MINUTES

SPECIAL MEETING OF BOARD OF TRUSTEES
SANTA BARBARA COMMUNITY COLLEGE DISTRICT

January 18, 1973
4:00 P.M. - Board Room
Santa Barbara City College
Santa Barbara, California

The special meeting of the Board of Trustees of the Santa Barbara Community College District was called to order by President Sidney R. Frank on Thursday, January 18, 1973 at 4:10 p.m. in the Board Room of Santa Barbara City College, Santa Barbara, California. The meeting was called to discuss 1) the possible need for a tax-rate ceiling increase election, and 2) the feasibility of acquiring adjacent property currently referred to as the Sea Village project.

Members present:

Mr. Sidney R. Frank, President
Mr. Benjamin P. J. Wells, Vice-President
Mrs. Kathryn O. Alexander (arrived at 4:10 p.m.)
Dr. Joe W. Dobbs
Mr. James R. Garvin
Mrs. Ann Gutshall

Member absent:

Mrs. Dorothy N. Meigs

Others present for all or a portion of the meeting:

Dr. Glenn G. Gooder, Superintendent-President and Secretary-Clerk to the Board of Trustees
Dr. Donald K. Sorsabal, Administrative Dean, Business Services, and Assistant Secretary-Clerk to the Board of Trustees
Dr. Martin M. Bobgan, Acting Administrative Dean, Continuing Education Division
Mr. Lisle C. Bresslin, Assistant Dean, Admissions & Records
Mr. Fred Eissler, Scenic Shoreline
Mr. J. H. Gildea, Save Santa Barbara Committee
Miss Judi Gunther, Staff member, THC CHANNELS
Mr. M. L. (Pat) Huglin, Administrative Dean, Instruction
Mr. Chet Kuntilla, Santa Barbara Taxpayers Association
Mr. Bill McAdams, Assistant Professor, Fine Arts
Mr. William E. Miller, Academic Senate
Mr. Phil G. Olsen, Assistant Professor, Earth Sciences
Others present for all or a portion of the meeting—continued:

Mr. David L. Pickering, Controller, Accounting Services
Mrs. Dee K. Rose, Secretary, Business Services
Mrs. Charlotte Spafford, Administrative Aide, Facilities and Resource Development
Mr. Donald L. Trent, Director, Facilities and Resource Development
Mr. Russell S. Wenzlau, Assistant Dean, Evening College
Mr. Jim M. Williams, Director, College Information
Mr. Theron E. Barnes, CSEA & Audio-Visual Supervisor
Mrs. Elsie Brandt, Secretary to Superintendent-President

Mr. Frank announced that the Special Meeting had been called to order for the purpose of discussing: 1) the possible need for a tax-rate ceiling increase election, and 2) the feasibility of acquiring adjacent property currently referred to as the Sea Village project. At the suggestion of the Superintendent, it was decided by the Board members to start the meeting with discussion of Item #1.

Dr. Gooder reported that he had been contacted by several interested citizens regarding their recommendation for an alternative use for the Sea Village property by attaching the property to the Santa Barbara Community College District. Some members of the Santa Barbara Committee were attending a meeting of the Planning Commission for the City of Santa Barbara making a similar plea to that effect at that meeting. Therefore, on this subject, Dr. Gooder reported he had prepared a guideline and copies were distributed to all.

Following the guideline, Mr. Frank introduced Mr. Fred Eissler who represented Scenic Shoreline Preservation Conference, Inc.

Mr. Eissler stated that it was his belief and that of others in his organization that the property in question should be acquired by Santa Barbara City College. He urged the District to conduct a bond election with the purpose of using the land for both environmental and educational purposes. He noted the serious erosion now taking place. He referred to the logic of this alternative pointing out that the College is going to stay, that the land is essential to continuance of a superior program.

Mr. Eissler referred, also, to the desirability from the point view of the community of seeking a zone change in the area.

In response to a question from Mr. Garvin, Mr. Eissler stated that his organization had not contacted the owner of the property. Dr. Sorsabal interjected that he had spoken with a representative of the owner, that they had no definite plans for action, and that the only feasible alternative appeared to be less density.
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Mrs. Alexander asked if the Scenic Shoreline Preservation Conference, Inc., had discussed the way in which they thought the College should develop the property. Mr. Eissler responded that he had not discussed it outside his organization, but that it appeared to them to be a way to relieve the problems the College faced on their present site and it was ideal for expansion of the College.

Reference was made to the high cost of the property to relieve parking. Mr. Eissler responded that it could be an overlay. Mrs. Alexander pointed out that the property and the area in question was Santa Barbara's front yard and people have become concerned about what is to happen there.

In response to Mrs. Gutshall's question about anticipated costs, Dr. Sorsabal reviewed the most recent assessments against the 23-acre Sea Village site, the 8.4-acre parcel adjacent to Cliff Drive, and the 3-acre site adjacent to Loma Alta Drive. Using those assessments as a basis, the market value might be computed at approximately $2,000,000. Dr. Sorsabal indicated that the value undoubtedly would exceed $2,000,000 because the assessments were not up to date and some improvements had been made.

Mr. Frank thanked Mr. Eissler for his concern and recommendation. He then introduced Mr. J. H. Gildea, who represented Dr. Robert Easton of the Santa Barbara Committee.

Mr. Gildea, owner of the West Beach Motor Lodge, said that, since he had been called upon rather suddenly, he had not prepared a statement to represent the views of the Committee, therefore he would give his personal views. He said he was surprised to hear about the project and wondered what effect it would have on the College. He said he believed that a bond issue in the next election simply to buy the property for additional college buildings would not pass but that a bond issue to protect the environment of the present College facility and the coast line of Santa Barbara would be given very serious consideration by the people of Santa Barbara. Mr. Gildea, also, endorsed Mr. Eissler's suggestion of a general re-zoning in the area and urged the College to consider the impact of the proposed freeway on the College during the extended period of construction.

Mr. Frank thanked Mr. Gildea for his comments and suggestions.

Dr. Gooder indicated that a Santa Barbara City College student, Mr. Joseph De La Vega, wished to make a presentation.
Mr. De La Vega indicated that his concern regarding this issue was of long standing. He urged consideration of use of the land as an environmental research center with special emphasis upon Marine Biology. He suggested a positive program of land use to reverse the damage which had been inflicted. Mr. De La Vega made several specific suggestions as to possible use of the site in connection with the College.

Mr. Phil Olsen, Assistant Professor of Earth Sciences, spoke of the immense benefit to the College in such a proposal.

Mr. William E. Miller, President of the Academic Senate, asked if there were problems in interaction between the College District and other governmental agencies as regards funding. Dr. Sorsabal replied that it was rather common to form joint powers agreements in which two agencies could do together what each of them could do separately.

Mr. Donald Trent, Director of Facilities and Resource Development, then described some tentative and preliminary ideas that he had developed within the past few days as a result of requests from citizens' groups to consider alternative uses of the land. He pointed out that the Ten-Year Plan of the College District does include plans for purchase of a site and that no building plans had been developed for about 25,000 assignable square feet of the projected classroom needs of the College.

Mr. Trent introduced some rough sketches indicating possible ways in which the natural contour of the property could be used to preserve a green belt around the entire College from Pershing Park to the westward boundary of the property in question. His tentative plan included a major traffic opening on Cliff Drive rather than through the adjacent housing area. He expressed the opinion that the parking and traffic problems of the College could be reduced materially and accommodated fully with carefully landscaped parking areas on the site. He noted a location on the site where a major educational facility could be located which, even if two stories high, would hardly be visible from Cliff Drive or Cabrillo Boulevard. He expressed confidence that the land in question could be developed to be pleasing to the community as a whole.

In response to Mr. Wells' comment about the utilization of the property, Mr. Trent replied that far less than 1/3 would be used for a building which would be built with 50% matching funds from the State. On-going projects will carry the District beyond 1975. In the interim erosion control and seeding can be accomplished until State funding would be available.
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Mr. Miller inquired into the status of the planned project by the Sea Village group to which Dr. Sorsabal replied that the project has been stopped at the City level until, or if, the owner decides he wants to come back with a different plan. It was suggested by Mrs. Gutshall that the Planning Committee work with Dr. Gooder and Dr. Sorsabal to obtain more information, and Mr. Garvin expressed concern for the short period of time to place it on the April 17 ballot and concurred with the feeling of needing more information.

A motion was made by Mrs. Alexander, seconded by Mrs. Gutshall, and passed by the Board that the matter be referred to the Board Planning Committee to bring a proposal to the next Board meeting on how to proceed. A meeting of the committee, composed of Mr. Frank, Mr. Garvin, and Mr. Wells was set for 4:00 p.m., Tuesday, January 23 in the Board Room. All present were requested to attend the meeting and to encourage others to attend.

Mr. Frank asked the Superintendent to speak to the other agenda item with special reference to the status of pending legislation.

The Superintendent referred to the memo prepared and distributed with the agenda. He indicated that there seemed to be an eighty percent chance that the Legislature and the Governor would agree on legislation before July 1. The difficulty, he pointed out, was the grave circumstance the District would face if, even though the chances were good, legislation did not develop.

Dr. Sorsabal reviewed a document entitled "Multi-Year Budget 1973-1981, Santa Barbara Community College District" (copies were distributed to the Board members). He explained the assumptions upon which the document was based and indicated that, without additional State support, a tax rate increase of over 15¢ would be required next year. His projections indicate that an average tax rate of $.1990 per $100 assessed valuation above present limits through 1980-81 would support the current program if the conditions underlying his assumptions remained stable.

Mr. Wells and others expressed the great need to put pressure on the Legislature and the Governor where, as Mr. Wells pointed out, the pressure rightly belonged rather than on the people of Santa Barbara.

After considerable discussion about the possibility of legislative relief, the consequences if there was no such relief, and the alternatives available, the President of the Board directed the Superintendent to bring a specific recommendation to the Board at the next meeting.
Mr. Frank, President of the Board of Trustees, adjourned the Special Meeting at 6:23 p.m.

Approved by the Board of Trustees: