



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: April 8, 2014

TO: Mayor and Councilmembers

FROM: City Administrator's Office

SUBJECT: Proposed Lease Agreement With Santa Barbara Arts Collaborative For Community Arts Workshop At 631 Garden Street

RECOMMENDATION:

That Council approve a five-year lease agreement with the Santa Barbara Arts Collaborative for the development and use of City-owned property at 631 Garden Street as a Community Arts Workshop.

DISCUSSION:

City staff has negotiated with the Santa Barbara Arts Collaborative to prepare a five-year lease agreement for the development and use of City-owned property at 631 Garden Street as a Community Arts Workshop. The two buildings on site were most recently used as a recycling center and the site is currently vacant. The Community Arts Workshop will share site access with the adjacent Ortega Well Treatment Facility.

The Community Arts Workshop will become the permanent home for Summer Solstice activities and a year-round resource for arts organizations to be used for workshops, exhibits, rehearsals, classes, and community meetings. For many years, Summer Solstice has been challenged with finding space to create costumes and floats and prepare for the annual parade, managing to secure temporary space each year without a permanent base. Performing arts and visual arts organizations have also lacked an affordable space for art creation, set design, rehearsals, and meetings. The Community Arts Workshop will provide a flexible space to meet the needs of these arts organizations.

Santa Barbara Arts Collaborative

The Santa Barbara Arts Collaborative was originally organized in 2007 as a subcommittee of the City Arts Advisory Committee to address the changing landscape of arts funding in Santa Barbara. The Arts Collaborative is now a 501 (c) 3 non-profit organization of artists and supporters committed to sustaining and growing all forms of the arts in Santa Barbara. The Collaborative is governed by a Board of Directors with

representation from various constituency groups, including artists and arts organizations who wish to utilize the Community Arts Workshop.

Lease Highlights

The lease agreement was developed to facilitate the first phase of construction for the Community Arts Workshop. Key lease provisions are summarized below:

- **Rate:** \$1 per year; Arts Collaborative pays all utility expenses.
- **Term:** 5 years, followed by the preparation of a 25-year lease upon completion of the following milestones which may take less than five years to complete:
 - (a) Develop and implement a vapor mitigation plan for the north building to abate the risk of vapor intrusion in this building and enact the approved plan, in coordination with Santa Barbara County Environmental Health Services;
 - (b) Complete construction documents and obtain required design review approvals and building permits to develop the site;
 - (c) Clean and paint interior walls in both buildings by December 30, 2015;
 - (d) Install signs identifying facility as Community Arts Workshop by December 30, 2015;
 - (e) Install two gates and secure the perimeter;
 - (f) Upgrade electric service; and
 - (g) Construct public restrooms in the north building and access to them.
- **Use Limitations:** Soil contamination exists as a result of former leaking underground fuel tanks. Soil remediation activities did not remove all of the contamination. The County Environmental Health Services Department declared a closure of the LUFT (Leaking Underground Fuel Tank) site on January 30, 2014. A Soils Management Plan was developed for the site and the County Fire Department provided potential vapor mitigation measures if the site is developed. Such measures could include passive venting or the installation of a vapor barrier. The Arts Collaborative must develop and implement the vapor mitigation measures, as approved by Santa Barbara County Environmental Health Services.

The building at the south of the premises is structurally challenged and can only be used for storage until a structural evaluation is completed and corrections are made. Before the building can be used for any purpose, an electrical system evaluation must be completed and deficiencies corrected.

- **Permitted Uses:** The site can only be used for Summer Solstice activities until vapor mitigation measures are implemented. Upon completion of vapor mitigation measures, the site can host other arts organizations for uses related to community arts. Both buildings must adhere to occupancy restrictions determined by the City's Chief Building Official.
- **Sharing Site Access with Ortega Well Facility:** The Arts Collaborative will share site access and maintain clearance for regular maintenance activities at the Ortega Well Treatment Facility. Construction and maintenance activities will be coordinated.
- **Performance Standards:** The Arts Collaborative must allow the site to be occupied for Summer Solstice activities for a maximum of 90 days and, upon completion of the vapor mitigation measures, permit use of the site by other community arts organizations on a temporary basis.

On January 27, 2014, Council voted to provide \$300,000 in one-time capital funds for the first phase of work at the Community Arts Workshop. The Arts Collaborative intends to launch a fundraising campaign to further develop the site and operate the space.

ATTACHMENT(S): Site Plan

PREPARED BY: Nina Johnson, Assistant to the City Administrator

SUBMITTED BY: Jim Armstrong, City Administrator

APPROVED BY: City Administrator's Office

Site Map - 631 Garden Street

