

CITY OF SANTA BARBARA  
Public Works Department  
May 27, 1963

TO: Mr. Edward L. Abbott, Mayor  
FROM: Mr. W. W. Wills, Public Works Director  
SUBJECT: Recommendation for Approval of a Lease for Property Exchange between the Federal Government and the City at the U. S. Armory and McKenzie Park.

COUNCIL ACTION 5/28/63:  
Lease and Land Lease, both  
executed

RECOMMENDATION:

That the Council execute the subject lease providing for exchange of property with the Federal Government at McKenzie Park in connection with the State Street Widening Project that was completed last year.

DISCUSSION:

The subject lease provides for an exchange of property between the Federal Government and the City that was necessary in order to widen State Street easterly of Las Positas Road on the south side of State Street. Equal area is being exchanged under lease with the Government.

It should be noted that a condition of the lease is that the City of Santa Barbara agrees to place a measure on the ballot at the next municipal election, "May, 1965" authorizing a bilateral fee title trade of the parcels referenced in Condition 26 thereof, for the Government owned land included in this lease. If the exchange is authorized by the voters, this lease shall terminate when deeds to each property are recorded, otherwise the said leases will continue in effect.

The lease further provides that the City install a fence around the perimeter between the Armory property and park, which was done in May of 1962. The lease further provides that the street improvements along State Street will or have been made cost free to the U. S. Government.

As the Council is aware, State Street was widened adjacent to the Armory on a right of entry permit from the Government which was granted subject to the terms and conditions of this 99 year outlease to the City.

The original and four copies of the lease should be signed by the proper City authorities and the original and three copies should be returned to Mr. L. B. Otterness, Chief, Management & Disposal Branch, Real Estate Division, U. S. Army Engineers District Los Angeles, Corps of Engineers, P. O. Box 17277 Foy Station, Los Angeles 17, California,

HVB:  
How is  
tickler set  
up on this  
provision?

Mr. Edward L. Abbott, Mayor

-2-

May 27, 1963

Six copies of the excerpts of the minutes of the City of Santa Barbara Council meeting authorizing execution of the leases should also be furnished. The copies of the agreement marked "lessee" should be retained for our files. Fully executed copies will be sent to the City at the time the instruments are distributed.

*W. W. Wills* *not*

W. W. Wills

Public Works Director

RDH : vsmm



8F  
May 14, 1963

SUBJECT: Exchange of Leaseholds U.S.A.R. Site (Armory)  
State Street Widening - De La Vina to Ontare  
SPLRM - M X SPLRC - L

- 1 - The original and four copies each of the proposed outlease (Eng. Form 1367) and of the proposed inlease (Eng. Form 856) should be signed by the proper City authorities, to provide for the proposed exchange of land with the City of Santa Barbara, California at the U.S. Army Reserve Center and U. S. Government.
- 2 - The original and three copies of the agreement should be executed, dated as the date of execution and returned to:  

Mr. L. B. Otterness, Chief, Management & Disposal Branch  
Real Estate Division  
U. S. Army Eng. Dist. Los Angeles  
Corps of Engineers  
P. O. Box 17277 Foy Station  
Los Angeles 17, California
- 3 - Six (6) copies of the excerpts from the minutes of the City of Santa Barbara Council Meeting authorizing execution of the leases should be also furnished.
- 4 - The copies of the agreement marked "Lessee" should be retained for our files. Fully executed copies will be sent to us at the time the instruments are distributed.
- 5 - Under "conditions added No. 27" it should be noted that the lessee (City of Santa Barbara) agrees to place a measure on the ballot at the next municipal election (May 1965) authorizing a bilateral fee title trade of the parcels referenced in Condition No. 26 thereof, for the government-owned land included in this lease. (The City Water Department also would like to add some parcels on the next ballot.)

If the exchange is authorized, this lease shall terminate when deeds to each property are recorded, otherwise the said leases will continue in effect.

- 6 - (a) Fence and sprinkler system have been installed. Refer to letter in file dated April 9, 1962, also bid from Griffin & Morgan dated May 8, 1962.
- (b) Street improvements located in area covered by lease will or have been made cost free to U. S. Government.

7 - In Parcel 1 there is at present a 6" C.I. water main needed by the City Water Department to service the immediate area. It is shown on Plot of Hoff General Hospital Tract C-8-310R dated May 8, 1953.

If the City were to acquire the parcels by fee title, then we would have to reserve an easement for the City water main in the new deed made out to the U. S. Government.

Refer to inter-office memo dated May 14, 1963 from Clyde Richardson, *Director* Water Department ~~Superintendent~~, to City Attorney.

8 - The lease arrangement should be completed as soon as possible.

Letter dated October 25, 1961 -

due to "right of entry could be secured on the basis that the lease documents eventually will be approved in their entirety".

Further - refer to letter dated November 27, 1961 -

"This right of entry is granted subject to the terms and conditions of proposed 99 year outlease to the City of the Government-owned land and the 99 year lease of City-owned land to the Government." (Etc.)

Also refer to letter dated December 13, 1961.

V. S. Bartolome

jms