

**CITY OF SANTA BARBARA
BOARD OF HARBOR COMMISSION
MINUTES**

Regular Monthly Meeting
January 17, 2019 at 6:30 p.m.
Council Chambers – Santa Barbara City Hall

CALL TO ORDER 6:30 p.m.

ROLL CALL

Commissioners Present

Bill Spicer, Chair
Jim Sloan, Vice Chair
Betsy Cramer
Lang Sligh
John Stedman
Shoham Yaniv
Merit McCrea

Staff Present

Scott Riedman, Waterfront Director
Brian Bosse, Business Manager
Mick Kronman, Harbor Operations Manager
Jeanette Prusinski, Administrative Supervisor
George Thompson, Parks Capital Projects Supervisor
Justin Van Mullem, Project Planner
Emily Gularte, Commission Secretary

CHANGES TO THE AGENDA – No Changes

PUBLIC COMMENT: Speakers

CONSENT CALENDAR

1. Approval of the Minutes

Approved Recommendation: That Harbor Commission waive further reading and approve the Minutes from the Regular Meeting of November 15, 2018.

Jim Sloan/ Betsy Cramer 6-0

Abstained: Merit McCrea

HARBOR COMMISSION MATTERS

2. Reappointment of Elizabeth “Betsy” Cramer to the Commission

- Commissioner Cramer has been reappointed to serve a four year term expiring on December 31, 2022

DEPARTMENT UPDATE

3. Director's Report

- Job Opportunities at the Waterfront Department
- Budget Subcommittee Meeting
- Tentative Agenda Items for the February Meeting

4. Facilities Management Report

- Marina Access Key Card Exchange
- Harbor Patrol Boats

5. Harbor Operations Report

- Hollywood Comes Alive at the 2018 Parade of Lights

NEW BUSINESS

6. West Beach Splash Playground

George Thompson and Justin Van Mullem from the Parks and Recreation Department presented the parks proposal on the West Beach Splash Playground. The Commissioners provide advisory comments on the West Beach Splash Playground. The proposed West Beach Splash Playground (Project) is to create an engaging park incorporating playful and safe water elements in warmer months, while also functioning as a year-round destination playground. Project amenities need to include a restroom/changing room, exterior showers, tables and chairs, shade options, and play elements for wet and dry areas. It is anticipated that environmental review and permitting could be complete in the spring of 2019, allowing for construction drawings to be finished in fall of 2019.

Attachment: Harbor Commission Advisory Comments on the West Beach Splash Playground

7. License Agreement with Santa Barbara Youth Sailing Foundation

Brian Bosse presented Santa Barbara Youth Sailing Foundation has been in the Harbor since 1968. The rent is to be adjusted by the same percentage as marina slip fees for a 35-foot recreational slip, when they are adjusted by City Council. A copy of the License Agreement is available for review at the Waterfront Department Administration Office at 132-A Harbor Way, Santa Barbara, CA 93109.

Approved Recommendation: That Harbor Commission recommend Council approve a five-year license agreement with one five-year option with the Santa

Barbara Youth Sailing Foundation, for a 2,500 square foot water space in Marina 1, at a base rent of \$776.87 per month.

Jim Sloan/ John Stedman 7-0

Public Speaker

- Craig Scheiblauber, thanked the Commission for their support. Craig gave a brief overview of the organization and answers questions from the Commission.

8. Proposed Assignment of Lease Agreement No. 25,727 – Deep Blue Sea, Located at 219-C Stearns Wharf

Brian Bosse reminded the Commission that the Mother Stearns Candy Company lease was assigned to JBC Investment Holdings I, LLC in May 2018, owned by Mr. and Mrs. James Carr. JBC Holdings I, LLC also have put in an offer to purchase Deep Blue Sea. This is adjacent to Mother Stearns Candy. This would be the second Wharf business owned by JBC Holdings I, LLC. There were some unfortunate interactions between the Carrs and Harbor Patrol, Parking Services, Waterfront Administration, and Wharf Maintenance since their tenure on the Wharf began in May of 2018. Nevertheless, it was determined to be in the City's best interest to recommend the proposed lease assignment for consideration by City Council.

Approved Recommendation: That Harbor Commission review and recommend City Council approve the assignment of Lease Agreement No. 25,727 from Jon Marshall and Melissa Schumacher, d.b.a. Deep Blue Sea, to JBC Investment Holdings I, LLC, for the 392 square foot retail store located at 219-C Stearns Wharf.
Jim Sloan/ Lang Sligh 7-0

Public Speaker

- Meghan Woodsome, Attorney at *Reicker, Pfau, Pyle & McRoy, LLP* spoke on behalf of JBC Holdings.

COMMISSION/STAFF COMMUNICATIONS

- Commissioners Sloan and Cramer provided an update of the Sea Level Rise subcommittee which meets twice a month every other Tuesday 10am in City Hall conference room 15. On January 22, 2019 a consultant will be at the meeting to review how the Santa Barbara Harbor and Waterfront will be impacted by the Sea Level Rise. Maps will be available for review at the meeting.

- Mick Kronman provided a brief update on the storms damage on the waterfront
 - Southeast winds > 25 knots, gust to 40 knots
 - No significant facilities damage
 - One piling lost from Stearns Wharf; found on West Beach (+ one lost from a storm earlier this month)
 - One anchorage personnel rescue
 - Two sunken boats in the harbor
 - One self-salvaged by owner
 - One still in process of salvage (18,000 pounds)
 - One boat fire due to exhaust overheating

ADJOURNMENT

Approved Adjournment at 7:50 p.m.
Merit McCrea/Betsy Cramer 7-0

HARBOR COMMISSION ADVISORY COMMENTS ON THE WEST BEACH SPLASH PLAYGROUND

The Harbor Commissioners responded to the West Beach Splash Playground presentation with the following advisory comments and questions to the Parks and Recreation staff:

- Have you considered a Salt water system?
- How can there be a water playground when the city has banned water fountains?
- Will there be a plan to accommodate all the traffic that the surrounding area will be receiving?
- Have you thought about a possible redesign of the harbor parking lot to accommodate the larger crowd that will be drawn to the splash playground possibly to include 1 to 2 hour parking stalls or metered parking?
- Will there be an area for lockers or strollers or bags parking?
- Have you thought about the transient population?
- With the water recirculating water have you thought of sanitation?
- What is the liability of a recreation area like the splash area vs a swimming pool?
- Why is this going in front of the planning commission and Historic landmark commission?
- Are there preliminary cost figures for this proposed project?
- Will the fence height stay the same or will it be higher?
- Restrooms there looks like there is only 2 total is that because that is all there is room for? Or all that will be installed? It seems like it is an inadequate number for the amount of people that will be using the facilities.
- Are naming rights an option?
- Thank you for thinking of the birds as they are a big part of this area and very important to many that visit.
- Think it is great idea
- Second on the parking issue as the harbor main does fill up a lot faster now.
- A suggestion to have an educational exhibit of the wildlife with the herons, gulls, and egrets, the natural history of the waterfront