpinteria.

The City Council and Planning Commission both identified the importance of balancing the concerns related to protection of the residential character of single-family

neighborhoods and the long-term housing availability with promoting affordable visitor serving accommodations and supporting the local economy. For example, it was noted that although the proposed Ordinance intends to protect available housing stock, creation of a restrictive cap or boundary could generate speculation and therefore could accelerate conversions and reduce the amount of available long-term rental housing remaining within the Vacation Rental Overlay District boundary. Vacation Rentals have also been supported due to their invigorating re-investment in aging housing in the Beach Neighborhood. It has also been noted by some members of the public that many homes used as Vacation Rentals are also owned of second homes and would likely not return to the long-term rental market if renting on a short-term basis were no longer an option. Instead, these second homes may simply remain vacant while the owner is not occupying the unit.

The attached draft Ordinance may be adopted as is by the City Council, or the Council may determine that one or more of the alternatives described below, be implemented.

Vacation Rental Overlay District

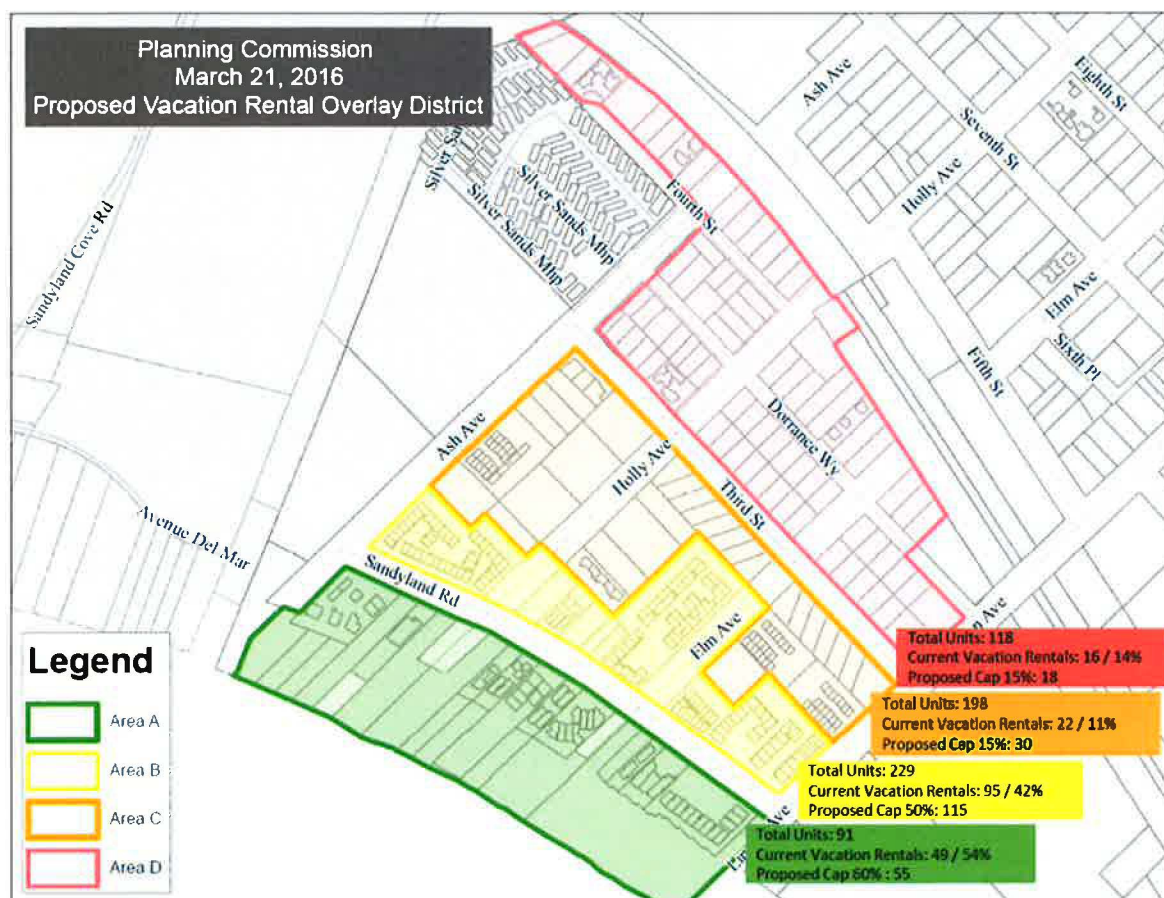


Figure 1 Draft Vacation Rental Overlay District reflecting Option 2

Cumulatively, the four areas shown above include a total of 182 Vacation Rentals, which comprise approximately 84% of the total licensed Vacation Rentals in the City of Carpinteria. The proposed boundaries create 35 non-conforming Vacation Rentals (i.e.

existing licensed Vacation Rentals located outside the four areas described above). Based on a preliminary review of the potential non-conforming Vacation Rentals, nearly half may not meet the qualifications outlined in the proposed Ordinance due to having not been in operation for at least 24 months prior to the adoption of the Vacation Rental moratorium on October 26, 2015, and/or having not participated through payment of Transient Occupancy Tax in the same time period.

As an alternative to the proposed Vacation Rental Overlay District noted above, at its January 4, 2015 meeting the Planning Commission recommended adoption of an ordinance incorporating a larger boundary, including properties in the downtown area. Such a boundary was presented to the City Council as part of the initial draft Ordinance on February 8, 2016 but was not supported. In addition, as will be described further in the next section, staff is of the opinion that administration of the program may warrant consideration of alternative boundaries for the Vacation Rental Overlay District. For example, the boundary could be modified to include a portion of the Downtown Neighborhood in order to include more Vacation Rentals and reduce the overall number of newly created nonconforming Vacation Rentals.

Quantitative Limit

The proposed Ordinance includes a graduated cap, as was supported by the Planning Commission. The graduated cap would allow a higher percentage of units near the beach to become Vacation Rentals and would reduce in concentration as the areas move farther inland. The graduated cap would allow up to the maximum allowed number of Vacation Rentals in each area of the Vacation Rental Overlay District as shown in the table below. The limit identified for Areas A and B reflects comments made by the Planning Commission on March 2, 2016. The limit identified for Areas C and D is reduced to be reflective of the current number of Vacation Rentals plus a small amount of growth. This graduated cap is included as staff's recommendation in the draft Ordinance and is reflected in Figure 1 above.

Area	Graduated Quantitative Cap %	Maximum Allowed	Existing Vacation Rentals
Area A	60%	55	49
Area B	50%	115	95
Area C	15%	30	22
Area D	15%	18	16
TOTAL Areas A-D	-	218	182

Alternative 1

During the February 8th hearing, the City Council discussed a cap which would allow for 150 Vacation Rentals in Areas A and B (the Sandyland Corridor) combined. Although the Planning Commission recommended a graduated cap in Areas C and D, the following tight cap scenario would reflect the previous comments of the City Council.

Area	Graduated Quantitative Cap %	Maximum Allowed	Existing Vacation Rentals
Area A	55%	50	49
Area B	44%	100	95
Area C	15%	30	22
Area D	15%	18	16
TOTAL Areas A-D	-	198	182

Alternative 2

The no cap/cap alternative would remove the cap entirely for Areas A and B and maintain a low cap in Areas C and D. A no cap alternative for Areas A and B would create the potential for up to a maximum of 320 Vacation Rentals in Areas A and B combined.² This alternative includes a close-fitting cap in Areas C and D, which reflects the current licensed Vacation Rentals plus two additional Vacation Rentals in each area. A no cap alternative would have the foreseeable long-term result of conversion of owner occupied and long-term tenant occupied units to Vacation Rentals in Areas A and B due to the limitations to operate a Vacation Rental outside of these areas. Staff estimates that approximately 11% of the units in the Beach Neighborhood may currently be owner occupied (based on home owner exemptions taken with the County Tax Assessor's Records). A no cap path in Areas A and B could significantly reduce the administrative burden staff foresees in operating a lottery in these areas if a specific cap is identified.

Through the City's experience operating occasional lottery programs in association with affordable housing staff has learned that such lottery programs can involve significant time and administrative costs. Therefore, staff believes that it is desirable to minimize, if possible, both the number of license transfers that occur and how frequently lotteries need to be conducted. A no cap alternative for Areas A and B would eliminate the need for reallocating licenses in these areas as every unit would be able to apply for a Vacation Rental License.

For areas C and D, a cap that either reflects the existing number of licenses or is very close to that, would reduce the number of licenses in circulation and therefore lessen the administrative burden imposed on staff to manage the program. A no cap alternative in Areas A and B was suggested during deliberations by both the City Council and the Planning Commission.

Area	Graduated Quantitative Cap %	Maximum Allowed	Existing Vacation Rentals
Area A	NA	91 ³	49
Area B	NA	229 ¹	95
Area C	12%	24	22
Area D	15%	18	16
TOTAL Areas A-D	-	362	182

² The maximum 320 Vacation Rental units figure assumes all existing legal units within Areas A and B could become Vacation Rentals under the no cap scenario.

³ The maximum allowed units refers to the current number of units in each area. Construction or demolition of units would increase or decrease the maximum allowed vacation rentals, respectively.

License Transferability

The proposed Ordinance does not allow for the transfer of licenses from one owner to another. Licenses, by nature, are non-transferrable. Accordingly, the draft Ordinance includes a provision noting that Vacation Rental Licenses will automatically expire upon sale or transfer of a property to a new owner. This differs from a use or development permit which runs with the land and can be transferred from owner to owner.

It should be noted that the non-transferability of a Vacation Rental License, when applied in conjunction with a limit on the number of vacation rentals permitted within the Vacation Rental Overlay District, would result in the need for the City to establish a program for reallocating licenses that become available when a property with a Vacation Rental License is transferred or sold, resulting in expiration of the license. Staff anticipates holding an annual lottery and establishing the rules and procedures for the lottery and other aspects of reallocation of available licenses as a part of an administrative policy to be approved by Resolution of the City Council at a later date. Such an administrative policy could include provisions establishing that inheritance of property within a family does not constitute a property transfer for the purposes of a Short-term Rental License.

Non-Conforming Units and Amortization

The current draft Ordinance proposes a five year amortization period. The five-year amortization period would allow Vacation Rentals, licensed at the time the Vacation Rental Moratorium was adopted on October 26, 2015, to continue operating as a Vacation Rental for up to five years, provided the property owners can demonstrate that the unit has been continually rented, licensed and has paid Transient Occupancy Tax since October 26, 2013. Therefore, licenses outside of the Vacation Rental Overlay District issued after October 26, 2013, would automatically cease upon effectuation of the Ordinance. The five year amortization period would begin with the effective date of the Ordinance.

As previously described, the proposed Vacation Rental Overlay District could generate up to 35 non-conforming Vacation Rentals located outside of the Vacation Rental Overlay District boundary. Figure 2 indicates the parcels where non-conforming Vacation Rentals would be located upon adoption of the Ordinance as currently drafted.

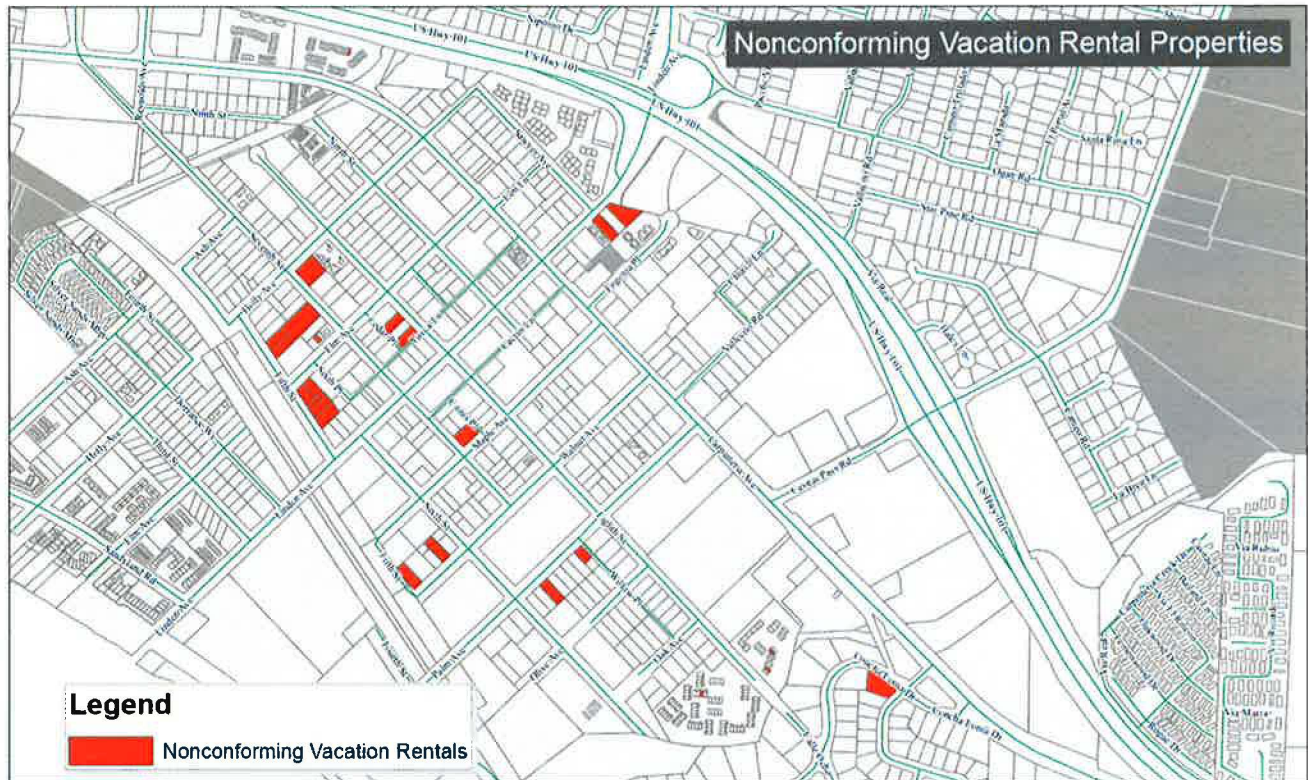


Figure 2 *Nonconforming Vacation Rental Properties*

In addition to an amortization period, the Planning Commission recommended that “grandfathering” (through issuance of a Conditional Use Permit) could be considered on a site-by-site basis to allow nonconforming Vacation Rentals to continue until cessation of the use, or sale or transfer of the property. Staff, however, is concerned about the long-term ability to revoke such permits for Vacation Rentals. Should the City Council desire to provide a longer period of time to operate a non-conforming Vacation Rental, the amortization period could be extended beyond five years. It should also be noted that several of the identified non-conforming Vacation Rentals, in Figure 2, would likely not qualify for amortization due to an inability to provide evidence of licensing as a Vacation Rental for twenty-four (24) months prior to adoption of the moratorium on October 26, 2015 (i.e., since October 26, 2013). The Council could also consider a reduction in the twenty-four (24) months to allow additional Vacation Rentals to amortize beyond the effective date of the Ordinance.

Home Stay Regulations

Home Stay Occupancy Standard

The draft Ordinance proposes a maximum Home Stay guest occupancy of no more than four persons, regardless of the number of bedrooms in the house. This limit is in line with both comments received at recent Planning Commission meetings and guidance received by the City Council. In addition to reducing anticipated impacts to residential neighborhoods, the limit would be compatible with the proposed tightened parking restrictions associated with Home Stays (discussed below).

Home Stay Parking Standard

Based on the Planning Commission's deliberation and previous direction from the City Council, the draft Ordinance proposes a maximum of one guest vehicle per Home Stay rental agreement to reduce parking impacts associated with Home Stays.

ADMINISTRATION

The proposed Ordinance would require staff to develop several administrative policies and procedures to implement the requirements created by the new regulations. Based on the proposed Ordinance, these will include how initial existing licensed Vacation Rentals are transitioned into new Licenses, how lottery procedures will apply to new applications if the quantitative cap is met, interpretation of special criteria identified in the new regulations and other general procedures related to the Ordinance.

Staff anticipates development and presentation of an administrative policy once provisions of the Ordinance have been determined. The City Council will have the ability to approve administrative policies and procedures, outside of the Zoning Code, to allow more flexibility in modification and updating in the future, as the action would not require further review by the California Coastal Commission.

As noted above, staff has anticipated concerns related to the administration of these regulations should quantitative caps be put in place. Most jurisdictions which have a maximum number of licenses for a particular use, make use of lotteries in order to equitably issue licenses. Due to the potential high demand for Vacation Rental Licenses, staff expects that annual lotteries may be necessary. The Community Development Department holds occasional lotteries for Affordable Housing projects and has learned that the lottery process can be time consuming and costly to administer. Staff suggests that this administrative burden be considered when developing the administrative policies and procedures, and considering how the regulations will be managed.

ENVIRONMENTAL

The project is exempt from the California Environmental Quality Act under Guidelines Section 15060(c)(2) [the project is not subject to CEQA as the activity proposed in the project would not result in a direct or reasonably foreseeable indirect physical change in the environment], Section 15060(c)(3) [the activity is not considered a project as defined in Section 15378] and Section 15061(b)(3) [the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA]. See Attachment H for more details.

POLICY CONSISTENCY

Adoption of Ordinance No. 708 can be found consistent with the City's General Plan/ Local Coastal Plan, Housing Element and the City's interest in protecting the public health, safety and welfare of its residents, specifically in terms of maintaining neighborhood integrity/character, quality of life, and the City's housing stock.

The proposed amendments to the Carpinteria Municipal Code and Zoning Map would continue to allow most Vacation Rentals where they have historically operated. The proposed Ordinance would restrict the location of Vacation Rentals to the Beach Neighborhood. In effect, the amendments would result in preservation of a significant number of Vacation Rentals near the coast and beaches providing greater access to coastal resources for visitors of Carpinteria without eliminating any additional long-term rental or ownership housing opportunities in all residential zone districts outside of the Vacation Rental Overlay District. Vacation Rentals serve as an important alternative transient lodging option for tourists and visitors to Carpinteria.

The intent of the Vacation Rental Overlay District and new licensing regulations is to strike a balance between ensuring that long-term rental and owner occupied housing is preserved in Carpinteria and preserving and expanding affordable visitor-serving accommodations. The proposed boundaries and quantitative cap would limit the location and number of Vacation Rentals within the Beach Neighborhood, while avoiding the traditional single-family residential neighborhoods in other areas of the City. Implementation would protect the small town character of Carpinteria by ensuring that Vacation Rentals are located in the more densely populated and commercial/visitor-serving areas of the City closest to the beach. The proposed Ordinance would also preserve the "small beach town character" by ensuring that expectations of residential character are preserved in the City's less dense residential zone districts. Allowance of Home Stays in all residential zone districts would provide alternative forms of transient occupancy, while preserving the permanent residence of owners.

The City of Carpinteria is located within the Coastal Zone and is therefore required to meet the intent of the Coastal Act. The City is uniquely located between the coastline and the foothills, and surrounded by a variety of agricultural uses including greenhouses, and tree and ground crops. The City itself has few agricultural sites within its boundary, but serves as a residential site for many of the workers employed in the agricultural industry in the surrounding valley. In September 2014, 1,451 City residents worked in the agricultural industry⁴. Due to the unique tourist-based

⁴ September 2014, Labor Market Information Division, State of California *and California Economic Forecast*

economy, the City also provides housing to many workers that are employed in the leisure and tourist industry, including hotels, recreation, and food service. In September 2014, 1,262 City residents worked in the leisure and hospitality industry.⁵ Together, 31.4% of the employed residents in Carpinteria work in either the agriculture or hospitality industries.

Housing that is affordable to the workforce for a wide variety of economic groups, including those working and supporting the visitor-serving uses in the vicinity, is currently provided within the City, although the vacancy rate for rental units is near zero. The availability of such housing could be drastically reduced if a large number of long-term housing units were to be converted to Vacation Rentals. This is because the rental rates that can be obtained through Vacation Rentals are expected to be greater than those charged for long-term occupancies. While the provisions of this Ordinance would support continued visitor-serving transient lodging, the Ordinance would also serve to preserve a variety of housing types appropriate for those employees working in tourism, agricultural, and other local industries.

The City of Carpinteria currently provides visitor-serving lodging in hotels, motels, and at the Carpinteria State Beach Campground. There are 607 hotel/motel rooms in Carpinteria. The Carpinteria State Beach Campground provides 210 campground sites; most sites provide occupancy for up to eight campers, while several sites are available to larger groups. It is estimated that the State Beach Campground and Day Use Area serves one million visitors a year and often fills to capacity during the peak summer season. In 2014, the average hotel/motel room rate was approximately \$86.00 per night⁶. Occupancy rates in Carpinteria hotels/motels in 2014 were at 72%, at year-end⁷.

Although Vacation Rentals and Home Stays offer an overflow lodging option for peak periods, local lodging accommodations remain affordable and available throughout most of the year. Often, Vacation Rentals and Home Stays advertise at rates higher than local hotels due to the amenities provided which include cooking and living spaces, appropriate for larger capacities than typical hotel rooms. In a recent search of VRBO.com, most Vacation Rentals in Carpinteria rent for over \$100.00 per night and often in the range of \$150.00-\$300.00 per night.⁸ In 2014, the City identified that 25% of the Transient Occupancy Tax remitted to the City resulted from Vacation Rentals and 75% resulted from hotels and motels. As a result, the existing pattern of permitted Vacation Rentals currently provides a significant amount of transient lodging opportunities in Carpinteria.

⁵ IBID

⁶ The 2015 Carpinteria Valley Economic Profile, The California Economic Forecast

⁷ IBID

⁸ VRBO.com search of Vacation Rentals for January 2016, in the beach and downtown neighborhoods.

The City of Carpinteria Zoning Code currently provides for expansion of several vacant sites to be used for resort or lodging accommodations in the future. The Resort District, specifically, could be developed with additional lodging accommodations on the southeastern portion of the Carpinteria Bluffs. The Central Business District and Commercial Planned Development District also provide additional opportunities for expanded transient lodging facilities. In the past few years, the City's Community Development Department has met with several developers to entertain applications for new hotels or resorts in these zoning districts.

Therefore, the proposed Ordinance would allow the City to regulate and expand Vacation Rentals and Home Stays while balancing the need to maintain and provide workforce housing affordable to a wide range of employees and which support the priority uses of low cost visitor-serving accommodations and agriculture. This balance is important to note, as it already provides a significant number of lodging sites, as suggested in the Coastal Act. Under the proposed Ordinance, Vacation Rentals could make up to 21% of the total transient lodging options in the City.

FINANCIAL CONSIDERATIONS

Staff anticipates immediate fiscal impact from adoption of the proposed Resolution and Ordinance, due to increased staff time required for license review and processing. Staff anticipates adoption of a new license fee and license renewal fee during the 2016 Fee Study Update, scheduled to be processed in the spring of 2016. The new license fees would aim to collect recoverable costs through the license fees and would therefore create no direct impact on the City finances.

Implementation of the proposed Ordinance could require significant administrative cost to issue Licenses, administer the amortization of non-conforming Vacation Rentals and through enforcement of the regulations through Code Compliance efforts. For example, staff anticipates that due to the quantitative caps, which would create maximum numbers of Vacation Rentals, an annual administrative lottery and notification process would have to be administered. Staff has found, in similar lottery processes used in the Affordable Housing Program, that lotteries can be very time consuming and often controversial. Therefore, staff has proposed an alternative to a cap in certain areas to allow no cap in Areas A and B, closest to the beach. Consideration of no cap in Areas A and B would allow a higher number of Vacation Rentals and would reduce the administrative burden required to apply an annual lottery and noticing process. A no cap option would also remove concerns of property owners about their ability to obtain a license in the future.

NO ACTION

Should the City Council fail to adopt an Ordinance to regulate Short-term Rentals, several elements should be considered. On October 25, 2016, the City's current Vacation Rental Moratorium is set to expire. The City Council will have the opportunity to extend the moratorium for up to one additional year prior to expiration of the moratorium. If for example, the moratorium fails to be extended and no new regulations are adopted for Short-term Rentals by that expiration date, the existing administrative policy of the City would become effective again, meaning that Vacation Rental Licenses could be issued for any property zoned Planned Residential Development (PRD), throughout the City. As an administrative policy, the existing licensing process includes no operating standards or licensing requirements other than a zoning verification. Due to the concerns raised by the City Council regarding protection of affordable housing and nuisance concerns related to Vacation Rentals, staff notes that returning to the previous administrative policy would not be in the best interest of the City.

LEGAL

The City exercises its police powers through the adoption of legislation that protects the public's health, safety, and welfare. Where the City Council determines that the potential negative effects of activities associated with Short-term Rentals can be regulated to minimize such impacts on the community, it is authorized to adopt regulations for such activities. The proposed Ordinance has been reviewed by the City Attorney.

OPTIONS

1. The Council could approve Resolution No. 5644 and adopt the proposed Ordinance No. 708, and direct staff to submit the Ordinance to the California Coastal Commission.
2. The Council could direct staff to modify the proposed Ordinance pursuant to discussion at the hearing. Significant modifications should be redirected to the Planning Commission for further consideration.
3. The Council could decline to take action on the proposed Ordinance thereby leaving the City's current regulations in place.

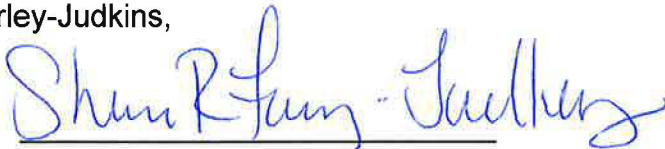
PRINCIPAL PARTIES EXPECTED AT MEETING

Interested Residents
Current and Potential Vacation Rental Operators
Potential Home Stay Operators
Property Managers

ATTACHMENTS

Attachment A	Resolution No. 5644
Attachment B	Proposed Ordinance No. 708
Attachment C	Proposed Vacation Rental Overlay District Map
Attachment D	Planning Commission Minutes January 4, 2016
Attachment E	City Council Minutes February 8, 2016
Attachment F	Planning Commission Minutes March 2, 2016
Attachment G	Draft Planning Commission Minutes March 21, 2016
Attachment H	CEQA Notice of Exemption

Report prepared by and staff contact: Shanna R. Farley-Judkins,
Assistant Planner
(805) 755-4405 / shannaf@ci.carpinteria.ca.us


Signature

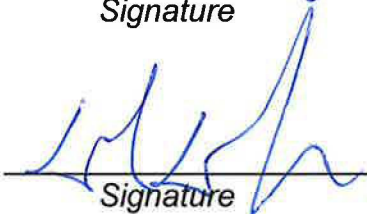
Reviewed by: Steve Goggia,
Community Development Director


Signature

Reviewed by: Jena Acos, Legal Counsel
Brownstein Hyatt Farber Schreck, LLP,
Acting as City Attorney


Signature

Reviewed by: Dave Durflinger, City Manager


Signature

Attachment A
Resolution No. 5644

Short-term Rental Ordinance
City Council
April 25, 2016

RESOLUTION NO. 5644

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARPINTERIA, CERTIFYING THAT ORDINANCE NO. 708 IS INTENDED TO CARRY OUT THE POLICIES OF THE CITY'S COASTAL LAND USE PLAN CONSISTENT WITH THE CALIFORNIA COASTAL ACT AND DIRECTING THAT ORDINANCE NO. 708 BE TRANSMITTED TO THE CALIFORNIA COASTAL COMMISSION FOR FILING PURSUANT TO PUBLIC RESOURCES CODE §30510(A) AND IN ACCORDANCE WITH §13551(B)(2) OF TITLE 14 THE CALIFORNIA CODE OF REGULATIONS. (Project 15-1785- LCPA/ORD)

WHEREAS, at duly noticed public hearings on December 7, 2015, January 5, 2016, March 2, 2016 and March 21, 2016 the Planning Commission considered Project 15-1785-LCPA/ORD and forwarded its comments regarding the Local Coastal Program Amendment to the City Council; and

WHEREAS, the City Council considered the recommendation of the Planning Commission at its hearing of April 25, 2016; and

WHEREAS, the City Council's consideration of Project 15-1785-LCPA/ORD reflects the Council's commitment to maintaining a balance between preserving the availability of long-term rental housing for the local workforce and promoting appropriate opportunities for visitor-serving accommodations within the Coastal Zone; and

WHEREAS, because Title 14, Zoning, of the Carpinteria Municipal Code does not clearly state that short-term rentals are permitted uses within neighborhoods designated for multi-family residential uses, the City Council wishes to clearly delineate the zones within which short-term rentals are authorized in order to maintain the balance referenced above; and

WHEREAS, on April 25, 2016, after considering the Planning Commission's comments, receiving public comment, due consideration, and discussion among the Council and staff, the City Council adopted this Resolution certifying that the proposed Ordinance No. 708 is intended to carry out the policies of the City's Coastal Land Use Plan consistent with the California Coastal Act and directed that Ordinance No. 708 be transmitted to the California Coastal Commission for filing pursuant to Public Resources Code §30510(a) and in accordance with §13551(b)(2) of Title 14 the California Code of Regulations; and

WHEREAS, pursuant to the California Environmental Quality Act (Public Resources Code §21000 et seq., "CEQA"), the California Code of Regulations, Title 14, §15000 et seq. ("CEQA Guidelines") and the City of Carpinteria's Environmental Review Guidelines as applicable, the City determined that pursuant to §15060(c)(2), 15060(b)(3), and 15061(b)(3) of the California Environmental Quality Act, no additional environmental review is necessary as the Ordinance would not be considered a project

and would not have the potential for causing a significant effect on the environment and therefore the project is not subject to CEQA; and

WHEREAS, the proposed amendments and additions to Title 14, Zoning, of the Carpinteria Municipal Code approved for submittal to the California Coastal Commission by the City Council as set forth below and as attached hereto and incorporated herein by reference reflect the input of the Planning Commission and the action of the City Council; and

WHEREAS, a full and complete copy of the project materials (15-1785-LCPA/ORD) is on file with the City's Community Development Department, located at 5775 Carpinteria Avenue, Carpinteria, California.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CARPINTERIA, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. The foregoing recitals are true and accurate.

Section 2. The City's Zoning Map is amended as shown in Attachment C, Ordinance No. 708.

Section 3. Title 14, Zoning, of the City's Municipal Code is amended as shown in Ordinance No. 708, Section 3.

Section 4. Pursuant to Public Resources Code Section 30510(a) and Government Code Sections 65854, 65855 and 65856, the City Council held a public hearing on the proposed amendment to the Local Coastal Program and is transmitting all proposed amendments and additions to the California Coastal Commission for submittal and filing pursuant to California Code of Regulations, Title 14 Section 13551(b)(2).

Section 5. Ordinance No. 708, as shown on Attachment B, has been found by the City of Carpinteria City Council to appropriately carry out the policies of the City's Coastal Land Use Plan consistent with the California Coastal Act.

PASSED, APPROVED AND ADOPTED this 25th day of April 2016, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

Mayor, City of Carpinteria

ATTEST:

City Clerk, City of Carpinteria

I hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting of the City Council of the City of Carpinteria held the 25th day of April 2016.

City Clerk, City of Carpinteria

APPROVED AS TO FORM:

Jena Acos, Legal Counsel
Brownstein Hyatt Farber Schreck, LLP,
Acting as City Attorney

Attachment B
Proposed Ordinance No. 708

Short-term Rental Ordinance
City Council
April 25, 2016

ORDINANCE NO. 708

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARPINTERIA, CALIFORNIA, AMENDING TITLE 14 (ZONING) OF THE CARPINTERIA MUNICIPAL CODE TO CREATE THE VACATION RENTAL OVERLAY DISTRICT AND ADDING AND AMENDING ZONING REGULATIONS PERTAINING TO THE ESTABLISHMENT AND OPERATION OF SHORT-TERM RENTALS.

WHEREAS, due to the growth in the number of residential units being converted to short-term rentals throughout the City of Carpinteria ("City") and concern over identified negative impacts associated with short-term rental use, on August 10, 2015, the City Council initiated an amendment to the Carpinteria Municipal Code pertaining to short-term rental use; and

WHEREAS, the City Council has determined that short-term rentals are having negative impacts on the quality and character of the City's residential neighborhoods and on the availability and affordability of housing; and

WHEREAS, protection of the City's housing stock for long-term residency is important to local workforce housing supporting the City's economy, including the hospitality and agricultural industries; and

WHEREAS, the City Council has determined that short-term rentals serve as an important lodging resource in the City, by providing an expandable lodging inventory, contributing to growth in the retail/restaurant business sector of the local economy and associated tax revenues; and

WHEREAS, the City Council's consideration of Project 15-1785-LCPA/ORD reflects the Council's commitment to maintaining a balance between preserving the availability of long-term rental housing for the local workforce and promoting appropriate opportunities for visitor-serving accommodations within the Coastal Zone; and

WHEREAS, because Title 14, Zoning, of the Carpinteria Municipal Code does not clearly state that short-term rentals are permitted uses within neighborhoods designated for multi-family residential uses, the City Council wishes to clearly delineate the zones within which short-term rentals are authorized in order to maintain the balance referenced above; and

WHEREAS, pursuant to its police powers, the City has the authority to enact laws which promote the public health, safety and general welfare of its residents; and

WHEREAS, the regulation of short-term rental use is consistent with both State law, which recognizes the vital role local governments play in the supply and affordability of housing, and City Housing Element policies, which, in part, call for maintenance and preservation of the City's residential housing stock; and

WHEREAS, the establishment of an appropriate City regulatory program can best address negative impacts being experienced in the City due to short-term rentals; and

WHEREAS, the establishment of an appropriate City regulatory program preserves opportunities for public access to Carpinteria as a visitor destination; and

WHEREAS, the City has licensed 218 vacation rentals, as of the date of this Ordinance, which operate legally in the Planned Residential Development Zone District. The City estimates that up to 50 vacation rentals and home stays operate illegally, some of which are located in the Single-Family Residential Zone District. The City's Code Compliance Division has sent seven property owners letters regarding compliance concerns for unpermitted vacation rentals in the Single-Family Residential Zone District. Concerns regarding neighborhood compatibility of vacation rentals has been raised in the Single-Family Residential Zone District; and

WHEREAS, the City Council adopted Urgency Ordinances 705 and 706 implementing and extending a moratorium on issuance of licenses for new short-term rentals in order to study, develop and consider regulations for short-term rental uses in the City; and

WHEREAS, on December 7, 2015 and January 4, 2016, the Planning Commission of the City of Carpinteria ("Planning Commission") heard a report from City staff and reviewed draft short-term rental regulations that would establish geographic boundaries and a quantitative cap, limiting the location and maximum number of short-term rentals that may be permitted, and that would establish permitting and operating standards for short-term rentals; and

WHEREAS, on February 8, 2016, the City Council of the City of Carpinteria ("City Council") heard a report from City staff and reviewed draft short-term rental regulations that would establish geographic boundaries and a quantitative cap, limiting the location and maximum number of short-term rentals that may be permitted, and that would establish permitting and operating standards for short-term rentals. The City Council gave staff direction to return to the Planning Commission for further deliberation on the geographic boundary, quantitative cap, amortization period, and home stay occupancy and parking limits; and

WHEREAS, on March 2, 2016 and March 21, 2016, the Planning Commission of the City of Carpinteria ("Planning Commission") heard a report from City staff and reviewed draft short-term rental regulations that would establish geographic boundaries and a quantitative cap, limiting the location and maximum number of short-term rentals that may be permitted, and that would establish permitting and operating

standards for short-term rentals. The Planning Commission considered modifications to the geographic boundary, quantitative cap, amortization period, and home stay occupancy and parking limits. The Planning Commission recommended denial of the draft short-term regulations and stated that they supported a larger overlay boundary and expressed concern about the number of non-conforming vacation rentals; and

WHEREAS, on April 25, 2016, the City Council of the City of Carpinteria heard a report from City staff and reviewed draft short-term rental regulations that would establish well-defined geographic boundaries within which short-term rentals would be authorized and a quantitative cap, limit the location and maximum number of short-term rentals that may be permitted, and establish permitting and operating standards for short-term rentals. The City Council considered the comments and concerns of the Planning Commission and the public; and

WHEREAS, after a duly noticed public hearing on April 25, 2016, the City Council recommended approval of Ordinance 708; and

WHEREAS, it has been determined that regulating short-term rental use as included in this ordinance is consistent with the City's General Plan and Coastal Land Use Plan.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CARPINTERIA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. INCORPORATION OF RECITALS

The City Council hereby finds and determines that the foregoing recitals, which are incorporated herein by reference, are true and correct.

SECTION 2. ADOPTION OF VACATION RENTAL OVERLAY DISTRICT MAP

Pursuant CMC 14.04.070, Exhibit 1, attached to and made a part of this ordinance, delineates the boundaries of the Vacation Rental Overlay District.

SECTION 3. AMENDMENT OF TITLE 14 OF CARPINTERIA MUNICIPAL CODE

Chapter 14.04, of Title 14 of the Carpinteria Municipal Code is hereby amended (in part) to read as follows:

14.04.060 - Overlay districts.

1. In addition to the regulations governing the foregoing districts, the following overlay districts and the symbols used to represent them on the official zoning maps are established as follows:

Coastal Appeals Area	CA
Ellinwood Parcel	Ellinwood
Environmentally Sensitive Habitat	ESH
Flood Hazard Area	FH
Residential	R
Specific Plan	S
Transportation Corridor Wetland	TCW
Vacation Rental	VR
Visitor-Serving/ Highway Commercial	V
Whitney Site	Whitney

2. The regulations of the overlay district shall apply to the land in the same manner as specific district regulations. Overlay regulations shall apply wherever the symbol and the boundaries of the area are shown on the official zoning maps. When a symbol for an overlay district is added to a district symbol, the provisions of the overlay district shall be effective in addition to the applicable district regulations. If any of the provisions of the overlay district conflict with provisions of the specific district regulations, the provisions which are most restrictive shall govern.

Chapter 14.47 Vacation Rental Overlay District, is hereby added to Title 14 of the Carpinteria Municipal Code to read as follows:

CHAPTER 14.47 – Vacation Rental Overlay District

14.47.010	Purpose and Intent
14.47.020	Applicability
14.47.030	License Required
14.47.040	Permitted Uses
14.47.050	Location Criteria
14.47.060	Applicability of Underlying Residential District
14.47.070	Application Requirements
14.47.080	Operating Standards
14.47.090	Grounds for Issuance / Denial of a License
14.47.100	License Form and Periods of Validity
14.47.110	License Issuance and Non-transferability
14.47.120	Terms of License: Expiration
14.47.140	License Renewal
14.47.150	Cessation of Use of a Residential Unit as a Vacation Rental
14.47.160	License Revocation
14.47.170	License Revocation – Hearing Required
14.47.180	Appeal from Denial or Revocation of License
14.47.190	License Application Fee
14.47.200	Amortization of Nonconforming Vacation Rentals
14.47.210	Violations
14.47.220	Penalties

- 14.47.230 Requirements Not Exclusive**
- 14.47.240 Private Action to Enforce**
- 14.47.241 Administrative Policy**

14.47.010 Purpose and Intent

The purpose of the vacation rental overlay district is to establish vacation rentals as a permitted use in the vacation rental overlay district, to specify that they are only allowed in the vacation rental overlay district, and to provide opportunity for owners of residential units to be used as vacation rentals, as defined by Carpinteria Municipal Code Section 14.08. The intent is to provide adequate transient occupancy uses in areas serving the beach and downtown and to insure that such uses are appropriately integrated with residential and commercial needs of the community. The vacation rental overlay district will allow owners of residential units to obtain a license to operate a vacation rental.

14.47.020 Applicability

The requirements of the vacation rental overlay district, as set forth in this chapter, shall apply to those parcels designated in the vacation rental overlay district, as shown on the adopted zoning map.

14.47.030 License Required

No person shall rent, offer to rent, or advertise for rent a residential unit to another person or group for a vacation rental without a license approved and issued in a manner provided for by this Chapter. Only owners of a residential unit are eligible to apply for and receive a vacation rental license. Licenses for operation of a short-term rental will be issued pursuant an administrative policy developed by the City Manager and/or his designee.

14.47.040 Permitted Uses

Uses permitted in the vacation rental overlay district are as follows:

- a. Vacation rentals;
- b. Uses, buildings and accessory structures customarily incidental to the above uses; and
- c. All other uses as defined in the underlying zoning district.

14.47.050 Location Criteria

The provisions of the vacation rental overlay district shall apply to any parcel(s) subject to the vacation rental overlay district, as shown on the City's official zoning maps.

14.47.060 Applicability of Underlying Residential District

All of the standards of the underlying residential district shall also apply to the vacation rental overlay district.

14.47.070 Application Requirements

Prior to renting, offering to rent or advertising the rental of a residential unit for a vacation rental, the property owner shall make an application to the City on a form provided by the City. The application shall be filed by the owner and include the following information:

- a. The full true name under which the business will be conducted.
- b. The address and assessor parcel number where the vacation rental is to be conducted. Where multiple units are located on the same parcel, each unit's address shall be provided on a separate application.
- c. The owner's full, true name, mailing address, email address and telephone number.
- d. In the case that a separate management company or person shall assume responsibility of the vacation rental for the owner, the management company or contact person's name, phone number, mailing address and email address shall be provided in addition to the owner.
- e. A description of any other business to be operated on the same premises, or on adjoining premises, owned or controlled by the owner and/or applicant.
- f. Certificate of insurance evidencing that the residential unit being used as a vacation rental is covered by homeowner's fire, hazard and liability insurance.
- g. Vacation rentals proposed on parcels with no live on-site manager, shall furnish the City with mailing labels of all neighboring owners and occupants addresses within 100 feet (neighboring residents) of the parcel boundaries of the proposed vacation rental, in a format provided by the City. Upon issuance of a vacation rental license, the City will send a written notice to neighboring residents notifying them that the premises will be used as a vacation rental and will provide the name, address, and telephone number of both the owner and the person or property manager responsible for managing the vacation rental.
- h. An affidavit stating that the residential unit meets all applicable building, health and safety standards. The affidavit shall be on a form provided by the City and shall be signed by the owner of the residential unit.

14.47.080 Operating Standards

The following minimum requirements shall apply to the operation of all vacation rentals:

- a. The owner or property manager must live or work within thirty (30) miles of the premises and be able to respond to tenant and/or public concerns about the vacation rental at all times during which a residential unit is being rented as such.
- b. All advertisements for the vacation rental shall list the City's vacation rental license number and the current transient occupancy tax rate which applies to the rental of the unit.
- c. The owner shall maintain homeowner's fire, hazard and liability insurance.
- d. The property shall be provided with adequate waste collection facilities at all times. Waste bins and refuse shall not be left within public view, except in proper containers for the purpose of collection on the scheduled collection day(s). The waste collection schedule and information about recycling and green waste separation and disposal shall be included in the rental agreement and posted conspicuously in the rental unit.
- e. The residential unit shall not be rented or used for events, e.g., weddings, commercial activities or sales events.
- f. Occupants of the vacation rental shall be prohibited from creating unreasonable noise or disturbances, engaging in disorderly conduct or violating provisions of federal, state or local law.
- g. At all times a unit is in use as a vacation rental, the owner's or property manager's contact information shall be posted on the outside wall near the entrance of the unit, in a format provided by the City.
- h. At all times a unit is in use as a vacation rental, a notice shall be posted on the interior of the front door of the vacation rental, in a form approved by the City, which notes the vacation rental license number, transient occupancy tax rate, property owner or property manager contact information, and any additional information as required by the City as a part of the vacation rental license.
- i. The owner shall maintain an active business license, transient occupancy tax certificate and any other applicable licenses and permits, in addition to the vacation rental license, pursuant to Carpinteria Municipal Code, at all times that the residential unit is used or advertised as a vacation rental. A copy of the

business license shall be posted on the interior of the front door of the residential unit.

- j. The maximum occupancy of a vacation rental shall be determined by the City and not exceed two occupants per unit, plus two occupants per bedroom. A bedroom is a room that is designed to be used as a sleeping room and for no other primary purpose and must meet the requirements of the Carpinteria Municipal Code for such. The vacation rental license shall specify the maximum number of occupants allowed at the vacation rental.
- k. The owner shall by written agreement, limit the number of vehicles of occupants to the number designated in the vacation rental license issued by the City; the number of vehicles shall be determined by the City at the time of application, taking into consideration the number of available parking spaces on the site.
- l. A home occupation may not be conducted in any residential unit for which a license has been issued to use the residential unit as a vacation rental.
- m. The owner shall ensure that the vacation rental complies with all applicable codes regarding fire, building and safety, and all other relevant federal, state and local laws and ordinances.
- n. Availability of the rental unit to the public shall not be advertised on the premises.
- o. The City Manager shall have the authority to impose additional operating standards, applicable to all vacation rentals, as necessary, to achieve the objectives of this title. A list of all additional standards shall be maintained and on file in the Office of the City Clerk and such offices as the City Manager designates.
- p. Upon reasonable notice, each owner and agent or representative of any owner shall provide access to each vacation rental and any records related to the use and occupancy of the vacation rental to the City Manager at any time during normal business hours, for the purpose of inspection or audit to determine that the objectives and conditions of this chapter are being fulfilled.

14.47.090 Requirements for License Issuance

The City shall consider the information included in a complete application in order to determine whether the issuance of the license for the vacation rental is consistent with the provisions of this chapter. Upon determination by the City that the following criteria have been met, the City shall approve the license:

- a. The number of licensed vacation rentals within the vacation rental overlay district do not to exceed the following area limits:

- i. Area A, as identified on the vacation rental overlay district map adopted as part of Ordinance 708 on (date): Fifty five (55) vacation rentals;
 - ii. Area B, as identified on the vacation rental overlay district map adopted as part of Ordinance 708 on (date): One Hundred Fifteen (115) vacation rentals;
 - iii. Area C, as identified on the vacation rental overlay district map adopted as part of Ordinance 708 on (date): Thirty (30) vacation rentals;
 - iv. Area D, as identified on the vacation rental overlay district map adopted as part of Ordinance 708 on (date): Eighteen (18) vacation rentals.
- b. A license for a vacation rental use for the residential unit has not been revoked in the prior twenty-four (24) month period;
 - c. The premises or residential unit is not currently the subject of an active compliance order or administrative citation for a violation of the Carpinteria Municipal Code;
 - d. An administrative citation has not been issued, regarding a violation on the site, in the past twelve (12) months;
 - e. The property owner has demonstrated, through an application filed to the City, the ability to meet the requirements outlined in this chapter.

14.47.100 License Form and Period of Validity

All licenses for vacation rental uses shall be made on forms furnished by the Finance Department and shall be issued for one (1) year. Licenses shall be issued for the period of time beginning on July 1st of each year and concluding on June 30th of the following year. Applications made during the year shall be issued for a prorated period to conclude on June 30th.

14.47.110 License Issuance and Non-transferability

The vacation rental license issued under this chapter shall be issued to the owner of record of the residential unit and no license may be assigned, transferred or loaned to any other person, entity, location or establishment.

14.47.120 Term of License: Expiration

The vacation rental license shall be personal to the applicant/owner and shall automatically expire upon sale or transfer of the premises or residential unit, or if not renewed pursuant to Municipal Code Section 14.47.130. The license may be revoked for failure to comply with adopted standards, subject to the administrative and revocation procedures outlined in Section 14.47.150, unless otherwise specified by this chapter.

14.47.130 License Renewal

The vacation rental license shall automatically renew upon payment of the business license tax renewal fee and all required transient occupancy tax remittance documents associated with the vacation rental license. Non-renewal prior to the expiration date will result in expiration of the vacation rental license and will require that a new application be made subject to Sections 14.47.070 and 14.47.090 and all other requirements of this code.

14.47.140 Cessation of Use of a Residential Unit as a Vacation Rental

- a. Where the owner of a premises or residential unit used and occupied as a vacation rental pursuant to a vacation rental license approved and issued in the manner provided by this chapter, fails to remit transient occupancy tax for a period of twenty-four (24) consecutive months or greater as determined by the City, vacation rental license shall be deemed to have automatically expired and shall be forfeited.
- b. Where the owner of a premises or residential unit used and occupied as a vacation rental pursuant to a license approved and issued in the manner provided by this chapter intends to cease such use and abandon the vacation rental license for the residential unit, the owner shall promptly cause a notice of cessation to be filed with the City. The vacation rental license for the unit shall expire immediately upon receipt by the City of the notice of cessation.

14.47.150 License Revocation

A vacation rental license issued under the provisions of this chapter may be revoked by the City Manager or his/her designee after notice and hearing, as provided in Section 14.47.180 below, for any of the following reasons:

- a. Fraud, misrepresentation or false statement contained in the application;
- b. Fraud, misrepresentation or false statement made in the course of carrying on a vacation rental as regulated by this chapter;
- c. Any violation of any of the provisions of this chapter or of any other provision of this code; or
- d. Any violation of any provision of federal, state or local laws.

14.47.160 License Revocation - Hearing Required

Before revoking a vacation rental license, the City Manager or his/her designee shall give the owner reasonable notice in writing of the proposed revocation and of the grounds thereunder, and also of the time and place at which the holder of the vacation rental license will be given a reasonable opportunity to show cause why the vacation

rental license should not be revoked. The notice may be served personally upon the owner or may be mailed, postage prepaid, to the owner, at the last known address or at any address shown upon the application, at least ten (10) days prior to the date of the hearing. Upon conclusion of the hearing, the City Manager or his/her designee may, for any of the grounds set forth in Section 14.47.170, shall revoke the license.

14.47.180 Appeal from Denial or Revocation of License

Any person whose application has been denied by the City Manager or his/her designee or any person who has had a vacation rental license revoked by the City Manager or his/her designee shall have the right to an administrative appeal before the City Manager or his/her designee. Any unfavorable decision by the City Manager may be appealed in writing, in a form provided by the City, stating the grounds therefor, within ten days of the decision, to the Planning Commission. The Planning Commission shall hold a hearing thereon within a reasonable time and the decision of the Planning Commission shall be final. Appeals shall be filed as outlined in Carpinteria Municipal Code Section 14.78.

14.47.190 License Application Fee

No application shall be processed and no vacation rental license shall be issued under the provisions of this chapter unless the applicant has paid, unless exempted, the fees as set forth in the schedule of fees established by resolution of the City Council.

14.47.200 Amortization of Nonconforming Vacation Rentals

A nonconforming vacation rental is a vacation rental licensed by the City that is located outside of the vacation rental overlay district and was lawfully established in the PRD Planned Residential Zone District prior to the effective date of this Chapter. Notwithstanding any other law or provision of the Carpinteria Municipal Code, nonconforming vacation rentals shall terminate automatically within five (5) years of the effective date of Chapter 14.47 of the Carpinteria Municipal Code. A nonconforming vacation rental shall be subject to and shall follow the licensing provisions of this Chapter with the exception of Section 14.47.090(a).

To qualify as a nonconforming vacation rental, all of the following shall be satisfied:

- a. The owner demonstrates, with financial evidence acceptable to the City, that the residential unit has been used regularly and continually as a vacation rental in the twenty-four (24) months prior to October 26, 2015;
- b. The owner demonstrates, with financial evidence acceptable to the City, that s/he has successfully transmitted all transient occupancy taxes and

business license fees to the City in the twenty-four (24) months prior to October 26, 2015; and

- c. The property had been continually licensed with the City as a vacation rental over the twenty-four (24) months prior to October 26, 2016.

14.47.210 Violations

All violations of this chapter may be filed as either a misdemeanor or infraction, as determined by the City Attorney, pursuant to Municipal Code Section 1.08.010.

14.47.220 Penalties

Violations of this chapter shall be punishable as provided under Chapter 1.08 of the Carpinteria Municipal Code.

14.47.230 Requirements Not Exclusive

The requirements of this chapter shall be in addition to any license, permit, or fee required under any other provision of this code. The issuance of any permit pursuant to this chapter shall not relieve any person of the obligation to comply with all other provisions of this code pertaining to the use and occupancy of the vacation rental unit or the property on which it is located.

14.47.240 Private Action to Enforce

Any person who has suffered, or alleges to have suffered, damage to person or property because of a violation of this chapter may bring an action for money damages and any other appropriate relief in a court of competent jurisdiction against the party alleged to have violated this chapter. Nothing herein shall be deemed or construed to create any right of action against the city or any of its officers, employees, or agents. The sole purpose and intent of this section is to create a right of action between private parties, entities and interests, which are or may be impacted or affected by various aspects of vacation home rentals within the city.

14.47.241 Administrative Policy

The City Manager or his designee, shall have the authority to develop administrative policies to implement the intent of this Chapter. The City Council may, from time to time, consider modifications to the administrative policies.

Chapter 14.52 Home Stays, is hereby added to Title 14 of the Carpinteria Municipal Code to read as follows:

CHAPTER 14.52 - Home Stays

- 14.52.010 Purpose and Intent**
- 14.52.020 Applicability**
- 14.52.030 License Required**
- 14.52.040 Applicability of Underlying Base Zoning District**
- 14.52.050 Application Requirements**
- 14.52.060 Operating Standards**
- 14.52.070 Grounds for Issuance / Denial of a License**
- 14.52.080 License Form and Period of Validity**
- 14.52.090 License Issuance and Non-Transferability**
- 14.52.100 Term of License: Expiration**
- 14.52.110 License Renewal**
- 14.52.120 Cessation of Use of Property as a Home Stay**
- 14.52.130 License Revocation**
- 14.52.140 License Revocation – Hearing Required**
- 14.52.150 Appeal from Denial or Revocation of License**
- 14.52.160 License Application Fee**
- 14.52.170 Violations**
- 14.52.180 Penalties**
- 14.52.190 Requirements Not Exclusive**
- 14.52.200 Private Action to Enforce**
- 14.52.201 Administrative Policy**

14.52.010 Purpose and Intent

The purpose and intent of the home stays chapter is to adopt regulations pursuant to the police powers of the City for the purpose of requiring the owner(s) of a residential unit that is used as a home stay, as defined by Section 14.08 of the Carpinteria Municipal Code, to apply for and secure a home stay license authorizing use of the residential unit as a home stay in the manner provided for by this chapter. The intent of this chapter is to establish home stays as an allowed use in the R-1 Single-Family Residential, Planned Unit Development, and Planned Residential Development Zone Districts.

14.52.020 Applicability

This chapter applies to the licensing of home stays in residential zoning districts as outlined in Sections 14.12, 14.14, and 14.16 of the Carpinteria Municipal Code.

14.52.030 License Required

No person shall rent, offer to rent, or advertise for rent a home stay to another person or group without a license approved and issued in a manner provided for by this chapter. Only owners of a residential unit are eligible to apply for and receive a home stay license. Licenses for operation of a home stay will be issued pursuant an administrative policy developed by the City Manager and/or his designee.

14.52.040 Applicability of Underlying Residential District

All of the standards of the underlying residential district shall also apply to home stays.

14.52.050 Application Requirements

Prior to renting, offering to rent or advertising the rental of a home stay, the owner shall make an application for a home stay license to the City on a form provided by the City. The application shall be filed by the owner and include the following information:

- a. The full true name under which the business will be conducted.
- b. The address and assessor parcel number where the home stay is to be conducted.
- c. The owner's full, true name, mailing address, email address and telephone number.
- d. An affidavit stating that the residential unit meets all applicable building, health and safety standards. The affidavit shall be on a form provided by the City and shall be signed by the owner of the residential unit.

14.52.060 Operating Standards

The following minimum requirements shall apply to the operation of all home stays:

- a. The owner shall reside in the residential unit during all overnight rental periods.
- b. All advertisements for the home stay shall list the City's home stay license number and the current transient occupancy tax rate which applies to the rental of the unit.
- c. At all times a unit is used as a home stay, a notice shall be posted on the interior of the front door of the home stay, in a form approved by the City, which notes the home stay license number, transient occupancy tax rate, property owner

contact information, and any additional information as required by the City as a part of the home stay license.

- d. The owner shall maintain an active business license, transient occupancy tax certificate and any other applicable licenses and permits, in addition to the home stay license, pursuant to Carpinteria Municipal Code, at all times that the residential unit is used or advertised as a home stay. A copy of the business license shall be posted on the interior of any bedroom door rented as part of a home stay.
- e. The maximum occupancy of a home stay shall be limited to no more than four (4) home stay guests per home stay.
- f. The owner shall by written agreement, limit Home Stay occupants to no more than one vehicle.
- g. Availability of the rental unit to the public shall not be advertised on the premises.
- h. The City Manager shall have the authority to impose additional operating standards, applicable to all home stays, as necessary, to achieve the objectives of this title. A list of all additional standards shall be maintained and on file in the Office of the City Clerk and such offices as the City Manager designates.
- i. Upon reasonable notice, each owner and agent or representative of any owner shall provide access to each residential unit used as a home stay and any records related to the use and occupancy of the home stay to the City Manager at any time during normal business hours, for the purpose of inspection or audit to determine that the objectives and conditions of this chapter are being fulfilled.

14.52.070 Requirements for License Issuance

The City shall consider the information included in a complete application in order to determine whether the issuance of a home stay license is consistent with the provisions of this chapter. Upon determination by the City that the following criteria have been met, the City shall approve the license:

- a. The City has not revoked a license for home stay use for that residential unit within the prior twenty-four (24) month period;
- b. The premises or residential unit is not currently the subject of an active compliance order or administrative citation for violation of the Carpinteria Municipal Code;
- c. An administrative citation has not been issued, regarding a violation on the site, in the past twelve (12) months;

- d. The property owner has demonstrated, through an application filed to the City, the ability to meet the requirements outlined in this chapter.

14.52.080 License Form and Period of Validity

All licenses for home stay uses shall be made on forms furnished by the Finance Department and shall be issued for one (1) year. Licenses shall be issued for the period of time beginning on July 1st of each year and concluding on June 30th of the following year. Applications made during the year shall be issued for a prorated period to conclude on July 1st.

14.52.090 License Issuance and Non-transferability

The home stay license issued under this chapter shall be issued to the owner of record of the residential unit and no license may be assigned, transferred or loaned to any other person, entity, location or establishment.

14.52.100 Term of License: Expiration

The home stay license shall be personal to the applicant/owner and shall automatically expire upon sale or transfer of the premises or residential unit or if not renewed pursuant to Municipal Code Section 14.52.110. The license may be revoked for failure to comply with adopted standards, subject to the administrative and revocation procedures outlined in Section 14.52.130, unless otherwise specified by this chapter.

14.52.110 License Renewal

The home stay license shall automatically renew upon payment of the business license tax renewal fee and all required transient occupancy tax remittance documents associated with the home stay license. Non-renewal prior to the expiration date will result in expiration of the home stay license and will require that a new application be made subject to Section 14.52.050 and all other requirements of this code.

14.52.120 Cessation of Use of a Residential Unit as a Home Stay

- a. Where the owner of a premises or residential unit used and occupied as a home stay pursuant to a home stay license approved and issued in the manner provided by this chapter, fails to remit transient occupancy tax for a period of twenty-four (24) consecutive months or greater, as determined by the City, home stay license shall be deemed to have automatically expired and shall be forfeited.
- b. Where the owner of a premises or residential unit used and occupied as a home stay pursuant to a license approved and issued in the manner provided by this chapter intends to cease such use and abandon the home stay license for the residential unit, the owner shall promptly cause a notice of cessation to be filed

with the City. The home stay license for the unit shall expire immediately upon receipt by the City of the notice of cessation.

14.52.130 License Revocation

A home stay license issued under the provisions of this chapter may be revoked by the City Manager or his/her designee after notice and hearing, as provided in Section 14.52.140 below, for any of the following reasons:

- a. Fraud, misrepresentation or false statement contained in the application;
- b. Fraud, misrepresentation or false statement made in the course of carrying on a home stay rental as regulated by this chapter;
- c. Any violation of any of the provisions of this chapter or of any other provision of this code; or
- d. Any violation of any provision of federal, state or local laws.

14.52.140 License Revocation - Hearing Required

Before revoking a home stay license, the City Manager or his/her designee shall give the owner reasonable notice in writing of the proposed revocation and of the grounds thereunder, and also of the time and place at which the holder of the home stay license will be given a reasonable opportunity to show cause why the home stay license should not be revoked. The notice may be served personally upon the owner or may be mailed, postage prepaid, to the owner, at the last known address or at any address shown upon the application, at least ten (10) days prior to the date of the hearing. Upon conclusion of the hearing, the City Manager or his/her designee may, for any of the grounds set forth in Section 14.52.130, shall revoke the license.

14.52.150 Appeal from Denial or Revocation of License

Any person whose application has been denied by the City Manager or his/her designee or any person who has had a home stay license revoked by the City Manager or his/her designee shall have the right to an administrative appeal before the City Manager or his/her designee. Any unfavorable decision by the City Manager may be appealed in writing, in a form provided by the City, stating the grounds therefor, within ten days of the decision, to the Planning Commission. The Planning Commission shall hold a hearing thereon within a reasonable time and the decision of the Planning Commission shall be final. Appeals shall be filed as outlined in Carpinteria Municipal Code Section 14.78.

14.52.160 License Application Fee

No application shall be processed and no home stay license shall be issued under the provisions of this chapter unless the applicant has paid, unless exempted, the fees as set forth in the schedule of fees established by resolution of the City Council.

14.52.170 Violations

All violations of this chapter may be filed as either a misdemeanor or infraction, as determined by the City Attorney, pursuant to Municipal Code Section 1.08.010.

14.52.180 Penalties

Violations of this chapter shall be punishable as provided under Chapters 1.06 and 1.08 of the Carpinteria Municipal Code.

14.52.190 Requirements Not Exclusive

The requirements of this chapter shall be in addition to any license, permit, or fee required under any other provision of this code. The issuance of any permit pursuant to this chapter shall not relieve any person of the obligation to comply with all other provisions of this code pertaining to the use and occupancy of the home stay unit or the property on which it is located.

14.52.200 Private Action to Enforce

Any person who has suffered, or alleges to have suffered, damage to person or property because of a violation of this chapter may bring an action for money damages and any other appropriate relief in a court of competent jurisdiction against the party alleged to have violated this chapter. Nothing herein shall be deemed or construed to create any right of action against the city or any of its officers, employees, or agents. The sole purpose and intent of this section is to create a right of action between private parties, entities and interests, which are or may be impacted or affected by various aspects of vacation home rentals within the city.

Chapter 14.08 Definitions, of Title 14 of the Carpinteria Municipal Code is amended (in part) to include the following:

14.08.312 - Home stay.

"Home stay" means a type of short-term rental where the owner remains in the residential unit during the entire rental period. A home stay does not include the hosting of personal guests, home exchanges or vacation rentals. Tents, yurts and RVs are not allowed as a part of a home stay rental.

14.08.541 – Residential unit.

"Residential unit" means a building or portion thereof designed for or occupied in whole or in part, as a home, residency, or sleeping place, either permanently or temporarily, and containing not more than one kitchen per residential unit, but not including a hotel or boarding house, lodging house or motel. For the purposes of this Code residential unit includes the term dwelling unit and housing unit. See also Carpinteria Municipal Code 14.08.190 "Dwelling".

14.08.562 – Short-term rental.

“Short-term rental” is defined as the rental of a residential unit for a period of thirty (30) consecutive calendar days or less, subject to all applicable city land use regulations, permit/licensing requirements, and payment of fees and/or taxes, including transient occupancy tax as defined in Chapter 3.20 of this Code. Short-term rentals include both vacation rentals and home stays. Tents, yurts and RVs are not allowed as a part of a short-term rental.

14.08.627 – Vacation rental.

“Vacation rental” means a type of short-term rental where the owner of the residential unit does not remain in the residential unit during the entire rental period. Vacation rentals typically include the rental of an entire dwelling or premises. For the purposes of this Code, a vacation rental does not include time shares, home stays or home exchanges. Tents, yurts and RVs are not allowed as a part of a vacation rental.

Chapter 14.12 R-1 Single-Family Residential District, of Title 14 of the Carpinteria Municipal Code is amended (in part) to read as follows:

14.12.030 - Uses permitted by right.

Uses permitted by right in the R-1 district are as follows:

1. One single-family dwelling per legal parcel;
2. Uses, buildings, and structures customarily incidental to single-family dwellings, for exclusive use of the residents of the site, and not involving the maintenance of a commercial enterprise on the premises;
3. Home occupations subject to the provisions of Section 14.50.030;
4. Golf courses and country clubs operated in connection with the single-family residential development, but not including commercial driving tees, ranges, putting courses, or miniature golf courses;
5. Orchards, truck and flower gardens, and the raising of field crops; provided there is no sale on the property of the products produced;
6. Nurseries and greenhouses used only for the propagation and cultivation of plants, provided no advertising sign, commercial display room, or stand is maintained in connection therewith, and provided further that the aggregate square feet of floor area or ground area of all such building shall not exceed three hundred (300) square feet;
7. The keeping of animals and poultry as provided in Sections 6.04.390 and 6.04.420;
8. Public parks, playgrounds, and community centers;
9. Child day care use; provided such use does not detrimentally change the residential appearance of the property or neighborhood;
10. Small family care homes, as defined in Chapter 14.08;
11. Home stay, as provided in Chapter 14.52.

Chapter 14.14 PRD Planned Residential Development District, of Title 14 of the Carpinteria Municipal Code is amended (in part) to read as follows:

14.14.030 - Uses permitted subject to development plan approval.

Permitted uses subject to development plan approval are as follows:

1. Single-family, duplex, and multifamily dwelling units, including developments commonly known as townhouses, condominiums, cluster, and community apartment projects;
2. Accessory uses and structures incidental to permitted uses, i.e., laundry and storage rooms, garages, carports and parking lots, bus shelters, and bike racks, but not including retail commercial uses;
3. Child day care use, provided such use does not detrimentally change the residential appearance of the property or the neighborhood;
4. Public parks, playgrounds, and community centers;
5. Home occupations, as provided in Section 14.50.030;
6. Vacation rentals, within the vacation rental overlay district, as provided in Chapter 14.47;
7. Home stays, as provided in Chapter 14.52.

Chapter 14.16 PUD Planned Unit Development District, of Title 14 of the Carpinteria Municipal Code is amended (in part) to read as follows:

14.16.040 - Uses permitted subject to development plan approval.

Permitted uses subject to development plan approval in the PUD district are as follows:

1. Residential units, either attached or detached, including single-family dwellings, rowhouses, townhouses, apartments, condominiums, modular homes, and mobile homes on a permanent foundation; provided, that the units are clustered to the maximum extent feasible; for modular/mobile home PUD's, see Chapter 14.17;
2. Recreational facilities, including but not limited to, tennis courts, swimming pools, playgrounds, and parks for the private use of the prospective residents, provided such facilities are not operated for remuneration;
3. Commercial recreational facilities that are compatible with the residential units;
4. Community center facilities, i.e., day care center, laundromat, meeting rooms, for use by residents of the development;
5. Visitor-serving commercial facilities, i.e., a motel or restaurant; provided, that the planning commission may reduce the residential density otherwise permitted to accommodate facilities that provide overnight lodging, based on a determination that the increased density caused by the overnight lodging facility would have an adverse effect on prospective residents or on the surrounding environment; examples include an adverse effect on an environmentally sensitive habitat, major views to the ocean or foothills, and public access to the shoreline;

6. Convenience establishments of a commercial and service nature such as a neighborhood store designed and built as an integral part of the development and providing facilities primarily designed to serve the needs of prospective residents may be permitted, subject to the finding that such commercial use would not be materially detrimental to existing commercial development in the downtown area;
7. Open space uses such as parks, viewing areas, hiking, biking, and equestrian trails;
8. Uses, buildings and structures incidental, accessory and subordinate to permitted uses, subject to the provisions of this zoning district;
9. Home stays, as provided in Chapter 14.52.

14.16.041 – Administrative Policy

The City Manager or his designee, shall have the authority to develop administrative policies to implement the intent of this Chapter. The City Council may, from time to time, consider modifications to the administrative policies.

SECTION 5. Effective Date

This Ordinance shall be in full force and effect thirty (30) days following certification as an amendment to the City's Local Coastal Program by the California Coastal Commission; and before the expiration of fifteen (15) days following passage, this Ordinance shall be published once with the names of the members of the City Council voting for and against the same in The Coastal View, a newspaper of general circulation, published in the City of Carpinteria.

SECTION 6. CEQA Exemption

The City Council finds that this Ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment), 15060(c)(3) (the activity is not considered a project as defined in Section 15378), and 15061(b)(3) (the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA).

SECTION 7. Severability

If any section, subsection, sentence, clause, phrase or word of this Ordinance is for any reason held to be invalid by a court of competent jurisdiction, such decisions shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed and adopted this Ordinance, and

each and all provisions hereof, irrespective of the fact that one or more provisions may be declared invalid.

SECTION 8. Publication

The City Clerk shall certify as to the passage of this Ordinance and cause the same to be published and posted in the manner prescribed by California law.

PASSED, APPROVED AND ADOPTED this ____th day of _____ 2016, by the following called vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBER(S):

ABSENT: COUNCILMEMBER(S):

ATTEST:

Mayor, City of Carpinteria

City Clerk, City of Carpinteria

I hereby certify that the foregoing Ordinance was duly and regularly introduced and adopted at a regular meeting of the City Council of the City of Carpinteria held the ____ day of _____ 2016.

City Clerk, City of Carpinteria

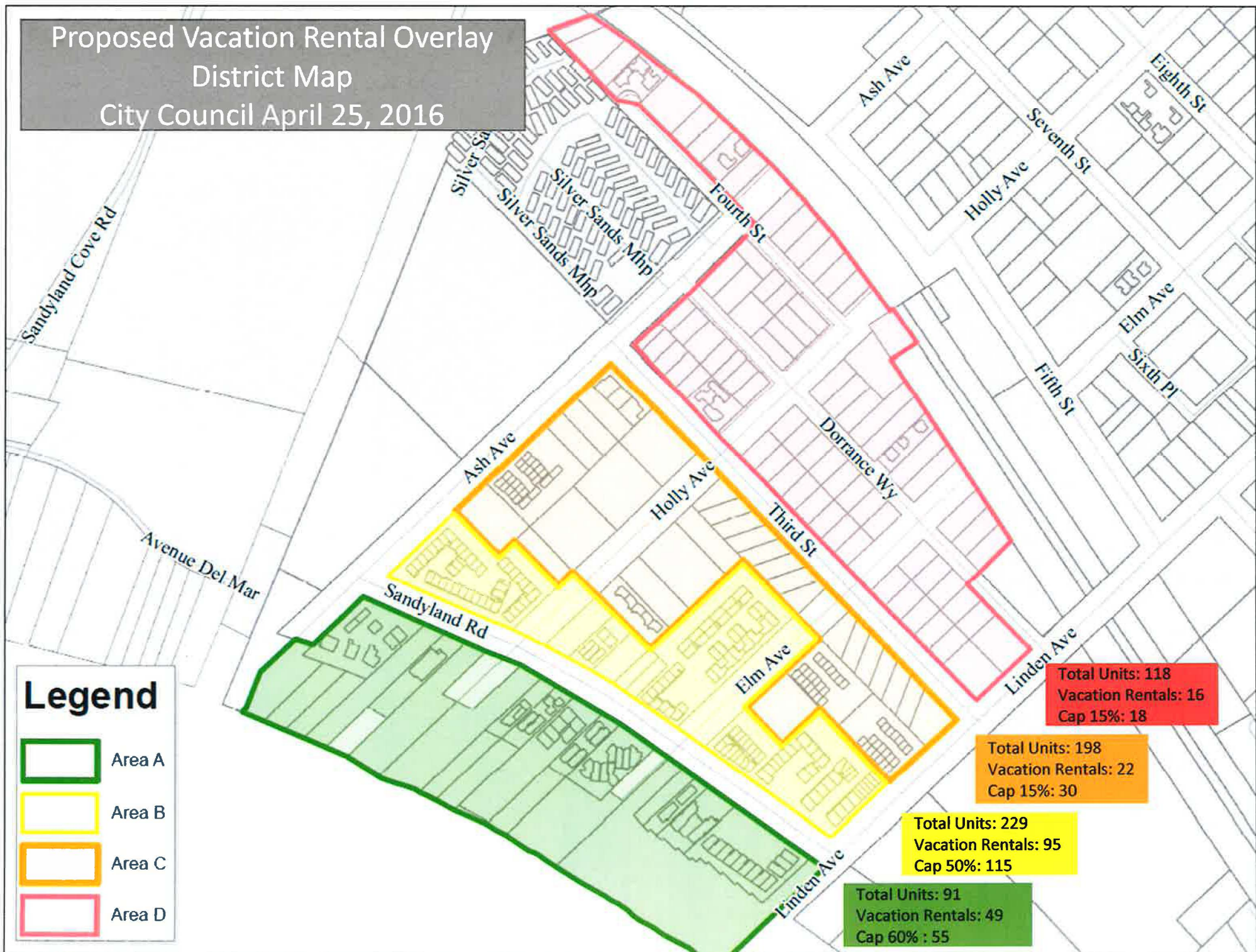
APPROVED AS TO FORM:

Jena Acos, Legal Counsel
Brownstein Hyatt Farber Schreck, LLP,
Acting as City Attorney

Attachment C
Proposed Vacation Rental Overlay District Map

Short-term Rental Ordinance
City Council
April 25, 2016

Proposed Vacation Rental Overlay
District Map
City Council April 25, 2016



Attachment D
Planning Commission Minutes
January 4, 2016

Short-term Rental Ordinance
City Council
April 25, 2016

MINUTES, PLANNING COMMISSION
CITY OF CARPINTERIA
CARPINTERIA, CALIFORNIA

January 4, 2016
Regular Meeting
Council Chamber
5:30 P.M.

CALL TO ORDER and ROLL CALL Chair Moyer called the meeting to order at 5:33 p.m. Commissioners Present: Jane L. Benefield John Callender, Vice-Chair Glenn La Fevers John Moyer, Chair Commissioners Absent: David Allen Others Present: Steve Goggia, Acting Community Development Director Shanna R. Farley-Judkins, Assistant Planner Jenna Shoaf, City Attorney's Office Dylan Johnson, City Attorney's Office Approximately 25 interested persons	CALL TO ORDER & ROLL CALL
PLEDGE OF ALLEGIANCE - Chair Moyer called for the flag salute.	PLEDGE OF ALLEGIANCE
INTRODUCTIONS, PRESENTATIONS, ANNOUNCEMENTS - None	ANNOUNCEMENTS
PUBLIC COMMENT - None	PUBLIC COMMENT
CONSENT CALENDAR a. Minutes of the regular Planning Commission meeting held December 7, 2015. MOTION Upon a motion by Commissioner Benefield, seconded by Commissioner Callender, the Planning Commission voted 3-0 (Benefield, Callender and Moyer in favor; La Fevers abstained) to approve the minutes of the regular Planning Commission meeting held December 7, 2015.	CONSENT CALENDAR
CONTINUED PUBLIC HEARING a. Short-term Rentals Ordinance Planner: Shanna R. Farley-Judkins Project 15-1785-LCPA/ORD	CONTINUED PUBLIC HEARING

Hearing on the request of the City of Carpinteria to consider Case No. 15-1785-LCPA/ORD, proposing to amend the City's Local Coastal Program to reflect changes to the City Municipal Code, Zoning Code and Zoning Map to include regulations regarding Short-term Rentals (Home Stays, Vacation Rentals and Home Exchanges). Changes to the Municipal Code include adoption of Chapter 14.52 titled, "Short-term Vacation Rentals," adoption of Chapter 14.53 titled, "Short-term Home Stay Rentals," adoption of Chapter 14.45 titled, "Short-term Rental Overlay District," addition of new definitions to Chapter 14.08, and addition of new use types to Chapter 14.12 R-1 Single-Family Residential District, 14.14 PRD Planned Residential Development District, 14.16 PUD Planned Unit Development and 14.18 MHP Mobile Home Park Planned Development District; and to approve an Exemption pursuant to §15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines. The project would impact a number of parcels throughout the City located in residential zone districts.

Assistant Planner Shanna Farley-Judkins presented the staff report. She reviewed the Ordinance's background, provisions, alternatives that could be considered, environmental information, and an analysis of General Plan/Coastal Plan policies. She said staff was recommending approval of the modification and development of an Overlay District, and adoption of Home Stays regulations, as presented in the staff report. Mrs. Farley-Judkins provided additional details in response to commissioners' questions.

PUBLIC HEARING OPENED

Chair Moyer opened the public hearing at 6:35 p.m.

Mike Wondolowski, President of Carpinteria Valley Association (CVA), said a high density of short-term rentals replacing single-family homes in a residential area and a conversion of residential to hospitality results in an overall loss of units. Regarding the term "economic sector" in reference to retail businesses in the commercial district, he explained how the economy is more complex than that and cited the example of less tax revenue being generated due to reduced residential property values from short-term rentals in R-1 neighborhoods. He said the economic sector is much larger than the retail business sector and recommended staff use appropriate terminology.

Mr. Wondolowski said the goal should not be, "How do we accommodate what is there now?" but "How do we do what's right for the community?" He said the cap numbers are not based on sound planning principles but who applied for licenses. He also pointed out that the loss of residential housing impacts neighborhoods differently, with a loss at the beach not as big an impact as a loss in other neighborhoods.

With respect to the Coastal Act's Section 30222 supporting short-term vacation rentals, he stated that short-term rentals are *not* visitor serving commercial recreational facilities and, if they are, don't belong in residential areas whatsoever. He said staff's statement that short-term rentals are enough like residential uses that they are okay is fundamentally inconsistent and asked for clarification of Section 30222.

Gail Marshall expressed concerns about allowing additional vacation rentals in some of the subareas, noting that Subarea 1 seems a likely place for an overlay but 2, 3 and 4 are much more problematic, such as the residential area adjacent to Palm Avenue. She does not favor the gentrification of Carpinteria at the cost of affordable housing for existing residents. The 17 units being lost could as easily be affordable as unaffordable and, regarding RHNA numbers, every unit given up is one we will have to find eventually. Although she does not wish to prohibit vacation rentals, we do not need to increase them, she said.

Vera Bensen expressed support for the ordinance and said it is especially important to protect the residential areas and their owners. She said our whole town can turn into a rental unit if the ordinance does not pass, and we need to preserve our small rural beach town.

Jim Reginato agreed with the first two speakers (Wondolowski and Marshall) and said with the vacancy rate at 0.291%, he does not see how the number of vacation rentals can be increased, and it should be lowered. His wife was contacted four times in the last month by in-town workers looking for long-term rentals, and the people cannot find housing. He said long-term rentals are more in the spirit of keeping Carpinteria a small beach town than having vacation rentals, and people buy homes with the expectation of not having a commercial enterprise next door.

Denver Compton agreed with the first two speakers (Wondolowski and Marshall) and expressed concern about the proposal to increase vacation rentals, noting that our town is very small, with a very limited stock of housing. He also expressed concern that a 30-day or less rental that was illegal is now going to be a 31-day for \$6,000/month rental, with a nightly rate in case someone checks out early. He asked that we take our time and look carefully, noting it is easy to sidestep regulations.

PUBLIC HEARING CLOSED

Chair Moyer closed the public hearing at 6:49 p.m.

Commissioner Callender said it is his preference that a new usage that

comes along with the Internet be something where we accept that it could have benefits for some people. He said he is in favor of extending the amortization period for legal, non-conforming users, and he would be fine having it into perpetuity as long as conditions are met (he does not necessarily feel strongly about it). Regarding the fees, he would avoid imposing a new burden by adding a high fee on property owners who are taking advantage of this opportunity, and renewal fees should be lower than initial ones. He feels we should stay out of the way of property owners and only impose the necessary amount of friction and drag on this economic activity.

Commissioner Benefield said we are leaning so far into the tourism business that it has created an imbalance and our purpose is to provide that balance. At this time Subareas 1 and 2 are the only areas that should be allowed to have vacation rentals, with the remaining areas amortized out for certainly longer than 2 years but not into perpetuity. There are enough vacation rentals, and with 607 hotels rooms and 210 campsites (8 people per site), we do not have a dearth of places. We must be cognizant primarily of our neighborhoods and residents and not the profit motive. She described the regulations in the staff report as excellent and said fines should be increased and application fees included. Regarding operating standards, they need to be posted and maintained so renters and neighbors can see them. With respect to the home stays, they are a great idea to promote our community and she likes few restrictions on them. She would increase the beach Subarea 1 from 190 to 200 and increase the Downtown Subarea 2 to 30, for a maximum total of 230 for the city.

Commissioner La Fevers explained that he was unable to participate at this time due to his absence at the previous meeting and was present in the event that the item comes up again in the future.

Chair Moyer expressed support for the staff report and its recommendations. In response to a comment made during the public hearing about pushing vacation rentals into the beach area, he pointed out that Subarea 1 has a pretty comfortable ratio of affordable rentals, and he would not want to push more vacation rentals there but prefer to spread them out. He would have left the number of units there the same but understands the necessity for wiggle room. Regarding signage, he is not a fan of it because it commercializes a residential area, and it does not remedy illegal activities in the R-1 zones. The more you restrict, the more illegal activity will go on, and a middle ground has to be met. He spoke about how it is expensive to maintain property and vacation rentals have enhanced units around Carpinteria. He expressed support for recommending the ordinance to the City Council.

Commissioner Benefield made it clear that she would not vote for the ordinance if Subareas 3 and 4 were included; however, she did not want the ordinance held up and wanted it to go to the City Council.

MOTION

Upon a motion by Commission Callender, seconded by Chair Moyer, the Planning Commission voted 2-1 (Callender and Moyer in favor; Benefield opposed, La Fevers abstained) to recommend the City Council adopt Ordinance 708 in its current form without modifications.

Interim Community Development Director Steve Goggia clarified that the ordinance would be forwarded to the City Council with Commissioner Benefield's reasons for opposing as stated.

RECESS

Chair Moyer called for a break at 7:30 p.m. The meeting reconvened at 7:40 p.m.

NEW PUBLIC HEARING

a. The Gas Company Data Collection Unit
Planner: Shanna R. Farley-Judkins
Project No. 15-1792-CUP/CDP

Project 15-1792-CUP/CDP Hearing on the request of Veronica Fistes of The Gas Company to consider Project 15-1792-CUP/CDP (application filed September 17, 2015) for a Conditional Use Permit and Coastal Development Permit to allow the installation of one Data Collection Unit on an existing Southern California Edison streetlight pole subject to the provisions of the Conditional Use Permit standards in Municipal Code §14.62 and to approve the Exemption pursuant to §15303 of the California Environmental Quality Act (CEQA) Guidelines. The data collection unit includes a small battery and communications box, two small antennas and a solar cell. The application involves a right-of-way site near APN 004-031-017 (4187 Carpinteria Avenue).

DISCLOSURE OF EX-PARTE COMMUNICATIONS

Commissioner La Fevers excused himself from the hearing because he is employed by Southern California Gas Company.

Assistant Planner Shanna Farley-Judkins presented the staff report, providing a project description, background and environmental information,

Attachment E
City Council Minutes
February 8, 2016

Short-term Rental Ordinance
City Council
April 25, 2016



City of Carpinteria

COUNCIL AGENDA STAFF REPORT March 14, 2016

ITEM FOR COUNCIL CONSIDERATION

Correction of the minutes of the Regular City Council meeting of February 8, 2016

STAFF RECOMMENDATION

Action Item ☒; Non-Action Item ☐

Consider approval of the corrected minutes of the Regular City Council meeting of February 8, 2016.

Motion: I move to approve the corrected minutes of the Regular City Council meeting of February 8, 2016.

BACKGROUND/DISCUSSION

City Council held a regular meeting on February 8, 2016. Minutes were prepared, presented and approved by the City Council on February 22, 2016. After the minutes were approved, an apparent error was identified. The error involves the Council's ongoing deliberations on the short-term Vacation Rental regulations and, as such, staff felt it appropriate for the minutes to be corrected and clarified.

At the February 8 meeting, the City Council held a public hearing on a proposed Ordinance initiating change to the Zoning Code relative to Short-term Rentals. After the hearing was conducted and deliberations held, the Council was not able to support staff's recommendation or come to consensus on any alternative and directed the matter be returned to the Planning Commission for further review. The Council indicated that the Planning Commission's review take into consideration the Council's deliberations and the most likely areas for finding common ground among the participating Councilmembers.

The minute taker incorrectly recorded the City Council's deliberations by stating "It was the consensus of the City Council to have Sandy Land stand alone from Subarea 1,

eliminate areas 2, 3, 4 by a two-year amortization period, and have staff take these options back to the Planning Commission for deliberation."

Staff believes that a more accurate statement of the outcome of the Council's deliberation is as follows: "Mr. Durflinger summarized Council's discussion and direction by stating that it was clear that the Ordinance would not be approved tonight but that he had understood that there was some common ground among the Councilmembers potentially reached on subarea 1. Also, that other topics of the Council deliberation, such as the elimination of areas 2, 3 and 4 from the District, would be considered along with various amortization options for existing licensed units outside the District. It was the consensus of the City Council to direct the City Manager to return to the Planning Commission with a Staff Report presenting the ideas discussed during deliberations as summarized."

A transcript of that portion of the City Council discussion is attached along with the corrected (redlined) City Council minutes.

POLICY CONSISTENCY

Maintaining accurate official records of the City Council meetings.

FINANCIAL CONSIDERATIONS

None.

LEGAL

The city clerk shall keep an accurate record of the proceeding of the legislative body.
(GC Section 40801)

OPTIONS

Approve the minutes as presented or approve with modifications.

ATTACHMENTS

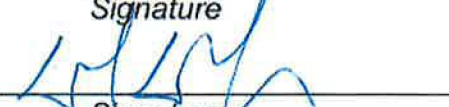
Attachment A	Corrected City Council Meeting Minutes of February 8, 2016
Attachment B	Transcript of City Council Meeting of February 8, 2016

Staff contact: Fidela Garcia, City Clerk
(805) 755-4403; fidelag@ci.Carpinteria.ca.us

Reviewed by: Dave Durflinger, City Manager



Signature



Signature

ATTACHMENT A

**City of Carpinteria
City Council Minutes
Regular Meeting
Council Chambers
Monday, February 8, 2016**

CALL TO ORDER

Mayor Carty called the meeting to order at 5:30 p.m.

ROLL CALL

Councilmembers present:

Councilmember Al Clark
Councilmember Wade Nomura
Councilmember J. Bradley Stein
Vice Mayor Fred Shaw
Mayor Gregg Carty

Staff members present:

Dave Durlinger, City Manager
Peter Brown on behalf of Brownstein Hyatt Farber Schreck, LLP, acting as City Attorney of the City of Carpinteria
Jena Acos on behalf of Brownstein Hyatt Farber Schreck, LLP, acting as City Attorney of the City of Carpinteria
Fidela Garcia, City Clerk
Steve Goggia, Acting Community Development Director
Shanna Farley-Judkins, Assistant Planner
Matt Roberts, Parks and Recreation Director

PLEDGE OF ALLEGIANCE

All present were led in the salute to the flag by Mayor Carty.

INTRODUCTIONS, PROCLAMATIONS AND PRESENTATIONS:

1. Presentation to Chip Messmore on Recognition of Service.

Mayor Carty noted that Chip Messmore was unable to attend the City Council meeting; therefore, the presentation would be given at a future date.

PUBLIC INFORMATION REPORTS AND ANNOUNCEMENTS: None.

CITY MANAGER'S REPORT

- Second and fourth Saturday of each month is antifreeze, battery, oil, and paint (ABOP) collection days at City Hall. The next collection event will be held on February 13 from 10:00 a.m. to 2:00 p.m. Residents are encouraged to drop off materials that are inappropriate for the waste stream. Household electronics may also be dropped off.
- City Hall will be closed on Monday, February 15, in observance of the Presidents' Day Holiday.
- The City's annual mid-year budget review is scheduled for the February 22 City Council Meeting. Residents are encouraged to participate.

Mayor Carty stated that he would be adjourning the meeting in honor and in memory of Bill Connell, the Hot Dog Man.

PRESENTATIONS BY CITIZENS / PUBLIC COMMENT

Rick Morse stated that he had sent an email to the City a few weeks ago with before and after photographs depicting facial burns and Chicken Pox with the marijuana topical solution, and he also submitted a PowerPoint and a draft prototype ordinance for the City Council's consideration. He noted that Rob Schultz from the City of Morro Bay assisted him with this draft ordinance, and the City of Fresno was planning on adopting the ordinance. He stated that he met with staff members, the Planning Commission, and the City of Santa Barbara, and he received a copy of their application process and City ordinance, which he believes to be complicated. He suggested it would be a good ordinance with a few minor revisions. He noted that the City of Santa Barbara is banning growing marijuana in the city limits and requires the growing to be in the Counties of Santa Barbara, Ventura, or San Luis Obispo. He suggested the City Council explore the ordinances that have worked throughout the State.

Jason Rodriguez, representing The Food Liaison, thanked the City and the Carpinteria Valley Chamber of Commerce for selecting The Food Liaison as Small Business of the Year. He stated that in appreciation The Food Liaison would be hosting a special mixer on February 24 from 5:00 p.m. to 7:00 p.m. at 1029 Casitas Pass Road next to their current space where they will be featuring many local artists, music, floral arrangements, and food. He spoke about 2 ½-year old Forrest Holt, who is suffering from end stage renal disease and who is facing a kidney transplant as well as several major surgeries. He stated that The Food Liaison hosted a fundraiser for him by donating all of the profit from their lunch counter plus tips, and matched the tips to give to Forrest. He noted that their total net sales from February 5 were \$2,089.12 and tips were \$1,581.26, which was matched by him and his wife, for a total of \$5,251.64. He stated that he and his wife hold a special connection to Forrest because they had a son who lived only three days and who also suffered from similar kidney failure. He thanked the community for their support in the fundraiser.

W. Scott Burns presented a photo of the Tournament of Roses Parade float to the City Council from Donate Life that handles organ donations and kidney transplants. He stated that he received a kidney transplant on Memorial Day last year. He thanked Councilmember Nomura for making this presentation at the Tournament of Roses Parade, and he thanked the City Council for issuing a proclamation recognizing the month of April as Donate Life Month. He invited the City Council to participate in a Run Walk in Fullerton in April.

Joyce Donaldson, representing the Carpinteria Valley Chamber of Commerce, acknowledged Vice Mayor Shaw for speaking at the Legislative Breakfast on February 5. She noted that Senator Hannah-Beth Jackson and Greg Hart from Caltrans also spoke at this event. She invited everyone to the following events: ribbon cutting event and celebration of the Chinese New Year on February 9 at 5:00 p.m. at the Hara Healing Center; Surfs Up, Get on Board Chamber Bagel and Brew Crew at Rabobank on February 11; and Mega Mixer at Shepard's Plaza on February 24. She stated that beginning in March LinkedIn will be one of their new members and they will be presenting a series of Pop Your Profile seminars at the Chamber office on March 4.

AGENDA MODIFICATIONS: None

CONSENT CALENDAR

Motion by Councilmember Stein, seconded by Vice Mayor Shaw, to approve the Consent Calendar as presented and resolutions as read by title only.

Upon voice vote motion carried unanimously, with Councilmember Nomura abstaining from Item 5.

2. Minutes of the regular meeting held January 25, 2016.
3. Expenditures for the period beginning January 20, 2016 and ending January 29, 2016.
4. Resolution No. 5637, authorizing the application for grant funds from the California State Parks Division of Boating and Waterways Beach Restoration and Erosion Control Program for a Shoreline Protection Feasibility Study.
5. Approval of Revisions to the Freeway Maintenance Agreement with the California Department of Transportation associated with Linden Avenue/Casitas Pass Road Interchangers Project.

ADMINISTRATIVE MATTERS: None

PUBLIC HEARINGS:

6. Introduction (first reading) Of Ordinance No. 708 amending provisions of the City's Local Coastal Program and Zoning Code regarding Short-term Rentals (Home Stays and Vacation Rentals) and amending the City's Zoning Map to establish a Vacation Rental Overlay District. Changes to the Zoning Code include: the addition of Chapter 14.47 titled, "Vacation Rental Overlay District" and Chapter 14.52 titled, "Home Stays"; the amendment of Section 14.04.060 Overlay Districts, adding new overlay districts; the amendment of Chapter 14.08 Definitions, adding terms related to the Short-Term Rental provisions; and the amendment of Chapter 14.12 R-1 Single-Family Residential District, Chapter 14.14 PRD Planned Residential Development District, and Chapter 14.16 PUD Planned Unit Development District, adding new use types, as read by title only.

Recommendation: City Council approve Resolution No. 5644, as read by title only, certifying that Ordinance No. 708 is intended to carry out the policies of the City's Coastal Land Use Plan consistent with the California Coastal Act and direct the proposed amendments and additions to the Zoning Code, as part of Ordinance No. 708, be transmitted to the California Coastal Commission; and approve Ordinance No. 708 as read by title only (first reading).

Councilmember Stein recused himself from this item because his wife works for Sunset Shores. Councilmember Nomura recused himself from this item because his wife is a realtor. Councilmembers Stein and Nomura stepped down from the dais and exited the Council Chambers at 5:47 p.m.

Peter Brown on behalf of Brownstein Hyatt Farber Schreck, LLP, acting as City Attorney of the City of Carpinteria, noted that the Government Code provides that when the City Council adopts an ordinance a majority vote is required of the full City Council; therefore, three affirmative votes would be needed in order to adopt the ordinance and the resolution.

Peter Durlinger, City Manager, presented the staff report.

Shanna Farley-Judkins presented a PowerPoint presentation of proposed Ordinance No. 708 and Administrative Policy.

Jena Acos on behalf of Brownstein Hyatt Farber Schreck, LLP, acting as City Attorney of the City of Carpinteria, spoke regarding the broad police powers that authorizes cities to regulate short-term vacation rentals.

Councilmember Carty inquired regarding the State of California's regulations for short-term vacation rentals. Jena Acos on behalf of Brownstein Hyatt Farber Schreck, LLP, acting as City Attorney of the City of Carpinteria responded that she believed the State Legislature was still the process of creating a bill; however, she believed it does not affect how local agencies regulate short-term rentals. She also stated she believed the State regulations would deal with enforcement that will affect Airbnb and vacation rent

by owner (VRBO), and may address transient occupancy tax (TOT) requirements. Peter Brown on behalf of Brownstein Hyatt Farber Schreck, LLP, acting as City Attorney of the City of Carpinteria Peter Brown added that nothing had come before the Legislature for final action at this point.

Councilmember Clark inquired whether short-term vacation rentals were currently legal in commercial business district zones. Ms. Farley-Judkins responded that short-term vacation rentals could be permitted under the current bed and breakfast permit or motel regulation as part of a development plan. She noted there were a number of properties that could convert to short-term vacation rentals; however, they would need to go before the Planning Commission as part of a development permit.

Councilmember Clark inquired whether the side street areas on Linden next to the commercial business district could become legal areas for short-term vacation rentals. Ms. Farley-Judkins referred to the zoning map and noted that the Downtown T is one block from Linden. She also noted that small motels and small apartment units fall under older vacation rental regulations and these units would not be permitted as short-term vacation rentals in the future.

Councilmember Clark noted there were issues and concerns regarding home stays due to inability to regulate these units and he inquired whether there would be a cap placed on the number of guests who can stay in home stay units. Ms. Farley-Judkins responded that regulations for home stays would be similar to the short-term vacation rentals with the exception that the permanent homeowners are included in the number of guests.

Councilmember Clark noted that the proposed ordinance was based upon significant research on policies and regulations from several coastal resort cities. He inquired whether staff had explored the policies and regulations from the City of Santa Barbara. Ms. Farley-Judkins responded that staff had explored these policies and regulations. She stated that the City of Santa Barbara is an anomaly because of their different view of regulations. She also stated that it was her understanding that the City of Santa Barbara enforces a prohibition of vacation rentals in their residential neighborhoods.

Councilmember Clark referred to the ordinance section regarding Purpose and Intent regarding the Rental Overlay District and noted that short-term vacation rentals would only be allowed in the Vacation Rental Overlay District. He inquired whether short-term vacation rentals could exist anywhere else in the City. Ms. Farley-Judkins responded that short-term vacation rentals would only be permissible in this overlay boundary and home stays could be permitted in residential districts.

Vice Mayor Shaw noted that correspondence was received regarding concerns with takings and licensing. Jena Acos on behalf of Brownstein Hyatt Farber Schreck, LLP, acting as City Attorney of the City of Carpinteria responded that legal counsel did not believe the City would have liability regarding takings; however, there would always be

the possibility that a challenge could be brought forth. She stated that in this situation a license does not grant a permanent right and a license might add value to the property.

Mayor Carty opened the Public Hearing at 7:00 p.m.

Gay McMichael, beach area property owner, stated that she purchased her condominium for personal use and for vacation rental. She noted that her condominium has been licensed as a vacation rental since 2007. She spoke in support of the transferability language in the ordinance. She expressed concern with property values for properties with and without a license. She also expressed concern that during the Planning Commission meeting comments were made that there were very few complaints; however, comments were made during this meeting that there were complaints, which caused this process to move forward. She noted that her condominium is in Subarea 1 and she questioned the differentiation within Subarea 1. She asked for clarification on the legal requirement for the property owner to post contact information on the outside of the property. Dave Durlinger, City Manager, responded that differentiation was based on comment letters the City received in part on the City's history. He stated that it was suggested in the comment letters that not all things are equal in the beach neighborhood defined as Subarea 1. For example, some properties are closer to the beach and there are differences in development pattern and density.

Alec Bruce, President of Santa Barbara Association of Realtors, noted the Association submitted a letter regarding this issue. He thanked the City Council on its approach related to the vacation rental issue in order to strike a balance on how a property owner may utilize their property and ensure that they are good neighbors. He asked the City Council to reconsider the quantitative cap because it is unnecessary with the Vacation Rental Overlay zone and it could become problematic as soon as the cap is reached. He urged the City Council to remove the provision for a quantitative cap so that all property owners within the Vacation Rental Overlay zone would have the same rights.

Stella Anderson suggested that the City Council consider the sale of one of these properties and the fact that certain properties have increased in value 25 to 35 percent due to the fact that the property owners may rent their properties on a short-term basis. She expressed concern on how a property would be valued based on whether it could be rented on a short-term basis. She suggested that when a property is sold the new owner should have the first option for a permit for a short-term rental.

Leslie Gascoigne, resident on Olive Avenue, stated she was opposed to short-term rentals in the City. She also stated she lives in the beach area near one of the recommended vacation short-term rental zones. She referred to the General Plan and read the following, "The goal of the community is to preserve the essential character of their small beach town, its family-oriented residential neighborhoods, its unique visual and natural resources, and its open rural surroundings while enhancing recreational, cultural, and economic opportunities for our citizens." She stated she wanted to focus

on the fact that residents, not tourists, live in residential neighborhoods, and she noted that the General Plan also states that the City has an inadequate amount of housing compared to the number of jobs. She commented that VRBOs do not improve this situation, and there were currently five hotels being considered for Carpinteria that have the potential to house hundreds of tourists. She expressed concern with the amount of extra work the City will need to do if VRBOs are approved. She requested that the City Council consider a fair approach so that the impacts are distributed throughout the City versus specific zone districts, place a cap on the amount of short-term rentals, and create a lottery system.

Jim Reginato asked the City Council to reject the ordinance as a whole. He suggested the City Council look at how the City of Santa Barbara handles short-term vacation rentals by rejecting them all. He stated that people who move into a residential area expect it to be residential, and zoning areas should remain how they were adopted.

Michael Noling, Boardmember, Treasurer, and unit owner of the Solimar Sands Condominium Homeowners Association, expressed concern that the proposed ordinance restricts Solimar Sands condominium owners from renting their units now or in the future. He stated that the proposed ordinance would restrict property owners of their property rights by revoking short-term rental rights when they transfer or sell their units. He also stated that the proposed ordinance would negatively impact their property value and reduce their rental operation income. He expressed that he believed the beach neighborhood should continue to be the primary area for licensed vacation rentals. He suggested that should the City Council go forward with adopting this ordinance, that the City Council consider increasing the number of eligible vacation rental licenses in the beach neighborhood to 250 units. He also suggested that if quantitative caps are adopted on vacation rentals in the beach neighborhood, that the City Council allow owners to transfer a vacation rental license upon sale and explain how the ordinance and staff will manage the administrative process.

Gail Marshall stated that she supports adequate affordable housing for individuals who work in Carpinteria. She also stated there were currently 218 known vacation rental properties, enforcement is difficult and expensive, there is not enough staff, and permitting is a very long, problematic process. She also stated that she did not see the prudence in increasing the number of vacation rentals, and it takes away from affordable rentals for local workers.

Dana Rosenberg, 20-year resident and renter in Carpinteria, stated she is an attorney who has represented several local property owners and two homeowners associations on ~~Sandy Land~~ Sandyland Road. She indicated that she recognizes the need to house the local critical workforce community. She stated there needed to be some differentiation in Subarea 1 because these units were purchased with the knowledge that some of the units would be used as vacation rentals. She expressed concern that quantitative capping of the number of vacation rentals does not serve the goal of the law to avoid nuisances, does not increase the rental market, and would not create low-

income or moderate housing. She asked the City Council to reconsider the quantitative cap instead of basing this on how many units are currently rented, and consider units that are professionally managed.

Lynn Gates, local realtor, stated she manages rentals and short-term rentals in the beach area. She noted that addresses and information are not posted on VRBOs due to security reasons. She asked that the City Council look at vacation rentals as a whole in the downtown and in residential areas. She stated that she believed Subarea 1 is different and not allowing short-term rentals would leave the units vacant, bring less business to the downtown, and create a loss of activities in those areas. She asked the City Council to consider quantitative caps in Subarea 1. She also stated that she did not believe that eliminating vacation rentals would create more rental housing opportunities.

Eileen Mira, accompanied by Gail McAdcar, stated they own four properties on Sandy LandSandyland. She noted that three of their units have a professional onsite manager with two of the units having licenses and the third in the midst of remodeling with the intent of renting the unit. She stated that she believed there was only one single-family residence on Sandy Lane, and many people have rented units in Sandy LandSandyland for 30 to 40 years. She expressed her hopes that her license will be transferable, and stated that she believed it would be detrimental to place a cap. She also stated she believed the proposed ordinance should be considered for the right of the property owners and for what is right for Carpinteria.

Mary Clark, 45-year resident of Carpinteria, stated that she owns a condominium in the beach area and she has lived in the unit for 27 years. She also stated that once she is physically unable to live in her unit, she would like to have the ability for her or her family to rent out her unit.

Mayor Carty closed the Public Hearing at 7:35 p.m.

Mayor Carty noted that Sandy LandSandyland Corridor Subarea 1 has been the primary short-term vacation rental area in Carpinteria. He expressed his support that the Sandy LandSandyland Corridor not have a quantitative cap.

Vice Mayor Shaw stated that he agreed with Mayor Carty; however, there was an issue of fairness for the people who live between there and the railroad tracks who own duplexes and triplexes, and who would also like to have transferability of their properties. He inquired what would occur should the City Council cease allowing short-term vacation rentals or place a cap on them, and what would that do as far as the transferability and property tax values of the entire Sandy LandSandyland Corridor. He also inquired regarding the fee schedule for renewing the annual license and suggested the fee should be tiered for those who already have a license. He also inquired regarding the addition of 10 short-term vacation rentals in Subarea 4 and he expressed concern because there are a lot of single-family homes in that area along Palm Avenue

and near Main School. He also expressed concern with parking, especially in Subarea 4 and Subarea 3.

Councilmember Clark expressed his opinion that the City Council should not have permitted short-term vacation rentals in residential and PRD zones. He expressed concern with the availability of affordable housing for local workers and families. He also expressed concern that the City could be encouraging bad practice when there are hotels available for tourists. He addressed the comments made regarding property rights and suggested that property owners should refer to the property's zoning designation. He stated he was not in favor of zone districts in the proposed ordinance, but believes there is value in regulating short-term vacation rentals. He stated that he could support continuing to allow short-term vacation rentals in the beach area and give further consideration to the ~~Sandy Land~~Sandyland issue. He also stated he would not support short-term vacation rentals in any of the PRD zones, and he would support eliminating Zones 2, 3, and 4.

Motion by Councilmember Clark to authorize staff to go back and research his suggestions, and send it to the Planning Commission.

Vice Mayor Shaw stated he would be comfortable with eliminating Zones 3 and 4 completely. He noted that Zone 2 is long-standing. He also stated he could support breaking off ~~Sandy Land~~Sandyland on its own, allowing short-term vacation rentals in Zone 1, and allowing what is currently in Zone 2.

Mayor Carty stated he supports the ~~Sandy Land~~Sandyland Corridor not having a quantitative cap on residences that face ~~Sandy Land~~Sandyland and on the beach side. He also stated he supports increasing Subarea 2 to 20 short-term vacation rental units instead of 12, and increasing Subarea 3 by three more short-term vacation rentals for a total of five.

Councilmember Clark's motion failed for lack of a second.

Motion by Mayor Carty to approve staff's recommendation with the exception of making the ~~Sandy Land~~Sandyland Corridor without a quantitative cap.

Mr. Durflinger stated that based on the City Council's discussion, it appeared the City Council would support creating a ~~Sandy Land~~Sandyland Corridor district to be a subpart of Subarea 1 and if there is no cap then the transfer issue would not apply. He stated there were other options available for the remainder of Subarea 1 including no transfer of license. He also stated that if the City Council wanted to create some special conditions rather than the lottery process, such as a first right of refusal from a new owner, that staff could bring back information regarding this alternative.

Councilmember Clark expressed his support for keeping the caps as they currently exist.

Ms. Farley-Judkins stated there were currently 300 total units that fall within the boundary of units fronting ~~Sandy Land~~Sandyland Road either on the beach or mountainside. She also stated that there were 140 licensed vacation rentals in that boundary, and the area not fronting Sandy Land included 200 total units with 30 vacation rentals.

Councilmember Clark expressed his concern with having 300 units in ~~Sandy Land~~Sandyland area that could become vacation rentals and with the impacts for that area.

Motion restated by Mayor Carty to approve staff's recommendation and splitting off ~~Sandy Land~~Sandyland Corridor without a quantitative cap, and a quantitative cap of 150 short-term vacation rentals in the remainder of Subarea 1. Motion died for lack of a second.

Mr. Durflinger stated that if the City Council could not take action to approve the ordinance with the required three votes nor agree on direction, then the matter would end tonight and the status quo would continue.

Mayor Carty stated that he wanted to maintain residential neighborhoods and maintain short-term vacation rentals. He noted that ~~Sandy Land~~Sandyland has always been a primary vacation rental area.

Councilmember Clark requested that the City Manager fully enforce the PRD Zone Code and not permit any more short-term rentals in PRD Zone Code.

Mr. Durflinger summarized Council's discussion and direction by stating that it was clear that the Ordinance would not be approved tonight but that he had understood that there was some common ground among the Councilmembers potentially reached on subarea 1. Also, that other topics of the Council deliberation, such as the elimination of areas 2, 3 and 4 from the District, would be considered along with various amortization options for existing licensed units outside the District.

It was the consensus of the City Council to direct the City Manager to return to the Planning Commission with a Staff Report presenting the ideas discussed during deliberations as summarized.

It was the consensus of the City Council to have Sandy Land stand-alone from Subarea 1, eliminate areas 2, 3, 4 by a two-year amortization period, and have staff take these options back to the Planning Commission for deliberation.

Mr. Durflinger noted that the City Council did not discuss home stays under the short-term rental umbrella, and without further direction home stays regulations would remain status quo.

The City Council expressed their concern with home stays in residential areas due to traffic impacts.

Mr. Durflinger noted the first alternative considered and rejected by the Planning Commission was to treat home stays the same as short-term vacation rentals and apply the same limits that home stays would not be permitted in single-family residences. He stated that staff would take back to the Planning Commission parking and occupancy standards to describe what the standards would be in the proposed ordinance, research other jurisdictions' regulations and approaches, discuss transferability options, and bring back to the City Council after the Planning Commission's deliberation.

The City Council recessed to a break at 8:30 p.m. and reconvened at 8:39 p.m.

Councilmembers Nomura and Stein returned to the Council Chambers and took their seats at the dais.

OTHER BUSINESS:

7. 2015 Annual Integrated Pest Management (IPM) Report

Recommendation: Receive and file.

Matt Roberts, Parks and Recreation Director, presented the staff report.

Councilmember Clark inquired regarding the status of the IPM Committee. Mr. Roberts responded that staff attempted five times to call a meeting of the IPM Committee; however, they were unable to have a quorum and the committee did not meet the past year. He noted that City staff operated under the intent of the IPM policy.

Councilmember Nomura noted that last year they discussed injecting some of the Cambien trees for tree bores. He inquired whether the results were tracked and whether they were successful. Mr. Roberts responded that the only tree application done last year were to the Tipuana trees on Linden Avenue for an insecticidal soap. He noted that injection to the Cambien trees were done two years ago; however, there was a concern because the product used could move into the bee population. Councilmember Nomura noted that the City recently received a notice of the Asian Citrus Psyllid and he inquired whether this was being addressed. Mr. Roberts responded that this was not being addressed in the parks system; however, it might be that it was being addressed by the Agriculture Commission or the USDA working with areas that have citrus trees. Councilmember Nomura suggested placing articles regarding the City's IPM efforts.

There were no Public Comments.

Motion by Councilmember Stein, seconded by Vice Mayor Shaw, to receive and file 2015 Annual Integrated Pest Management (IPM) Report.

Upon voice vote, motion carried unanimously.

8. Ordinance No 709, Amending Chapters 3.04, 3.08, 3.12, 3.20, 3.38, 3.45 and 5.04 of the Carpinteria Municipal Code.

This ordinance would impose a "pay first", litigate later" obligation for litigating tax and assessment disputes, requiring persons challenging such taxes and assessments to make payments to the City prior to commencing any actions in court.

Recommendation: Approve Ordinance 709, as read by title only (first reading).

Peter Brown, on behalf of Brownstein Hyatt Farber Schreck, LLP, acting as City Attorney of the City of Carpinteria, presented the staff report.

There were no Public Comments.

Motion by Councilmember Clark, seconded by Councilmember Nomura, to approve and adopt Ordinance No. 709, as read by title only (first reading).

Upon voice vote, motion carried unanimously.

COMMITTEE REPORTS, INQUIRIES AND OTHER MATTERS PRESENTED BY COUNCILMEMBERS:

Vice Mayor Shaw reported that he, Mayor Carty, and Acting Community Development Director Steve Goggia attended the Santa Barbara Joint Housing Task Force meeting the previous week where representatives from the University of California Santa Barbara and Santa Barbara City College discussed their efforts in housing development.

ATTENDANCE OF COUNCILMEMBERS FOR FUTURE MEETINGS

ADJOURNMENT

The meeting was adjourned at 9:02 p.m. by Mayor Carty, in honor and in memory of Bill Connell, the Hot Dog Man.

ATTEST:

Gregg A. Carty, Mayor

ATTACHMENT B

Transcript of City Council Minutes: February 8, 2016

2:38:56 Councilmember Clark: I can't agree with 2, 3, 4.

2:39 Mayor Carty: Could we make some sort of recommendation to send it back to the Planning Commission, because I don't know what (else to do)? We aren't going to get anywhere, if we can't get a vote.

2:39:19 Vice Mayor Shaw: (Question directed toward Al) You are for eliminating areas 2, 3, and 4?

Councilmember Clark: Yes, but you like 2? (directed at Fred)

Vice Mayor Shaw: Yeah, I think 2 is a viable place 3 or 4, 4 especially I'm not particularly enamored with. Possibly you could do a situation with amortization. (To Jenna)

Legal Counsel Shoaf: Ms. Shoaf summarized that staff proposed a 2 year amortization period.

Vice Mayor Shaw: (To Al) Would that work, if that did that?

Councilmember Clark: Yes, if 2, 3, 4

Mayor Carty— I'm sticking by mine (referring to disagreement about removal of 2, 3, 4)

2:40:47 Vice Mayor Shaw Fred: If we ... I think we all agree to send it back to the Planning Commission to look more at splitting Sandyland off

Councilmember Clark: Make it another subarea?

Vice Mayor Shaw: Having Planning Commission... cause we'll have to send it back to them at some point, since we're not reaching a conclusion.

2:41:20 Councilmember Clark: I don't want to do that because I'm not in favor of 2, 3, and 4.

2:41:20 Mayor Carty: So, I can see we aren't going to get anywhere and I think as for continuing.

2:41:35 City Manager Durflinger: There are a couple of ways this can go. If the council can neither take action to approve the ordinance (as required with a three vote) nor can it agree on direction, the matter would end tonight. And without further direction from the council in regards to the practices as it relates to short-term rentals, the status quo would continue. So we're open to taking direction to the Planning Commission if the Council would provide direction, to the degree that that would amount to changes. Significant changes we would try to make those changes to the report, consistent with your direction and then bring it back to the Planning Commission to get a new recommendation to go

back through the process again and go back to your council. Does that help kind of clarify the options?

2:42:42 Mayor Carty: Yeah. Well, my big concern is that I want to preserve our single family neighborhoods and I want to continue to contain big short term rentals and the Sandyland area has always been a prime area for years, maybe 100 years. I think it has been a good balance of containing our vacation rentals and sticking firm by staff's recommendation (further discussion about cap options)

2:43:27 Councilmember Clark: Here's another way of doing it. I hereby request the City Manager to fully enforce the Zone Code PRD and do not permit anymore Short-term Rentals in the PRD zone district. That's another way to put it.

2:44:00 Mayor Carty: Well anyt... We aren't the only City dealing with this issue and they come out with some of the same results and can't figure it out. It's not easy thing to get a grip on. The last thing I want is to turn into a tourist town. And I think most of you probably agree with that. And I think, again, I'm repeating myself, but this is a balance and getting a grip on our vacation rentals and stand firm on this and don't go anymore.

2:44:56 Vice Mayor Shaw: This is a question of staff: If we can't reach any kind of conclusion tonight and we can't seem to come to some sort of agreement on something then it would go back, you say. It could just go back the way it is now and the moratorium would continue to be in effect.

2:45:17 City Manager Durflinger: That's right.

Vice Mayor Shaw: And if we send it back asking - with some direction to Planning Commission and to staff, they could theoretically continue to look at this over. Because, we've got several more months to look at this issue. They could theoretically continue to look at this issue. And see if they can't come up with something that we could agree on, although it sounds now like, in some cases, we are reasonably far apart as far as what we think will fly.

Councilmember Clark: Fly?

2:46:11 Vice Mayor Shaw: Well. I think we all basically agree on... that Sandyland should in a separate area, separate from subarea... separate from subarea 1. Ok. So that much we agree on.

Councilmember Clark: And I agree with Greg on the cap.

Vice Mayor Shaw: Yes, Cap at 150.

Councilmember Clark: Yes

Vice Mayor Shaw: Yes, I would agree on that, because that would allow 10 more. I can agree on that

but that's just one part of the overall thing.

2:46:52 – Mayor Carty: I'm just going to put this out there. Is it possible to agree on Area 1 and 2? And for the time being eliminate the other two right now?

Vice Mayor Shaw: I could do that, we could get there.

Mayor Carty: I mean, to actually amend this Ordinance, what would it take?

2:47:18 City Manager Durflinger: Going through the same process, the Planning Commission, to the City Council, the Coastal Commission.

2:47:24 Mayor Carty: I think we should come to some type of compromise. Just to get... To get this going at least. So I'd like to entertain a motion if someone wants to...

Councilmember Clark: – My compromise is subarea 1, I mean. I'm a purest. I'm compromising on subarea 1, because its logical to do.

Mayor Carty: (To Al) So you aren't in agreement, subarea 2 at all?

Councilmember Clark: (shake head no) uh-uh

Councilmember Shaw: Even if it would be, even if they were allowed to amortize out over a couple of years.

Councilmember Clark: So now what are you saying.

2:48:31 Vice Mayor Shaw: I'm saying...So even, so you would be against subarea 2, even if they were given time to change - the fact they are already short-term vacation rentals.

Councilmember Clark: In other words after two years they would all go away.

Vice Mayor Shaw: They would have time to do that.

City Manager Durflinger: That's the current amortization.

Councilmember Clark: Is that what you are supporting? Because I'll support that too.

2:49:06 Vice Mayor Shaw: A lot of subarea 2 is individual homes and I realize that and once you get off Linden the majority of it is either duplexes or single family, you know pretty much.

Councilmember Clark: The problem with these overlay districts is... These are arbitrary lines and numbers. And what is to keep a future council from coming in and changing the boundaries and increase the cap. Nothing. So I'd like to eliminate the districts other than

subarea 1. And so I agree with you. And that we amortize out two years.

Vice Mayor Shaw: So we currently have 12 vacation rentals in subarea 2, so basically the 12 units in subarea 2 would use two years to do something else with their vacation rentals.

Mayor Carty: I think we need to compromise and the one we agree on we should vote on.

Councilmember Clark: I think we need to see a whole package.

Mayor Carty: That's what I'm saying.

2:50:40 City Manager Durlinger: Just to make clear here. Since it's clear we are not going to get approval - looks like we aren't going to leave here with an approval on this ordinance, what we are looking for now is direction to take back to the Planning Commission; to recraft provisions and start over with the Planning Commission. So it sounds like we found some common ground, potentially on subarea 1, and we have some ideas. We could then draft up a report and present it to the Planning Commission based on some of the discussion that has gone on tonight. So I feel comfortable with that. There was some fodder there for developing some alternatives that we think we could bring forward to the Planning Commission. I think maybe I heard - but we'd like some clarification, that one of the things would be also 2, 3, 4, we would look at those going away, not being subareas and instead relooking at the amortization periods. And bringing forth some alternatives related to that assumption. Those are the kind of things we can work on, with your direction, if you agree yes that is the direction you would like to give staff. We don't need a formal commitment to that position, other than a commitment, yes staff, go work on that and get back to the Planning Commission and then we'll take a look at it again.

2:52:05 Mayor Carty: I think exactly what Dave said is... we don't have any choice but to do.

Vice Mayor Shaw: I would be comfortable with that.

Mayor Carty: I am also.

Councilmember Clark: I am also.

Next discussion followed about Home Stays.

Attachment F
Planning Commission Minutes
March 2, 2016

Short-term Rental Ordinance
City Council
April 25, 2016

MINUTES, PLANNING COMMISSION
CITY OF CARPINTERIA
CARPINTERIA, CALIFORNIA

March 2, 2016
Special Meeting
Council Chamber
5:30 P.M.

CALL TO ORDER and ROLL CALL Chair Moyer called the meeting to order at 5:30 p.m. Commissioners Present: David Allen Jane L. Benefield John Callender, Vice-Chair John Moyer, Chair Commissioners Absent: Glenn La Fevers Others Present: Steve Goggia, Acting Community Development Director Shanna G. Farley, Assistant Planner Jena Shoaf Acos, Legal Counsel Approximately 45 interested persons	CALL TO ORDER & ROLL CALL
PLEDGE OF ALLEGIANCE - Chair Moyer called for the flag salute.	PLEDGE OF ALLEGIANCE
INTRODUCTIONS, PRESENTATIONS, ANNOUNCEMENTS - None	ANNOUNCEMENTS
PUBLIC COMMENT Harry Manuras thanked the members of the Planning Commission for donating their time and representing the people in a fair manner.	PUBLIC COMMENT
NEW PUBLIC HEARING Short-term Rentals Ordinance Planner: Shanna Farley-Judkins Project 15-1785-LCPA/ORD Hearing on the request of the City of Carpinteria to consider Case No. 15-1785-LCPA/ORD, proposing to amend the City's Local Coastal Program to reflect changes to the City Municipal Code, Zoning Code and Zoning Map to include regulations regarding Short-term Rentals (Home Stays and Vacation Rentals). Changes to the Municipal Code include adoption of Chapter 14.52 titled, "Short-term Vacation Rentals," adoption of Chapter 14.53 titled, "Short-term Home Stay Rentals," adoption of Chapter 14.45 titled, "Short-term Rental Overlay District," addition of new definitions to Chapter 14.08, and addition of new use types to Chapter 14.12 R-1 Single-Family Residential District, 14.14 PRD Planned Residential Development District, 14.16 PUD Planned Unit Development and 14.18 MHP Mobile	NEW PUBLIC HEARING

Home Park Planned Development District; and to approve an Exemption pursuant to §15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines. The project would impact a number of parcels throughout the City located in residential zone districts

Assistant Planner Shanna Farley-Judkins presented the staff report. On February 8, 2016 the City Council considered a draft Ordinance, as recommended by the Planning Commission. The draft Ordinance was then returned to the Planning Commission for a revision. Based on Councilmembers' comments, staff prepared, among other things, a revised Vacation Rental Overlay District map broken into five study areas, A-E, with A-D in the Beach Neighborhood, and E located inland of the railroad tracks. The City Council asked for alternatives and research from the Planning Commission in the following areas: Vacation Rental Overlay District boundaries, quantitative cap, amortization of non-conforming vacation rentals, transferability of vacation rental licenses, home stay occupancy standards, and home stay parking standards.

Regarding amortization periods of non-conforming Vacation Rentals, Legal Counsel Jena Acos explained that legal authority implies that amortization is not required when Short-term Rental regulations are enacted that prohibit them in certain areas. She said many jurisdictions have enacted Short-term Rental regulations, and a number of them have not included amortization provisions. She suggested it might be appropriate to take a conservative approach and include an amortization provision to account for unique circumstances.

Assistant Planner Shanna Farley-Judkins provided details about transferability of licenses, explaining that business and temporary licenses are not transferable, unlike land use permits and CUPs. She said staff recommends maintaining the non-transferability clause, but special exemptions can be developed further, if the Planning Commission wants. She said our administrative policies can address allowing exceptions in certain cases.

Mrs. Acos said from a legal standpoint, it is inappropriate to have a license transferable, but there are ways to get around it if we want to create some sort of administrative policy to let buyers of properties with a license also use a property as a Short-term Rental in the future.

Regarding Home Stays, Mrs. Farley-Judkins spoke about how their impacts can be greater than those of a Short-term Vacation Rental. She reviewed a list of options regarding Home Stay Occupancy Standards with the Commission. Acting Community Development Director Steve Goggia

added that a difference between Home Stays and Short-term Vacation Rentals is that the Vacation Rentals would be allowed in certain districts and Home Stays would be allowed in all residential neighborhoods, including R-1s.

Mrs. Farley-Judkins pointed out that there had been an error in the City Council minutes of 2-08-16 and staff did not agree that there had been a consensus by the Council, as stated. She said the minutes would be corrected at the next meeting. She stated that if consensus was reached by the Planning Commission tonight, staff would return to a special meeting scheduled for March 21 with a draft Ordinance, which if to move forward, would be presented to the City Council.

Mrs. Farley Judkins and Mrs. Acos proceeded to answer the commissioners questions about Short-term Vacation Rentals. Topics included how many have been located in the Sandyland area over the years, the consequences of a deadlocked City Council, the amount of TOT revenues, the possibility of formation of a special commission to draft an ordinance, conflicts of interest affecting the councilmembers, and the burden long amortization periods creates for City staff.

PUBLIC HEARING OPENED

Chair Moyer opened the public hearing at 6:25 p.m.

1. Louise Hansen read a letter written by Leslie Gascoigne expressing opposition to Short-term Rentals and said she agreed with it 100%. The following points were made in the letter: With regards to preserving residential neighborhoods, residents live in them, not tourists. It is becoming increasingly difficult to enjoy the recreational opportunities for citizens when so many tourists crowd our roads, beaches and parking. Carpinteria has an inadequate amount of housing compared to jobs. Five hotels are being considered for Carpinteria that have the potential to house tourists. Limit Short-term Rentals to the Sandyland subarea specified at the last meeting.

2. Jim Reginato agreed with Ms. Gascoigne's letter and said it is next to impossible to find long-term rental housing in this town but short-term rentals are everywhere. He said he is totally against Short-term Rentals in any residential neighborhood, whether PRD or R-1, but he is willing to compromise and have them in the Sandyland corridor.

3. Alec Bruce, president of the Santa Barbara Association of Realtors, urged the Planning Commission to consider all viewpoints. He said property owners should have reasonable flexibility with their property use, neighbors' concerns need to be addressed, and the City needs to regulate land use and ensure neighborhood character is protected. He suggested that

the City of Goleta rental ordinance, which he described as a fair and balanced approach, be reviewed and adopted.

4. Carla Stein, general manager of Sandyland Shores, stated that the majority of her units are Short-term Rentals, and there are two management people on-site. She suggested that an umbrella license be allowed for the property, noting the time constraints and paperwork in dealing with 51 different owners obtaining business licenses. She said it is possible owners will prefer to leave the properties vacant rather than obtain a license, and she asked that they be discouraged from doing that.

5. Harry Manuras said the biggest problem we face is the enforcement of the complaints. He questioned why we are currently failing. He said people are complaining about existing problems, so let's do something. He said off-street parking should be required. He likes something available for people who get off the train, and there should be consideration for Short-term Rentals in that area.

6. Vera Bensen said her biggest concern is that family residential areas need to be protected.

7. William Reed complimented the Planning Commission's plan, noting that it creates no non-conforming properties and limits vacation rentals. He said he lives in Subarea 3 which was arbitrarily eliminated, and the City Council is trying to arbitrarily shove Short-term Rentals into the beachfront. He said because the Zoning Code is silent on Short-term Rentals, it means they are allowed. He also asked that the Planning Commission stop allowing parking modifications on new construction.

8. Adrea Caren, manager and owner of Sea Shell Apartments, 180 Holly Ave., said she has owned the building for 25 years and when purchased, each bedroom had a family of six, and the crime and problems were unbelievable. She explained how she rents to tourists from June to mid-August and then to students for the remaining nine months. She said vacations rentals arose because she could not afford to improve the property without further income. She asked if the community is attracting enough people to pay enough rent so owners can survive. She said when rents are good, Short-term Rentals are not needed.

9. Stella Anderson said she lives in the Funk Zone and her property was zoned industrial upon purchase but was changed to residential. She said she is the only BnB on the street. The area is industrial, commercial and residential, and she'd like them to consider returning it to that.

10. Woodrow White questioned what Linden Avenue is going to look like if we eliminate Short-term Rentals. Will we lose 20-25% of the businesses?

11. Terence Ford said there are Vacation Rentals on either side of him and across the street, but he cannot find out from the City whether the rentals have licenses. He commented that the reason for the ordinance was to lessen the impact on affordable housing, yet we have done a great job with

affordable housing.

PUBLIC HEARING CLOSED

Chair Moyer closed the public hearing at 7:05 p.m.

Commissioner Benefield suggested establishing a hierarchy of discussion points and made the following comments: We have to agree whether we want an ordinance and, if we do, what is the city's value system. Her concern is the depletion of housing inventory, all housing and not just affordable housing. She asked whether we bend more toward tourism like Palm Springs and, if so, Carpinteria has hundreds of hotel rooms and campsites, and is anticipating two new resorts and a hotel on Via Real. She asked whether we trade small town beach community and feel for income of property owners and the City. She questioned whether we should have an ordinance at all and identify areas where we want STRs. She suggested using Transient Occupancy Tax money for affordable housing. She recommended that units not included in the Ordinance be allowed a CUP after a review of their history and that we say yes or no. She asked that we start with our values and purpose for being here.

Chair Moyer asked that commissioners stay on track and provide feedback on the summary areas outlined by staff.

Commissioner Allen commented that with respect to values, the principal one for him is protecting what we have in terms of housing for long-term residents. He said the beach area is appropriate for vacation rentals, with the character and nature of the neighborhood such that neighbors would not expect their quality of life to be impacted or different. He provided the following feedback:

VACATION OVERLAY RENTAL BOUNDARIES: He would like north of the tracks, "E", amortized and phased out, with long-term amortization.
QUANTITATIVE CAP: A cap on C and D would be appropriate. He is not wed to a particular cap but is leaning toward existing numbers (he later clarified no need for a cap on areas A and B).

AMORTIZATION OF NON-CONFORMING: Long-term amortization north of the railroad tracks.

LICENSE TRANSFERABILITY: He would like transferability for family members, spouses and children. Beyond that, he is not sure, but he is not opposed to simplifying the process for purchasers of property where there has been an existing license.

HOME STAY OCCUPANCY: He would reduce occupancy to no more than 4 where there are 2 bedrooms available. When there are more than 4 and different families in multiple bedrooms, it is more difficult for on-site

managers and impacts neighbors.

HOME STAY PARKING: He would not want more than 2 vehicles and is inclined to say 1. He said it would be silly to say 1 if staff has analyzed the capacity as something different.

Regarding transferability of licenses, Commissioner Allen clarified that he meant "work around" and not exceptions for family members.

Commissioner Callender said the process was already done once and he already gave his input. He questioned whether a reduced set of boundaries would result in something Councilmember Clark would accept. He said he would like to create as few non-conforming properties as possible. He acknowledged the importance of maintaining long-term housing stock but said he is not sure if this approach will do much for us in accomplishing long-term housing goals. He expressed concern about the fairness of existing property owners being saddled with the burden of helping the City meet a larger issue. He said he was not sure if there is any version of the Ordinance they can come back with that he would be happy voting for; the direction would be to move away from what he thought was a good balance already.

Commissioner Benefield offered the following feedback:

VACATION OVERLAY RENTAL BOUNDARIES: A, B, C, D, are fine. Limit 50% to the beach areas A and B, with the other two areas having a smaller percentage. For area E, she likes the idea of using CUPs for areas that historically exist. She wants some option to continue with Vacation Rentals in places that are perfectly good for them.

QUANTITATIVE CAP: Similar to what is already there.

AMORTIZATION OF NON-CONFORMING: Going for middle ground.

LICENSE TRANSFERABILITY: Allen's idea is a good one.

HOME STAY OCCUPANCY: She can see it getting out of hand in all zones. She agreed with Allen's comments regarding limits.

HOME STAY PARKING: Look at each individual case. She noted some might not even need parking.

Chair Moyer offered the following feedback:

VACATION OVERLAY RENTAL BOUNDARIES: Leave boundaries status quo (upon questioning, he clarified he meant in PRD).

QUANTITATIVE CAP: Leave decision to the City Council - we gave input and they did not like it. He would leave it exactly as now - it doesn't make sense to legislate to reduce STRs but then increase them at the same time.

AMORTIZATION OF NON-CONFORMING: Grandfather in the beach corridor; it's the only way to avoid litigation.

LICENSE TRANSFERABILITY: "Work around" for spouse and do not include children.

HOME STAY OCCUPANCY: This is an area where you restrict and they use the back door.

HOME STAY PARKING: Leave the decision to City staff.

Chair Moyer spoke about how the business climate can change. He said that we have experienced four years of the best summers we have ever had, and if we return to normal weather where it is foggy from mid-May to mid-July, who is going to want to spent \$4000 to stay in a house here?

Commissioner Allen stated that as an alternative to amortization, he would be willing to look at allowing CUPs for non-conforming STRs. He also asked if the City could answer questions about whether a property is licensed, and Assistant Planner Shanna Farley-Judkins explained that staff has a list and maps, but they are not published.

Commissioner Allen brought to attention the importance of complying with Housing Element requirements. He said the state does not look at Short-term Rentals as part of our housing stock and imposes mandates through review of the Housing Element. He said it is not easy for us to meet the numbers, particularly at the lower ranges, and when we lose properties that we thought would provide housing, a burden is imposed on the next cycle to make up for the lost housing, and it does not always happen in ways the community is happy with.

He pointed out another issue the Planning Commission faces. He noted the Commission had a long discussion about some properties that were represented as affordable housing, only for them to turn around and become Short-term Vacation Rentals.

Commissioner Benefield stated that it is not likely the Coastal Commission will allow the banning of vacation rentals, which is why it is important to find regulations that work for us.

Assistant Planner Shanna Farley-Judkins asked if they could move forward with a boundary that only includes the beach area. Chair Moyer said he could, but he would be reflecting the wishes of the elected officials.

Commissioner Callender spoke about how we are not all the same in Carpinteria. Some want to raise a family, some want to retire, others want to swing a vacation rental, etc. Everyone has a different idea of a small

beach town. He expressed concern about the fairness of creating so many non-conforming properties, noting that it creates a burden for both the city and property owners. He said the earlier version of the ordinance would have created 13 non-conforming units, which he was okay with; a new map with sections A-E would create 35-38; and lopping off E would create 55. He said he could not vote for something that results in 55 non-conforming ones.

Assistant Planner Shanna Farley-Judkins clarified that amortization becomes an important part of the discussion when talking about the different boundaries. She asked if a CUP "grandfathered" permit allowing units to remain would be something most would agree on.

Commissioner Callender said it would help a lot. He said his key concern is fairness, and grandfathering a permit for the life of the owner would go a long way.

With respect to fairness, Commissioner Allen questioned whether grandfathering for the life of the permit should take into consideration how long licenses have been held. He cited the case of some recently constructed units that were presented as affordable housing before the Planning Commission only to be converted to Short-term Rentals.

Chair Moyer said he would support grandfathering units with a CUP, with no transferable license.

Regarding distinct caps being appropriate for different areas, Assistant Planner Shanna Farley-Judkins asked if there was any common thread of thought.

Chair Moyer said he would not want low-income brackets priced out of the beach area. He expressed concern it could become a party zone, and he likes the area integrated.

Commissioner Benefield suggested graduated percentages from the beach area to the railroad tracks, starting at 60% at the beach area and being reduced.

Commissioner Allen said he would not be virulently opposed to suggestions from City Council members. He said it is clear the largest percentage would be in the Sandyland area and it could be graduated in residential areas.

Commissioner Benefield said there is a 2-2 vote here and a 2-1 vote at the

City Council, and the question is do we want an ordinance and how much are we willing to compromise. She said she is willing to compromise to have an ordinance. Commissioner Allen commented that things are going in that direction. MOTION Upon a motion by Commissioner Allen, seconded by Chair Moyer, the Planning Commission voted 4-0 (Allen, Benefield, Callender and Moyer in favor; none opposed) that the meeting be continued to March 21, 2016 and that staff return with a draft ordinance attempting to reflect the points where consensus and quasi-consensus were reached, with the Chair indicating his willingness to look at what the City Council is leaning toward.	
OTHER BUSINESS - None	OTHER BUSINESS
MATTERS PRESENTED BY COMMISSIONERS Commissioner Benefield asked about signage regulations regarding "for lease" signs in the city, and Assistant Planner Shanna Farley-Judkins stated they are allowed and limited to 16 square feet per frontage.	MATTERS PRESENTED
ADJOURNMENT - Chair Moyer adjourned the meeting at 8:00 p.m. ATTEST: _____ Secretary, Planning Commission _____ Chair, Planning Commission	ADJOURNMENT

Attachment G
Draft Planning Commission Minutes
March 21, 2016

Short-term Rental Ordinance
City Council
April 25, 2016

MINUTES, PLANNING COMMISSION
CITY OF CARPINTERIA
CARPINTERIA, CALIFORNIA

March 21, 2016
Special Meeting
Council Chamber
5:30 P.M.

CALL TO ORDER and ROLL CALL Chair Moyer called the meeting to order at 5:30 p.m. Commissioners Present: David Allen John Callender, Vice-Chair John Moyer, Chair Commissioners Absent: Jane L. Benefield Glenn La Fevers Others Present: Steve Goggia, Acting Community Development Director Shanna G. Farley, Assistant Planner Jena Shoaf Acos, Legal Counsel Approximately 25 interested persons	CALL TO ORDER & ROLL CALL
PLEDGE OF ALLEGIANCE - Chair Moyer called for the flag salute.	PLEDGE OF ALLEGIANCE
INTRODUCTIONS, PRESENTATIONS, ANNOUNCEMENTS - None	ANNOUNCEMENTS
PUBLIC COMMENT - None	PUBLIC COMMENT
CONTINUED PUBLIC HEARING Short-term Rentals Ordinance Planner: Shanna Farley-Judkins Project 15-1785-LCPA/ORD Hearing on the request of the City of Carpinteria to consider Case No. 15-1785-LCPA/ORD, proposing to amend the City's Local Coastal Program to reflect changes to the City Municipal Code, Zoning Code and Zoning Map to include regulations regarding Short-term Rentals (Home Stays and Vacation Rentals). Changes to the Municipal Code include adoption of Chapter 14.52 titled, "Short-term Vacation Rentals," adoption of Chapter 14.53 titled, "Short-term Home Stay Rentals," adoption of Chapter 14.45 titled, "Short-term Rental Overlay District," addition of new definitions to Chapter 14.08, and addition of new use types to Chapter 14.12 R-1 Single-Family Residential District, 14.14 PRD Planned Residential Development District, 14.16 PUD Planned Unit Development and 14.18 MHP Mobile Home Park Planned Development District; and to approve an Exemption	CONTINUED PUBLIC HEARING

pursuant to §15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines. The project would impact a number of parcels throughout the City located in residential zone districts

Assistant Planner Shanna Farley-Judkins provided background information about the Ordinance and reviewed modifications made to it resulting from the Planning Commission's feedback at the March 2nd Special Meeting. She provided additional details about the Ordinance in response to commissioners' questions.

Commissioner Callender asked for feedback from staff regarding a comment from Councilmember Clark that short-term vacation rentals are illegal because they are not mentioned in the Zoning Code.

Acting Community Development Director Steve Goggia explained that Carpinteria has always had vacation rentals, mostly at the beach, and our Zoning Code calls out uses in districts but is not exhaustive. He said policy has allowed their continuation and it is felt that legally they can continue. He said the phenomenon of short-term vacation rentals encroaching into residential neighborhoods was the impetus for a moratorium and to work out the regulations.

Legal Counsel Jenna Shoaf Acos added that the City has authority to interpret its regulations, noting that the vacation rentals are a new phenomenon of large quantity. She said they have been historically allowed in Multi-family and PRD neighborhoods but not Single-Family Residential ones.

Chair Moyer asked if there was potential litigation if 35 vacation rentals are excluded from participating. He also asked if the City were to re-think areas of the beach due to a party zone being created, whether restrictions in the area would be considered a "taking."

Legal Counsel Jena Shoaf Acos explained that it is well established in California law that a city can zone how it sees fit, and this is considered a zoning ordinance. Regarding amortization, she said we are giving a moderately long period of five years, which is preferred by courts. She stated that the Ordinance does not raise large risks. With respect to a "taking," she explained that the City has the right to amend an ordinance and has police powers to protect the health and welfare of residents. She said a "taking" is when you take all of a property's economic value.

PUBLIC HEARING OPENED

Chair Moyer opened the Public Hearing at 6:05 p.m.

Eric ? said he grew up in Carpinteria and tourists are vital to downtown businesses and restaurants. He said he owns a business on Linden, 60% of his business is from tourists, and the vacation rental zone will raise property values.

Rachel Nunez, a long-term resident and business owner on Linden, said the downtown businesses are in a recession. She said we cannot expect locals to support the businesses on a daily basis and tourists are definitely needed. She said it is selfish to only allow the vacation rentals in the Sandyland Corridor, and the commercial zone extends all the way to the 101. She noted there is only one decent hotel in town, the Best Western, and with the various events that go on, places are needed for our visitors. She questioned the home stay occupancy limit of 4 and whether it would include kids.

Gail Marshall expressed support for regulations and limitations of vacation rentals. Among other things, she said she supports limiting them to what we have; licenses should not be transferable; vacation rentals outside the boundaries should be amortized in the shortest time legally possible; and TOT income should not supersede orderly, well-planned development and the health of a community. She said if TOTs need to be raised to cover staff's time, then they should be raised. She said we need to be careful what we give up because taking it back is almost impossible.

PUBLIC HEARING CLOSED

Chair Moyer closed the Public Hearing at 6:18 p.m.

Commissioner Callender did not express support for the revised Ordinance. He said the previous one with subareas 1-4 most appropriately balanced the concerns on both sides of the issue. He expressed concern about comments made by Councilmember Clark at the February 8th City Council Meeting such as, "Whose town is this - tourists or ours?" Callender said it pits good people vs. bad people, gives the good people more rights, and there is not just one kind of resident in Carpinteria. If we pass this ordinance, there are a bunch of costs, such as property owners will not get financial benefits of their property and visitors will be prevented from vacation stays. He pointed out that as the Ordinance goes forward, there is risk that it will be overturned by the Coastal Commission. Under state law, the town is "all of ours" and that includes non-residents. He noted ongoing enforcement burdens going forward. He said there is a lot of cost in preserving a small amount of long-term housing stock. He questioned what would happen if we allowed more STRs, collected TOTs and channeled the money into effort to develop more affordable housing. He spoke about Councilmember

Clark making a mistake and reiterated his support for the original ordinance.

Commissioner Allen said he definitely is in support of tourism but does not think Short Term Vacation Rentals is an extension of it and the way to go. He said he does not see the issue as "us vs. them" at all; zoning is about finding the appropriate locations and defining the uses of various properties. His primary value is the preservation of housing for residents and he sees it as a value that needs protection. Although short-term rentals have been here for as long as we've been a town, it cannot be argued that there has been an explosion in them, and we can foresee more coming due to advertising mechanisms, the desirability of our town, etc. He said short-term rentals should not come at the expense of providing housing for our own residents and noted people being forced out of their housing due to conversions.

With respect to the Coastal Commission's values, he pointed out that there is another law known as the Housing Element which is mandatory, requiring every community to generate low income, very low income and moderate housing and, for every unit lost, another must be found within the city elsewhere. With respect to TOTs generating money for developing low income housing, he said he cannot imagine they would generate anywhere near the amount needed. He noted the city has been fortunate that People's Self Help Housing has generated housing, noting its projects were not a result of TOT. He said the problem with Short-Term Vacation Rentals is that they are a use that is not anticipated by people who live in primarily residential areas, with the characteristics that come with those.

Regarding amortization, Commissioner Allen said it is a fair way to go. About the lower caps as we move toward the railroad tracks, he said the present ordinance ameliorates neighborhood concerns of the beach area turning into a party zone all the way to the tracks. Phasing makes sense from larger to lower caps as you get toward more single-family type neighborhoods. He said the area is zoned PRD, but we know what it looks and feels like.

Allen questioned whether the occupancy cap of 4 for home stays is excessively regulatory, noting that a couple with 3 children would not be allowed. He said enforcement is always going to be an issue no matter what ordinance we have in place. He expressed support for 'C' (12% cap) and said we are not losing today's short-term rentals but the potential for the generation of a lot more.

Chair Moyer said he is totally in agreement with Commissioner Callender.

He described the ordinance as bad business, and he said we offer a depth to our tourist industry by having these vacation rentals. He said, among other things, that he is not in favor of expansion, a better crafted ordinance needs to take place, and this is a public spanking just because people are industrious or fortunate. Families come to use these rentals, not 20 college kids who want to get drunk, he said. He noted that one of the larger taxpayers, Venoco, is filing bankruptcy and we need to be more fiscally responsible. He said the places are described as affordable housing but they are not affordable and not even workforce housing. He said he cannot support the Ordinance, that it needs to be return to the City Council and they need to bury it. He praised Commissioner Callender for doing a wonderful job.

Commissioner Callender said he would like the original version sent back to the City Council and, if that is not possible, he would be happy to recommend non-adoption of the ordinance to the City Council and see where it plays out there.

Assistant Planner Shanna Farley-Judkins suggested the best way is to recommend denial of the proposed ordinance and give guidance to the City Council to look at the original one. Commissioner Allen said in order to move it forward, he would make that motion by way of discussion although he would vote no.

MOTION

Upon a motion by Commissioner Allen, seconded by Commissioner Callender, the Planning Commission voted 2-1 to recommend denial of the proposed Ordinance, with a suggestion to the City Council that it reconsider the original one. Motion was passed 2-1 (Moyer and Callender in favor; Allen opposed).

In response to a request for feedback on the alternatives, Chair Moyer said the ordinance was not what he wanted. Commissioner Callender thanked staff for the hard work and explained that he did not like tonight's version due to the large number of non-conforming units it creates, geographic constraint of the activity beyond the point he thinks is justified, and insufficient weight given to the negative consequences of constrained activity. The benefits of preserving long-term housing is not sufficient justification for the degree of constraint, and he recommends something closer to the extent of Short-term Vacation Rentals embodied in the original version of the ordinance.

In support of his preference for long-term housing, Commissioner Allen brought up how bait and switch has taken place before the Planning

Commission, with projects presented as rental housing turning into Short-term Vacation Rentals. He said we are not seeing housing generated for residents' use the way we used to. He added that he would not be offended if 35 STRs were allowed north of the tracks but expansion would be hard to justify. Chair Moyer thanked Acting Community Development Director Steve Goggia for his hard work and said he looks forward to a more reasonable ordinance that benefits all of Carpinteria.	
OTHER BUSINESS - None	OTHER BUSINESS
MATTERS PRESENTED BY COMMISSIONERS Commissioner Callender asked for an update on how the Venoco bankruptcy will affect the City and the Bluffs Zero project going forward.	MATTERS PRESENTED
ADJOURNMENT - Chair Moyer adjourned the meeting at 7:00 p.m.	ADJOURNMENT
ATTEST: _____ Chair, Planning Commission _____ Secretary, Planning Commission	

Attachment H
CEQA Notice of Exemption

Short-term Rental Ordinance
City Council
April 25, 2016

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Santa Barbara

105 East Anapamu Street

Santa Barbara, CA 93101

From: (Public Agency): City of Carpinteria

5775 Carpinteria Avenue

Carpinteria, CA 93013

(Address)

Project Title: Short-Term Rentals Ordinance

Project Applicant: City of Carpinteria

Project Location - Specific:

Citywide Carpinteria

Project Location - City: Carpinteria

Project Location - County: Santa Barbara

Description of Nature, Purpose and Beneficiaries of Project:

The proposed Ordinance would amend the Zoning Code and Zoning Map to define and regulate Short-Term Rentals, including Vacation Rentals and Home Stays.

Name of Public Agency Approving Project: City of Carpinteria

Name of Person or Agency Carrying Out Project: City of Carpinteria

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: 15060(c)(2), 15060(c)(3) and 15061(b)(3)
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The project is not subject to CEQA as the activity proposed in the project would not result in a direct or reasonably foreseeable indirect physical change in the environment; the activity is not considered a project as defined in Section 15378; and the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.

Lead Agency

Contact Person: Steve Goggia, CDD Director

Area Code/Telephone/Extension: (805) 755-4414

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: _____ Date: _____ Title: _____

☐ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____



City of Carpinteria

COUNCIL AGENDA STAFF REPORT April 25, 2016

ITEM FOR COUNCIL CONSIDERATION

A Landscape Services Contract for monthly maintenance for select parks and parking lots.

STAFF RECOMMENDATION

Action Item ☒; Non-Action Item ☐

Recommendation: Authorize the City Manager to execute the proposed agreement with Sergio Mota, DBA Real Green Landscape for monthly landscape maintenance services at select City operated locations.

Motion: I move to authorize the City Manager to execute the proposed agreement with Sergio Mota, DBA Real Green Landscape for month landscape maintenance services at select City operated locations.

BACKGROUND

The City has been utilizing the services of Sergio Mota, DBA Real Green Landscape for years at select locations that require a higher level of cultural care such as new locations during plant establishment. In certain cases in environmentally sensitive habitat areas such as the Salt Marsh Nature Park a higher level of supervision is required.

Because of the good quality of service and the responsiveness provided by Real Green Landscape, City requests for service have been expanded to include additional areas and responsibilities. Initially, Real Green Landscape was asked to perform work on a case by case basis, but over time, the City has asked for routine monthly maintenance services.

The requested action is to formalize the service provider relationship with Real Green Landscape with a written contract that defines the relationship between the City and Real Green landscape. Included is a maintenance standard and a fee schedule for each location. In addition, the City anticipates that ad hoc services will also be needed, so an hourly rate for Additional Services is also included.

DISCUSSION

The City operates over one hundred acres of parks and open space and several miles of multiuse trails using two service providers.

Exhibit A to the proposed Service Agreement lists the locations the City has been utilizing the services of Real Green Landscape. Real Green Landscape has proven to be reliable, able to respond to Additional Service requests promptly and effectively, and has proactively provided park maintenance repairs.

The proposed action represents a continuation of the status quo with the exception of the addition of service to parking lot No.3.

Venco Western, Inc. provides landscape maintenance services at other City owned locations not listed in the Exhibit A.

POLICY CONSISTENCY

The City's park and trail system is a significant public asset that requires care and maintenance. Public safety, aesthetics, and quality open space encourages the public's use, improves property values, and provides environmental benefits. Quality cultural care practices promote plant health and habitat for native animals, as well as public health and safety.

The provision of parks and open space to meet the need of the public is reflected in the City's General Plan. Please see the Open Space, Recreation and Conservation element of the Carpinteria City General Plan.

FINANCIAL CONSIDERATIONS

The cost associated with the proposed action has been budgeted in the Parks and Recreation Department and the Public Works Department annual budgets.

Costs associated with the Veteran's Building or the Library are shared with the County of Santa Barbara based upon the agreed upon terms of a real property lease.

The total annualized cost for the proposed action is \$81,420.00 for monthly maintenance with some additional costs for Additional Services that are negotiated on a case by case basis.

The City pays another service provider approximately \$97,000.00 annually for parks, ROW and parking lot maintenance of other City owned or operated sites. In some instances, both service providers provide complementary services at various sites.

LEGAL

The proposed contract form is a standard contract form approved by the City Attorney.

OPTIONS

The City Council could provide additional direction to staff to reduce, expand or combine the scope of service proposed.

PRINCIPAL PARTIES EXPECTED AT MEETING

None

ATTACHMENTS

Landscape Services Agreement

Staff contact: Matthew Roberts
(805) 755-4449

Reviewed by: Dave Durflinger, City Manager



Signature



Signature

AGREEMENT FOR LANDSCAPE MAINTENANCE SERVICES

THIS AGREEMENT, made and entered into this ____ day of _____, 2016, by and between the **City of Carpinteria** hereinafter referred to as "City", and **Sergio Mots, DBA Real Green Landscape** hereinafter referred to as "Service Provider."

City desires to retain Service Provider to provide landscape maintenance services in the areas as described on Exhibit A of these contract documents.

City and Service Provider have entered into this Agreement because Service Provider has represented itself as being fully qualified and available to perform the above services pursuant to the terms and conditions of this Agreement.

IN CONSIDERATION OF THE MUTUAL PROMISES, COVENANTS AND CONDITIONS SET FORTH BELOW, THE PARTIES AGREE as follows:

1. Services by Contractor.

a. **Basic Services.** City hereby retains Service Provider to perform landscape maintenance services at the locations listed in Exhibit A ("Basic Services"). Service Provider hereby agrees to perform said services to the specifications as described in Exhibit "C". Service Provider shall diligently perform the obligations and responsibilities required by this Agreement applying the high standards of professionalism and good workmanship.

b. **Additional Services.** In addition to the Basic Services, City may elect to have Service Provider perform additional services which are beyond the current scope of the contract, but within the expertise of Service Provider ("Additional Services"). Such Additional Services shall be directed by the City and shall be governed by the terms and conditions of this Agreement.

c. **Labor and Materials.** Service Provider shall furnish, at its own expense, all labor, materials, equipment, tools, transportation and services necessary for the successful completion of the Basic and Additional Services unless otherwise specified in writing by City. Service Provider shall give its attention and supervision to the fulfillment of the provisions of this Agreement by its employees and subcontractors and shall be responsible for the timely performance of the services required by this Agreement.

d. **Methods.** Service Provider shall have sole and absolute discretion in determining the methods, details, and means of performing the services required by the Project. City shall not have any right or authority to direct the methods, details, and means of Service Provider's services.

Service Provider shall diligently, competently and faithfully perform the obligations and responsibilities required by this Agreement, applying high standards of professionalism and good workmanship at all times with the goal to provide a clean, safe, well maintained appearance to areas under Service Provider's control.

All Work is to be completed in accordance with applicable park maintenance standards and City of Carpinteria Municipal Code,

e. Review. Service Provider shall furnish City with reasonable opportunities from time to time to ascertain whether the services of Service Provider are being performed in accordance with this Agreement. All work done and materials furnished shall be subject to final review and approval by City. City's review and approval of such work and services shall not, however, relieve Service Provider of any of its obligations under this Agreement.

2 TERM. This Agreement shall be effective as of the date of this Agreement. The services shall commence on April 26, 2016 and continue until City gives 30 days notice of termination.

3. COMPENSATION. Service Provider agrees to perform Services according to the terms of this Agreement for the Amounts shown on Exhibit B and City agrees to pay Service Provider at the time, in the manner, and upon the conditions stipulated in this Agreement. For furnishing all said labor, materials, equipment, tools, transportation and services, and doing everything required by this Agreement, for all loss and damages arising from providing services, or from the action of the elements, or from any unforeseen difficulties which may arise while providing services, and for all risks of every description connected with providing services, for all expenses resulting from the suspension or discontinuance of providing services, except as are expressly stipulated in this Agreement to be borne by City in accordance with the requirements of this Agreement, City will pay, and said Service Provider shall receive, in full compensation therefor, the amounts as shown on Exhibit B.

a. Basic Services. For the Basic Services, City shall pay Contractor a sum total of Six Thousand Seven Hundred Eighty-Five Dollars and 00/100 (\$6,785.00) per month as full compensation for all labor, materials, equipment, tools, transportation, and services as described in this Agreement.

b. Additional Services. For any Additional Services, City shall pay Contractor \$30 per labor hour on a time and material basis which shall be paid monthly based on the performance of such Additional Services.

c. Invoices. Contractor shall keep accurate records of the Services performed and materials supplied under this Agreement. Within ten (10) days after the fifteenth (15th) day of each calendar month of the term of this Agreement, Contractor shall submit an invoice to City itemizing the cost of the services, (and Additional Services, if appropriate). City shall pay Contractor the amount of each invoice within thirty (30) days of its receipt after verification of Contractor's performance, which determination by City shall be binding and conclusive. The time records, invoices, receipts, and other documentation supporting Contractor's invoices shall be available for review by City upon reasonable notice and shall

be retained by Contractor for three (3) years after completion of the Services.

d. Taxes/Insurance/Licenses. Contractor shall be solely responsible for the payment of any federal, state, or local income tax, social security tax, worker's compensation insurance, state disability insurance, and any other taxes or insurance that Service Provider is responsible for paying as an independent contractor under federal, state, or local law. Contractor shall procure and maintain all licenses necessary for the performance of services hereunder, including, without limitation, business licensing from City, all at the sole cost of Contractor.

e. Termination. If the services of Contractor are terminated, in whole or in part, Contractor shall be compensated for all services performed and reimbursable expenses incurred prior to such termination.

4. INSURANCE. All Insurance provided by the Service Provider will conform to the Insurance Specifications as defined in Exhibit B of this Agreement.

a. Comprehensive General Liability. Contractor shall procure and/or maintain in full force and effect during the performance of services pursuant to this Agreement, comprehensive general liability and property damage insurance covering its performance of services under this Agreement in an amount of not less than One Million Dollars (\$1,000,000), combined single limit coverage.

b. Workers' Compensation Contractor shall procure and/or maintain in full force and effect during the performance of services pursuant to this Agreement, workers' compensation insurance covering its employees in performance of services under this Agreement in an amount of not less than One Million Dollars (\$1,000,000), combined single limit coverage. Contractor shall also require that any subcontractor of Contractor carry similar coverage for its employees.

c. Automobile Liability. Contractor shall procure and/or maintain in full force and effect during the performance of services pursuant to this Agreement, automobile liability insurance covering its employees in operation of all motor vehicles required to be licensed in performance of services under this Agreement in an amount of not less than One Million Dollars (\$1,000,000), combined single limit coverage. Contractor shall also require that any subcontractor of Contractor carry similar coverage for its employees.

d. General Provisions. Prior to the performance of services under this Agreement and at any time thereafter, upon request by City, Contractor shall provide City with Certificates of Insurance evidencing the above coverages and listing City as an additional Insured with a policy endorsement stating the same. Each Certificate of Insurance shall provide thirty (30) days' advance written notice to City of any change or cancellation of insurance that is required under this Section. The foregoing insurance coverage shall not limit the indemnification obligations of Contractor as set forth in Section 6, and the failure to maintain said coverages shall constitute a material breach of this Agreement.

5. INTEREST OF CONTRACTOR. Contractor represents and warrants to City that it

presently has no interests, and agrees that it shall not acquire any interests, direct or indirect, financial or otherwise, that would conflict with the performance of the services to be provided by Contractor under this Agreement. Contractor further covenants that, in the performance of this Agreement, no subcontractor or employee having such an interest shall be employed by Contractor. Contractor certifies that no one who has or will have any financial interest under this Agreement or within Contractor is an officer or employee of City.

6. INDEMNIFICATION: To the fullest extent permitted by law, Service Provider shall indemnify, defend and hold harmless City and any of its officials, employees and agents ("Indemnified Parties") from and against any and all claims, losses, damages, injuries, liabilities, actions, or proceedings ("Claims"), including attorney fees, where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, the performance of this Agreement by Service Provider or by any individual or entity for whom Service Provider is legally liable, including but not limited to, officers, agents, employees, subService Providers or consultants of Service Provider ("Agents). Service Provider shall also indemnify, defend and hold harmless Indemnified Parties from and against any and all Claims which arise out of the negligence, recklessness, strict liability or willful misconduct of the Service Provider and Agents.

7, TERMINATION.

a. **Termination Without Cause.** City may at any time terminate this Agreement or any portion thereof for any reason by giving Service Provider at least ten (10) days prior written notice of such termination. Upon receipt of said notice, Service Provider shall immediately cease all Services under this Agreement, unless the notice provides otherwise. If City suspends or terminates a portion of this Agreement, such suspension or termination shall not make void or invalidate the remainder of this Agreement.

b. **Termination With Cause.** City may terminate this Agreement with cause, effective immediately upon written notice of such termination to Contractor, based upon the occurrence of any of the following events:

(1) Material breach of this Agreement by Contractor;

(2) Cessation of Contractor to be licensed, as required;

(3) Failure of Contractor to substantially comply with any applicable federal, state or local law or regulation;

(4) Filing by or against Contractor of any petition under any law for the relief of debtors; and,

(5) Filing of a criminal complaint against Contractor for any crime, other than minor traffic offenses.

c. **Completed Work.** In the event of termination, Contractor shall, at City's request, promptly surrender to City all completed work and work in progress and all materials, records and notes developed, procured, or produced pursuant to this Agreement. Contractor may

retain copies of such work product as a part of its record of professional activity.

d. Payment Upon Termination. In the event this Agreement is terminated, with or without cause, pursuant to this Section, City shall pay Service Provider for the outstanding balance owed up to the time of termination. Upon termination of the Agreement, Service Provider will submit an invoice to City as provided for herein.

8. CONFIDENTIALITY

All information gained by Service Provider in performance of this Agreement shall be considered confidential and shall not be released except to the City, directly or indirectly, by Service Provider without City's prior written authorization. Service Provider, its officers, employees or subcontractors shall not voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories or other information concerning the Work performed under this Agreement unless requested by the City Attorney or authorized in writing by the City Manager. Response to a subpoena or court order shall not be considered "voluntary" provided that Service Provider shall give City prompt written notice of any such court order or subpoena.

Service Provider shall promptly notify the City Manager and City Attorney in writing if Service Provider, its officers, employees, agents, or subcontractors or consultants should be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions, or other discovery request, court order or subpoena from any person or party related to this Agreement and/or Service Provider's related Services. City has no obligation to, but may exercise discretion to represent Service Provider and/or be present at any deposition, hearing, or similar proceeding. Service Provider agrees to cooperate fully with City and to provide the City an opportunity to review any response to discovery requests provided by Service Provider. However, City's right to review any such response does not grant or imply a right of City to control, direct, dictate or rewrite said response.

6. CONSTRUCTION OF TERMS

All parts of this Agreement shall in all cases be construed according to their plain meaning and shall not be construed in favor or against either of the parties. If any term, provision, covenant or condition of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, in whole or in part, the remainder of this Agreement shall remain in full force and effect and shall not be affected, impaired or invalidated thereby. In the event of any provision shall be adjudged invalid, void or unenforceable, the parties hereto agree to enter into a supplemental agreement to effectuate the intent of the parties and the purposes of this Agreement.

7. CONTROLLING LAW

The City and Service Provider understand and agree that the laws of the State of California shall govern the rights, obligations, duties and liabilities of the parties to this Agreement and

also govern the interpretation of this Agreement, with venue proper only in the County of Santa Barbara, State of California.

8. AUTHORIZATION

All officers and individuals executing this and other documents on behalf of the respective parties hereby certify and warrant that they have the capacity and have been duly authorized to execute said documents on behalf of the entities indicated.

9. NOTICES

All notices, requests, demands, and other communications under this Agreement shall be in writing and shall be deemed to have been duly given on the date of service if personally served or on the second day after mailing if mailed by first-class mail, registered or certified, return receipt requested, postage prepaid and properly addressed as follows:

To City: City Clerk
City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, CA 93013-2698

And to:
Brownstein Hyatt Farber Schreck, LLP
21 East Carrillo Street
Santa Barbara, CA 93101

To Contractor:
Sergio Mota, Owner
Real Green Gardening
1332 June Avenue
Carpinteria, CA 93013
(805) 680-3132

10. ENTIRE AGREEMENT

This Agreement, along with its attached exhibits, which are incorporated herein by this reference, constitutes the entire Agreement between the parties and supersedes all prior and contemporaneous agreements, representations and understandings of the parties. This Agreement may be altered, amended or modified only by a supplemental writing executed by the parties to this Agreement and by no other means. Each party waives any future right to claim, contest, or assert that this Agreement was modified, canceled, superseded, or changed by any oral agreement, course of conduct, waiver or estoppel.

11. COUNTERPARTS

This Agreement may be executed in counterparts, each of which shall remain in full force and effect as to each party.

12. COMPLIANCE WITH LAW

The City is a public entity in the State of California and is subject to the provisions of the Government Code and the Labor Code of the State. It is stipulated and agreed that all provisions of law applicable to public contracts are a part of this contract to the same extent as though set forth this Agreement and will be complied with by the Service Provider. Service Provider in its performance of the Work will also comply with all applicable provisions of law, including those related to hours, Working conditions, and health and safety.

13. CONTRACT TIMES

Work shall only be conducted between the hours of 7am until 5pm Monday through Friday. Work on weekends shall not be conducted unless of an emergency or approved in advance by the City.

14. ASSIGNMENT

No assignment by a party to this Agreement of any rights under or interests in this Agreement will be binding on another party without the written consent of the party sought to be bound; and specifically but without limitation monies that may become due and monies that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement.

City and Service Provider each binds itself, its successors, assigns and legal representatives to the other party, its successors, assigns and legal representatives in respect of all covenants, agreements and obligations contained in this Agreement.

IN WITNESS WHEREOF, this contract has been executed on the day and year first above written.

APPROVED AS TO FORM:

Peter N. Brown,
on behalf of Brownstein Hyatt Farber Schreck, LLP
Acting as City Attorney of the City of Carpinteria

APPROVED AS TO CONTENT:

City Parks and Recreation Director

CITY OF CARPINTERIA
a Municipal Corporation

By :

City Manager

SERVICE PROVIDER

By :



Sergio Mota, Owner

EXHIBIT A

Schedule of Maintenance Locations and Monthly Costs

<u>Monte Vista Park</u>	<u>\$1,450.00</u>
<u>Carpinteria Creek Park</u>	<u>\$ 600.00</u>
<u>Tar Pits Park</u>	<u>\$ 500.00</u>
<u>Carpinteria Salt Marsh Nature Park</u>	<u>\$ 500.00</u>
<u>Palm to Linden Trail</u>	<u>\$ 600.00</u>
<u>Library courtyard</u>	<u>\$ 80.00</u>
<u>Veterans Memorial Building</u>	<u>\$ 200.00</u>
<u>Seaside Building</u>	<u>\$ 275.00</u>
<u>Bluffs Nature Preserve</u>	<u>\$1,400.00</u>
<u>Municipal Parking Lot Number 3</u>	<u>\$ 680.00</u>
<u>Salt Marsh Park</u>	<u>\$ 500.00</u>
<u>Total</u>	<u>\$6,785.00</u>

EXHIBIT B

INSURANCE REQUIREMENTS

Prior to the beginning of and throughout the duration of the Work, Service Provider will maintain insurance in conformance with the requirements set forth below. Service Provider will use existing coverage to comply with these requirements. If that existing coverage does not meet the requirements set forth here, Service Provider agrees to amend, supplement or endorse the existing coverage to do so. Service Provider acknowledges that the insurance coverage and policy limits set forth in this section constitute the minimum amount of coverage required. Any insurance proceeds available to City in excess of the limits and coverage required in this agreement and which is applicable to a given loss, will be available to City.

Service Provider shall provide the following types and amounts of insurance:

Commercial General Liability Insurance using Insurance Services Office "Commercial General Liability" policy form CG 00 01 or the exact equivalent. Defense costs must be paid in addition to limits. There shall be no cross liability exclusion for claims or suits by one insured against another. Limits are subject to review but in no event less than \$1,000,000 per occurrence.

Business Auto Coverage on ISO Business Auto Coverage form CA 00 01 including symbol 1 (Any Auto) or the exact equivalent. Limits are subject to review, but in no event to be less than \$1,000,000 per accident. If Service Provider owns no vehicles, this requirement may be satisfied by a non-owned auto endorsement to the general liability policy described above. If Service Provider or Service Provider's employees will use personal autos in any way on this project, Service Provider shall provide evidence of personal auto liability coverage for each such person.

Workers Compensation on a state-approved policy form providing statutory benefits as required by law with employer's liability limits no less than \$1,000,000 per accident or disease.

Insurance procured pursuant to these requirements shall be written by insurers that are admitted carriers in the state of California and with an A.M. Bests rating of A- or better and a minimum financial size VII.

General conditions pertaining to provision of insurance coverage by Service Provider. Service Provider and City agree to the following with respect to insurance provided by Service Provider:

1. Service Provider agrees to have its insurer endorse the third party general liability coverage required herein to include as additional insureds City, its officials, employees and agents, using standard ISO endorsement No. CG 2010 with an edition prior to 1992. Service Provider also agrees to require all Service Providers and subService Providers to do likewise.
2. No liability insurance coverage provided to comply with this Agreement shall prohibit Service Provider, or Service Provider's employees or agents, from waiving the right of subrogation prior to a loss. Service Provider agrees to waive subrogation rights against City regardless of the applicability of any insurance proceeds, and to require all Service Providers and subcontractor to do likewise.

3. All insurance coverage and limits provided by Service Provider and available or applicable to this agreement are intended to apply to the full extent of the policies. Nothing contained in this Agreement or any other agreement relating to the City or its operations limits the application of such insurance coverage.
4. None of the coverages required herein will be in compliance with these requirements if they include any limiting endorsement of any kind that has not been first submitted to City and approved of in writing.
5. No liability policy shall contain any provision or definition that would serve to eliminate so-called "third party action over" claims, including any exclusion for bodily injury to an employee of the insured or of any Service Provider or subcontractor.
6. All coverage types and limits required are subject to approval, modification and additional requirements by the City, as the need arises. Service Provider shall not make any reductions in scope of coverage (e.g., elimination of contractual liability or reduction of discovery period) that may affect City's protection without City's prior written consent.
7. Proof of compliance with these insurance requirements, consisting of certificates of insurance evidencing all of the coverages required and an additional insured endorsement to Service Provider's general liability policy, shall be delivered to City at or prior to the execution of this Agreement. In the event such proof of any insurance is not delivered as required, or in the event such insurance is canceled at any time and no replacement coverage is provided, City has the right, but not the duty, to obtain any insurance it deems necessary to protect its interests under this or any other agreement and to pay the premium. Any premium so paid by City shall be charged to and promptly paid by Service Provider or deducted from sums due Service Provider, at City option.
8. Certificate(s) are to reflect that the insurer will provide 30 (thirty) days notice to City of any cancellation of coverage. Service Provider agrees to require its insurer to modify such certificates to delete any exculpatory wording stating that failure of the insurer to mail written notice of cancellation imposes no obligation, or that any party will "endeavor" (as opposed to being required) to comply with the requirements of the certificate.
9. It is acknowledged by the parties of this agreement that all insurance coverage required to be provided by Service Provider or any subService Provider, is intended to apply first and on a primary, non-contributing basis in relation to any other insurance or self insurance available to City.
10. Service Provider agrees to ensure that subService Providers, and any other party involved with the project who is brought onto or involved in the project by Service Provider, provide the same minimum insurance coverage required of Service Provider. Service Provider agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided in conformity with the requirements of this section. Service Provider agrees that upon request, all agreements with subService Providers and others engaged in the project will be submitted to City for review.
11. Service Provider agrees not to self-insure or to use any self-insured retentions or deductibles on any portion of the insurance required herein and further agrees that it will

not allow any Service Provider, subService Provider, Architect, Engineer or other entity or person in any way involved in the performance of Work on the project contemplated by this agreement to self-insure its obligations to City. If Service Provider's existing coverage includes a deductible or self-insured retention, the deductible or self-insured retention must be declared to the City. At that time the City shall review options with the Service Provider, which may include reduction or elimination of the deductible or self-insured retention, substitution of other coverage, or other solutions.

12. The City reserves the right at any time during the term of the contract to change the amounts and types of insurance required by giving the Service Provider ninety (90) days advance written notice of such change. If such change results in substantial additional cost to the Service Provider, the City will negotiate additional compensation proportional to the increased benefit to City.
13. For purposes of applying insurance coverage only, this Agreement will be deemed to have been executed immediately upon any party hereto taking any steps that can be deemed to be in furtherance of or towards performance of this Agreement.
14. Service Provider acknowledges and agrees that any actual or alleged failure on the part of City to inform Service Provider of non-compliance with any insurance requirement in no way imposes any additional obligations on City nor does it waive any rights hereunder in this or any other regard.
15. Service Provider will renew the required coverage annually as long as City or its employees or agents face an exposure from operations of any type pursuant to this Agreement. This obligation applies whether or not the Agreement is canceled or terminated for any reason. Termination of this obligation is not effective until City executes a written statement to that effect.
16. Service Provider shall provide proof that policies of insurance required herein expiring during the term of this Agreement have been renewed or replaced with other policies providing at least the same coverage. Proof that such coverage has been ordered shall be submitted prior to expiration. A coverage binder or letter from Service Provider's insurance agent to this effect is acceptable. A certificate of insurance and/or additional insured endorsement as required in these specifications applicable to the renewing or new coverage must be provided to City within five days of the expiration of the coverages.
17. The provisions of any Workers' compensation or similar act will not limit the obligations of Service Provider under this Agreement. Service Provider expressly agrees not to use any statutory immunity defenses under such laws with respect to City, its employees, officials and agents.
18. Requirements of specific coverage features or limits contained in this section are not intended as limitations on coverage, limits or other requirements nor as a waiver of any coverage normally provided by any given policy. Specific reference to a given coverage feature is for purposes of clarification only as it pertains to a given issue and is not intended by any party or insured to be limiting or all-inclusive.

19. These insurance requirements are intended to be separate and distinct from any other provision in this agreement and are intended by the parties here to be interpreted as such.
20. The requirements in this Section supersede all other sections and provisions of this Agreement to the extent that any other section or provision conflicts with or impairs the provisions of this Section.
21. Service Provider agrees to be responsible for ensuring that no contract used by any party involved in any way with the project reserves the right to charge City or Service Provider for the cost of additional insurance coverage required by this agreement. Any such provisions are to be deleted with reference to City. It is not the intent of City to reimburse any third party for the cost of complying with these requirements. There shall be no recourse against City for payment of premiums or other amounts with respect thereto.

Service Provider agrees to provide immediate notice to City of any claim or loss against Service Provider arising out of the Work performed under this agreement. City assumes no obligation or liability by such notice, but has the right (but not the duty) to monitor the handling of any such claim or claims if they are likely to involve City.

EXHIBIT C

Maintenance Standards

The following tasks are to be provided by the Service Provider with exceptions noted.

Basic Services:

Site inspection: Inspect all park and trail areas under contract and report any noticeable deficiencies to City within 24 hours. Any deficiency causing a hazard shall cause the area to be closed or the equipment taken out of service immediately. Service Provider has the authority to delineate and close a park area or remove dangerous equipment to protect public safety. Any such action must be reported to the City immediately.

Use of Pesticides: No Herbicides or Insecticides are permitted to be used without written authorization of the City.

Inspection of Park Lighting: Inspect and report any damage to lights within Carpinteria parks or parkways at least monthly. Lights are to be checked during operating period. Report any outages to the City immediately. Graffiti on light poles is to be removed.

Litter Removal. Walk entire site and remove noticeable litter.

Empty Trash Receptacles. Empty Trash Receptacles into dumpster weekly where provided. Wash trash receptacle and liners monthly with or when receptacle has a strong odor with biodegradable soap and water. If liner needs replacement, report it to the City. Maintain area around the trash receptacle clear of litter.

Graffiti Removal/Vandalism Repair. Amenities are to be kept free of graffiti and vandalism. Before removal, graffiti must be photographed and reported to the City in a timely manner. Locations where vandalism may cause a safety hazard shall be closed or taken out of service immediately.

Hardscape Maintenance (park roads, parking lots, sidewalks, patios, paved trails). Surfaces shall be maintained free of glass, litter, debris, and slip or trip hazards. Report any deficiencies to the City within 24 hours.

Walkway/Trail Sweeping/Cleaning. Walkways shall be clear of litter, debris, leaf litter, and slip or trip hazards. Designated trails with natural vegetation will be maintained to have a two-foot (where space is available) recovery zone on both sides of the trail mowed to 4". Holes in the trail shall be filled with compatible material. Overhead branches shall be maintained to a height of seven feet of vertical clearance.

Picnic Table, Grill and Bench Maintenance. Picnic Tables, Grills and Benches shall be washed and kept clean. Debris and litter removed shall be removed. Grill boxes shall be emptied weekly. Any hot embers must be completely extinguished with water before removal.

Drinking Fountains. Fountains shall be cleaned and sanitized weekly and their operation checked. Any malfunction shall be reported to the City within 24 hours. Plumbing maintenance is to be performed by City.

Structure Maintenance. Fences, gates and park structures shall be tested to be operational and attractive. Fabric, posts, post tops and rails are securely fastened, free of holes, gaps, sharp edges and rust. Report and deficiencies to the City in a timely fashion.

Sign Maintenance. Park identification, traffic, and rules signs shall be inspected for proper fastening. Signs shall be kept clean, legible, visible, and free of any protrusions or obscuring vegetation. Report any repairs needed in writing to the City immediately.

Dog Bag Dispensers: All dog bag dispensers shall be restocked as needed on a weekly basis. Bags are to be provided by the City.

Playground Maintenance: On locations with a Playground and a Fall Zone, the Fall Zone Material shall be maintained so it is not compacted and at a consistent level. No weeds or grass intrusion shall be allowed to establish within the fall zone area. Any litter or foreign debris, sticks, and twigs shall be removed from the fall area weekly. Any graffiti shall be removed from the playground equipment when discovered. Playground equipment shall be washed with biodegradable soap and water monthly or more frequently if needed. . Any equipment failure or breakage shall be reported in writing to the City immediately. Any equipment breakage causing a dangerous condition shall cause the Contractor to close the area or have the equipment taken out of service immediately.

Live Plant Services: Trees and shrubs are to be kept healthy and thriving. Individual plants are to be free of dead limbs and materials, insect and disease infestations, and invasive species. Trees and shrubs are to be pruned as needed to prevent dangerous conditions and optimize plant health. Crossing, rubbing and crowded branches should be reduced or eliminated. Trees and shrub beds are mulched to prevent weeds and conserve water. Trees with less than a 4-inch caliper will be mulched a minimum of 2-foot radius from the trunk. Trees with greater than a 4-inch caliper will be mulched 2 to 4-foot radius of trunk. Mulch is not to be placed immediately against the trunk of trees. Mulch should be applied no less than 4 inches deep.

Turf Maintenance: Turf areas shall be maintained healthy and thriving. Turf height should be mowed to 3 inches in all turf areas each mowing with the following exception: Sports fields shall be mowed to 1½ inches when required for sports play as determined by the City. Turf areas are to be maintained free of insect and disease infestations. Walkways, driveways, and other hardscape areas are free of grass clippings after mowing. All grass clipping may be mulched into the turf. Mower and cutting blades are to be kept sharp to avoid tearing grass blades or damaging plants. All power equipment must be equipped with OEM mufflers in good condition

Irrigation. Adjust sprinklers and controllers to avoid runoff or ponding that would be detrimental to plant health, public health (mosquito abatement), conservation efforts, or the enjoyment of the public. Sprinklers shall be programmed to operate beginning no earlier than 9 pm on days irrigation is scheduled. Irrigation shall end before 6AM.

Fertilization. Apply up to three pounds of nitrogen per 1000 square feet annually. Applications will be based on turf needs for health and to minimize competition from turf weeds. Applications are normally one pound per 1000 square feet per application. Higher rates can be used when using high-grade slow release nitrogen products. Follow manufacturer instructions and safety protocols at all times. City will provide the Fertilizer material at City Hall.

Aeration. Aeration shall be routinely performed on all turf areas twice each year using hollow tine, slicing, deep tine, or shatter tine to promote increased porosity in the soil to increase oxygen, water, and nutrient uptake in turf areas. Aeration shall consist of no less than two passes with penetration being at least four or more inches in depth.

Overseeding. Areas with noticeable bare spots in a contiguous area shall be over-seeded with the appropriate seed mix for consistency and sustainability. Over-seeding materials are to be provided by the City.

Topdressing. When requested by the City Service Provider will top-dress the turf area up to once per year. Topdressing material is to be provided by the City.

Destructive Animal Control. Service Provider must keep destructive animals under control. Gophers, moles, rats and mice shall be controlled using traps. Soil disturbances such as mounds and holes shall be leveled and filled. Report any problematic feral animal activity to the City in a timely manner. Animal Control will be billed as an Additional Service.

Irrigation System Maintenance. Irrigation systems are to be observed weekly in operation to ensure complete and efficient coverage, that there are no water line or sprinkler breaks or other malfunctions and that no unintended dry areas are allowed. Irrigation repairs are to be initiated within 24 hours after a problem is identified. Service provider is to provide repair labor as a basic service with parts being charged to the City. All replaced parts are to be returned to the City.

Parking Areas. Parking Areas are to keep clean, free of litter and dirt or other foreign materials.