

**City of Carpinteria
City Council Minutes
Regular Meeting
Council Chambers
Monday, November 22, 2010**

CALL TO ORDER

The meeting was called to order at 5:34 p.m. by Mayor Gregg Carty.

ROLL CALL

Councilmembers present:

Vice Mayor Clark
Councilmember Stein
Mayor Carty

Councilmembers Reddington and Armendariz were absent.

Staff members present:

Dave Durflinger, City Manager
Peter Brown, City Attorney
Fidela Garcia, City Clerk
Charles Ebeling, Public Works Director
Jackie Campbell, Community Development Director

PLEDGE OF ALLEGIANCE

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

.INTRODUCTIONS, PROCLAMATIONS AND PRESENTATIONS

1. Presentation by Southern California Gas Company on the Subject of Pipeline System Safety

Tim Mahoney, representing Southern California Gas Company, provided a PowerPoint presentation on natural gas pipeline safety, system overview, delivery of natural gas, system map, pipeline safety practices, pipeline integrity program, responding to incidents, safety communications, additional measures, and helping to keep the system safe. He responded to a question regarding the San Bruno incident by indicating that there was an ongoing investigation by Pacific Gas and Electric and that the pipeline was a high pressure line that had more compressed gas. He further responded to a question regarding what occurs to the infrastructure as it gets older and what is the life expectancy of the pipelines by indicating that most pipelines were put down in late 1950s and early 1960s, and that the life of a pipeline that is of the correct material, laid

correctly, and properly engineered with pipe wrap could last lifetimes. He further responded to a question regarding the types of shutoff valves for high pressured lines by indicating that there were several ways to control pressure and that all lines have shutoff valves to adjust the pressure. He further responded to a question regarding what triggers smart pig surveys by indicating that the lines in Carpinteria were inspected twice since 2000 by in line smart tube and that this inspection occurs once every seven years in accordance with Federal Pipeline Safety law. He further responded to a question regarding whether copper gas lines have been replaced by indicating that most have likely been replaced with either steel or high grade plastic.

PUBLIC INFORMATION REPORTS AND ANNOUNCEMENTS: None.

CITY MANAGER'S REPORT

City Manager David Durflinger reported the following:

- Fire Chief Mingee will conduct the third installment of emergency preparedness education effort at San Roque Mobile Home Park.
- City Hall will be closed on Thursday and Friday in recognition of Thanksgiving Day holiday.
- Holiday Spirit Parade is scheduled for December 11, 2010, at 3:00 p.m.
- Hospice Light Up A Life Tree Lighting Ceremony is scheduled for December 11, 2010, at 5:30 p.m. at the Linden House.
- First Friday is scheduled on December 3, 2010, from 5:00 to 8:00 p.m., with the Curtis Dance Studio and middle school students performing at the Seal Fountain.
- Holiday Craft Faire at Casitas Plaza on December 4, 2010, from 10:00 a.m. to 4:00 p.m.

Jackie Campbell, Community Development Director, announced that there were several stray animals available for adoption or available to be returned to their owners. She showed a photograph of two Labradors named Elwood and Jake who were found at the Thunder Bowl, a small Chi-Senji mix who was found in the Concha Loma neighborhood, and a black Cocker Spaniel was found on Eighth Street.

Mayor Carty reminded everyone that on the day after Thanksgiving at the old Austin Building the Lions Club would hold a Parade of Trees where people can enter a raffle to win a tree and all the presents beneath the tree.

PRESENTATIONS BY CITIZENS/PUBLIC COMMENT

Debra Barnes, Worth Street Reach, an outreach program that helps the homeless in the community, indicated that there were 193 homeless in the community who have sought services. She stated that she was seeking help in finding a location for an emergency warming shelter in the City as there is no room at Reality Church this year. She noted that the church has offered to pay for a Veterans' Center if a conditional use permit

would allow it. She further noted that the emergency warming shelters are only open from December to April when there are two consecutive days of rain or below 40 degree weather.

Beverly Taylor submitted written comments opposing a citywide ban on smoking.

AGENDA MODIFICATIONS: None

CONSENT CALENDAR.

2. Expenditures for the Period Ending November 17, 2010
3. Conoco Phillips Tentative Parcel Map Recordation Together with the Notice of Additional Information and Agreement for Land Development Improvements; Case No. 03-1101-PM/CDP and 08-1432 TEX; Property located at 4401 and 4405 Via Real

Motion was made by Councilmember Stein and seconded by Vice Mayor Clark to adopt the Consent Calendar.

Ayes: Stein, Clark, and Carty.

Noes: None.

Absent: Reddington and Armendariz

Motion carried.

ADMINISTRATIVE MATTERS: None

PUBLIC HEARINGS: None

OTHER BUSINESS:

4. Historical Society and Museum Event Sponsorship

Recommendation: Consider a request from the Carpinteria Valley Historical Society and Museum of History to be an event sponsor of the "30th Annual Holiday Faire" and direct staff as determined appropriate.

Charlie Ebeling, Public Works Director, and Environmental Coordinator Erin Maker presented the staff report.

David Greggs, Director of the Historical Society, stated that the Holiday Faire would be a fundraiser for the museum that offers free programs to schools and the community. He further stated that their request was to have the fee waived and to have no parking signage and street closure barricades installed.

Motion made by Councilmember Stein to approve the request from the Carpinteria Valley Historical Society and Museum of History to waive the fees and to be an event sponsor of the 30th Annual Holiday Faire. Seconded by Vice Mayor Clark.

A voice vote was taken and the motion carried unanimously.

5. Tree Advisory Board Annual Tree Tour Recommendations for City Tree Replacements

Recommendation: Approve the Tree Advisory Board Recommendations as presented in the Staff Report.

Public Works Director Charlie Ebeling and Public Works Analyst Dylan Paul presented the staff report and Power Point presentation.

Motion made by Vice Mayor Clark to authorize staff to perform the work listed in the staff report. Seconded by Councilmember Stein.

A voice vote was taken and the motion carried unanimously.

6. Tree Advisory Board Recommendations for Special Condition Street Trees

Recommendation: Direct staff to prepare bid documents for the replacement of street trees, curb, and gutter; and for sidewalk repairs at four Linden Avenue locations.

Charlie Ebeling, Public Works Director and Dylan Paul, Public Works Analyst presented the staff report and PowerPoint presentation.

Public Works Director Charlie Ebeling responded to questions regarding tree wells, tree replacement program, and installation of electrical box in the sidewalk when trees are removed.

Miles Menegon inquired whether the Chinese Pistach was a native plant.

Peter Winn, Tree Advisory Board Member, responded that this tree was not a native tree and noted that very few native trees would work in an urban forestry situation. He noted that the Tipperwell tree would not work because they grow over 100 feet with 70 to 80 foot spread. He further noted that the Board suggested trees that give a canopy and are not overbearing and that for this reason they suggested the Chinese Flame Tree.

Motion made by Councilmember Stein to direct staff to prepare bid documents for the replacement of street trees, curb, and gutter; and for sidewalk repairs at four Linden Avenue locations. Seconded by Vice Mayor Clark.

Public Works Director Charlie Ebeling responded to a question regarding impacts to business owners by stating that a survey was distributed along Linden Avenue and outreach was done to business owners. He further stated that staff would work out details during the construction phase.

A voice vote was taken and the motion carried unanimously.

7. Amendment to the Municipal Code Title 15, Buildings and Construction

Recommendation: Receive report and direct staff to prepare an amendment to update the City's existing building ordinance (CMC Title 15) to implement energy efficiency standards that go beyond Title 24 Standards by 15 percent; and to organize and conduct outreach meetings with the local community.

Jackie Campbell, Community Development Director, presented the staff report and Mike Gable provided a PowerPoint presentation.

Dennis Allen, local building contractor, provided a PowerPoint presentation of some remodel projects that were constructed 15 percent beyond Title 24 Standards.

Mr. Gable responded to a question regarding what was the general acceptance or rejection of Reach Codes throughout the building and development community by stating that he was an active member of the Santa Barbara Contractors Association and that the Association had been an active supporter of this effort. He added that the Association helped develop the Built Green Program that was adopted by the City of Santa Barbara, and that the membership was enthusiastic of the new standard.

Mr. Gable responded to a question regarding the difference in adding energy efficient windows by stating that besides installing dual pane windows people could add a low emissivity coating on the glass on the inside between the two layers, and that this keeps intense summer heat from penetrating and keeps heat in during the winter.

Patricia Bartoli-Wible, representing Southern California Edison, noted that two Councilmembers in Goleta retrofitted their homes and they have seen the savings in kilowatts and financial. She stated that Southern California Edison would continually support energy efficiency rebates and incentive programs.

Lindsey Taggart, Building Energy Specialist with the Community Environmental Council, noted that the State of California had set goals to ratchet up Title 24 every three years so that by 2020 all new homes will be required to be built at zero net energy status, and that by 2030 all new commercial structures will be required to be constructed at zero net energy meaning that they create as much renewable energy on site as the building uses in a year's time. She further noted that the ordinance does not require installation of any renewable energy or solar, and that it simply addresses the efficiency of the

structure itself. She responded to a question regarding whether a study had been done on what is consuming electricity in a home by stating that increasing plug loads for various electrical products such as televisions was consuming more electricity. She further responded to a question whether the Council had a web site by providing the following: www.cecsb.org.

Javier Mariscal, Codes and Standards Team, Southern California Edison, addressed why utility companies were involved in this effort. He stated that investor-owned utilities have been tasked by the California Public Utilities Commission (PUC) and the California Energy Commission to do this type of work. He stated that if the City Council chooses to take this leadership role then the mandate from Codes and Standards is to provide technical assistance and save local jurisdictions time, money, and staff. He responded to a question regarding why it was not the goal to target huge energy guzzlers by stating that this was just one strategy of many. He noted that there was a roadmap with the PUC working with the four investor-owned utilities that was released in 2009, and that other strategies include code compliance when people replace large heating and air conditioning units, retrofitting existing building stock, and weather-stripping,

Scott Ellinwood stated that buildings were one of the biggest energy users in the State and that 60 percent is used on lighting. He noted that most buildings are one to two stories and that it was tricky to bring in natural light. He further noted that the buildings he has done over the years use 30 percent less energy as required by Title 24, and that he assists his clients to make intelligent choices by choosing materials that bring in natural light. He expressed his support for the City of Carpinteria being a leader in this area and he encouraged the City Council to adopt the Reach Code.

Jeff Keough, City Building Inspector, noted that by State mandate all of the California Building Codes need to be adopted January 1, 2011.

Mr. Gable noted that Cal Green was the new Green Building Code that will take effect as mandatory in January for many features of the building, and that the energy efficiency part of Cal Green was the Title 24 standard.

Susan Wade spoke regarding vacant buildings as an option for the elderly homeless population.

Councilmember Stein and Vice Mayor Clark expressed support to move forward with Reach Codes and to hold a community workshop to take public input.

Mayor Carty expressed concerns with Title 24 and stated that there were many ways to educate the public about saving energy. He stated that he could see targeting this for commercial and large energy consumers rather than single-family residences.

Community Development Director Jackie Campbell noted that it was the direction from a majority of the quorum to move forward and conduct a workshop to receive input from

local contractors and builders, designers, and architects, and to bring back a recommendation early next year

8. Recordation of a Lien Against the Property at 4634 Ninth Street to Recover Demolition and Administrative Costs in the Amount of \$38,598.12

Recommendation: Adopt Resolution No. 5288 confirming the accounting, ordering, and payment; and direct staff to record a lien against the property if all monies are not submitted to the City by the property owners after 45 days from the date of the adoption of the resolution.

Code Enforcement Supervisor Sylvia Echeverria presented the staff report. She responded to a question regarding the number of safety violations exposed to the tenants by stating that the house was found to lack a foundation, had no rodent proofing, the roof was covered in plastic, the electrical and plumbing had never been upgraded, and the floors were sagging, causing hazards to the tenants and neighboring properties.

Motion by Councilmember Stein to approve **Resolution No. 5288 entitled, A RESOLUTION OF THE CITY OF CARPINTERIA CITY COUNCIL TO CONFIRM AND RECOVER A DEBT OWED TO THE CITY FOR THE ABATEMENT OF A NUISANCE AT 4634 NINTH STREET AND TO SECURE PAYMENTS BY RECORDATION OF A LIEN AGAINST SAID PROPERTY**, as read by title only, confirming the accounting, ordering, and payment; and direct staff to record a lien against the property if all monies are not submitted to the City by the property owners after 45 days from the date of the adoption of the resolution. Seconded by Vice Mayor Clark.

A voice vote was taken and the motion carried unanimously.

9. Consider Cancelling the City Council Meeting of December 27, 2010

David Durlinger, City Manager, presented the staff report.

Motion made by Councilmember Stein to not cancel the December 27, 2010 City Council Meeting due to workload. Seconded by Vice Mayor Clark.

A voice vote was taken and the motion carried unanimously.

COMMITTEE REPORTS, INQUIRIES AND OTHER MATTERS PRESENTED BY COUNCILMEMBERS: None.

ADJOURNMENT

The meeting was adjourned at 8:00 p.m. by Mayor Carty.

Gregg Carty, Mayor

Attest:

Fidela Garcia, CMC
City Clerk