



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: July 12, 2016

TO: Mayor and Councilmembers

FROM: Engineering Division, Public Works Department
Administrative Services Department

SUBJECT: Introduction Of Ordinance To Approve Two Encroachment Permit Agreements Related To Peabody Stadium Project At Santa Barbara High School

RECOMMENDATION:

That Council introduce and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Approving An Encroachment Permit Agreement to Allow Santa Barbara High School Peabody Stadium Facilities to Encroach Within Portions of City Lands Underlying a Vacated Portion of Figueroa Street, an Untraveled Portion of Figueroa Street, and a Vacated Portion of Salsipuedes Street, and Also Approving An Encroachment Permit Agreement to Allow Other Portions of Peabody Stadium Facilities to Encroach Within an Untraveled Portion of Rinconada Road, Both Agreements with the Santa Barbara Unified School District, the Owner of Santa Barbara High School at 700 East Anapamu Street, Santa Barbara County Assessor's Parcel Numbers 029-180-009, 029-240-003 and 029-240-008, and Authorizing the Public Works Director to Execute Same.

EXECUTIVE SUMMARY:

The Santa Barbara Unified School District (District) is pursuing a project to demolish and reconstruct certain Peabody Stadium facilities. In order to begin the project, the District has applied for encroachment permits into various land interests held by the City at Santa Barbara High School (SBHS). The District has separately applied to permanently perfect title to lands underlying the Peabody Stadium project area (street vacation and quitclaim). Residual City property interests at SBHS that are not underlying the Peabody Stadium Project Area will remain with the City and be the topic of future discussions.

DISCUSSION:

The proposed Ordinance is required by the Santa Barbara City Charter to authorize the execution of two Encroachment Permit Agreements (Permits) with Santa Barbara Unified School District.

1. The District has applied for one Permit from the City to allow its alteration, improvement and maintenance of Peabody Stadium facilities that exist on City-owned lands underlying certain untraveled and vacated former streets, namely vacated portions of Figueroa and Salsipuedes Streets, within the campus of SBHS (refer to blue area in Attachment 1, and more detail in Attachment 2).
2. The other Permit desired by the District is to allow its alteration, improvement and maintenance of portions of Peabody Stadium facilities that exist within an adjacent area of Rinconada Road (refer to orange area in Attachment 1, and more detail in Attachment 3).

Additional Applications

In addition to the District's application for the subject Permits to allow existing and new encroachments by Peabody Stadium facilities, the District has also applied for the following actions:

1. The City's vacation of an untraveled small portion of Figueroa Street, adjacent to Peabody Stadium, at Rinconada Road; and
2. The City's subsequent quitclaim of portions of lands underlying all vacated former portions of Figueroa and Salsipuedes Streets within the Peabody Stadium Project (Project) area.

Certain portions of Figueroa and Salsipuedes Streets (and others), within the campus of SBHS, were vacated by Council in 1921 and 1922. Said vacated streets have subsequently been improved with school facilities. However, it appears that the City's underlying lands were not actually conveyed to the District at that time. The District has now applied for the City's quitclaim of those lands within the Project area, to transfer all real property interest in portions of previously vacated Figueroa and Salsipuedes Streets to the District. These applications are under review. The disposition of remaining City land interests at SBHS that do not fall within the Project area will be the subject of future land exchange projects.

The City's review of the District's applications for the City's vacation of the untraveled portion of Figueroa Street, and subsequent quitclaim of excess lands underlying the vacated portions of Figueroa and Salsipuedes Streets within the Peabody Stadium project area is ongoing. Action by Council on these other applications by the District will be scheduled later, after review and completion of all prerequisite steps. The subject Permits are intended for approval first in order to reasonably accommodate the District's optimum schedule for the Project.

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The untraveled, closed, and vacated former streets proposed to be quitclaimed later are shown on the attached aerial photograph (refer to yellow and red lines in Attachment 1).

Peabody Stadium Project

Following final approval of permits by the California Division of the State Architect (DSA), the District intends to demolish and reconstruct certain Peabody Stadium facilities at SBHS that were originally built in 1924. As mentioned in the Mitigated Negative Declaration submitted on behalf of the District related to the Project, the main objectives of the Project generally include the following elements:

1. To comply with current building and accessibility codes;
2. To level the sports field and provide surfaces with lower maintenance needs;
3. To provide expanded use of the track, field and stadium facilities, in particular to allow competitive track events, expand practice space for sports teams, and better accommodate community use of the playing field and track; and
4. To reduce ponding and flooding within Peabody Stadium during storm events.

The Peabody Stadium project will also include the following:

1. New energy efficient lighting systems with time limitations and hoods to reduce light spilling into nearby areas;
2. New public address systems directed efficiently toward the playing field;
3. Demolition and replacement of the grandstand in the area of Rinconada Road, with new seating configurations;
4. Removal of the old asphalt track to make way for a new all-weather polyurethane track surface;
5. A new enclosed press box;
6. Removal and replacement of access ramps and walkways that comply with current accessibility standards;
7. Removal and construction of more efficient drainage systems;
8. Public street improvements on Rinconada Road;
9. Construction of a new bank retaining wall/fence and utility equipment area along the Anapamu Street property line; and
10. Removal and subsequent planting of new trees and drought tolerant landscaping.

A courtesy review of the Project was completed by the Historic Landmarks Commission on June 1, 2016. The Historic Landmarks Commission's comments on the Project were generally positive.

City Council's approval is necessary to approve the Permits pursuant to City Charter Section 520 for the encumbrance on City lands and Section 521 for the contracts (Permits) longer than 5 years.

Copies of the two proposed Encroachment Permit Agreements are available for public review in the City Clerk's Office.

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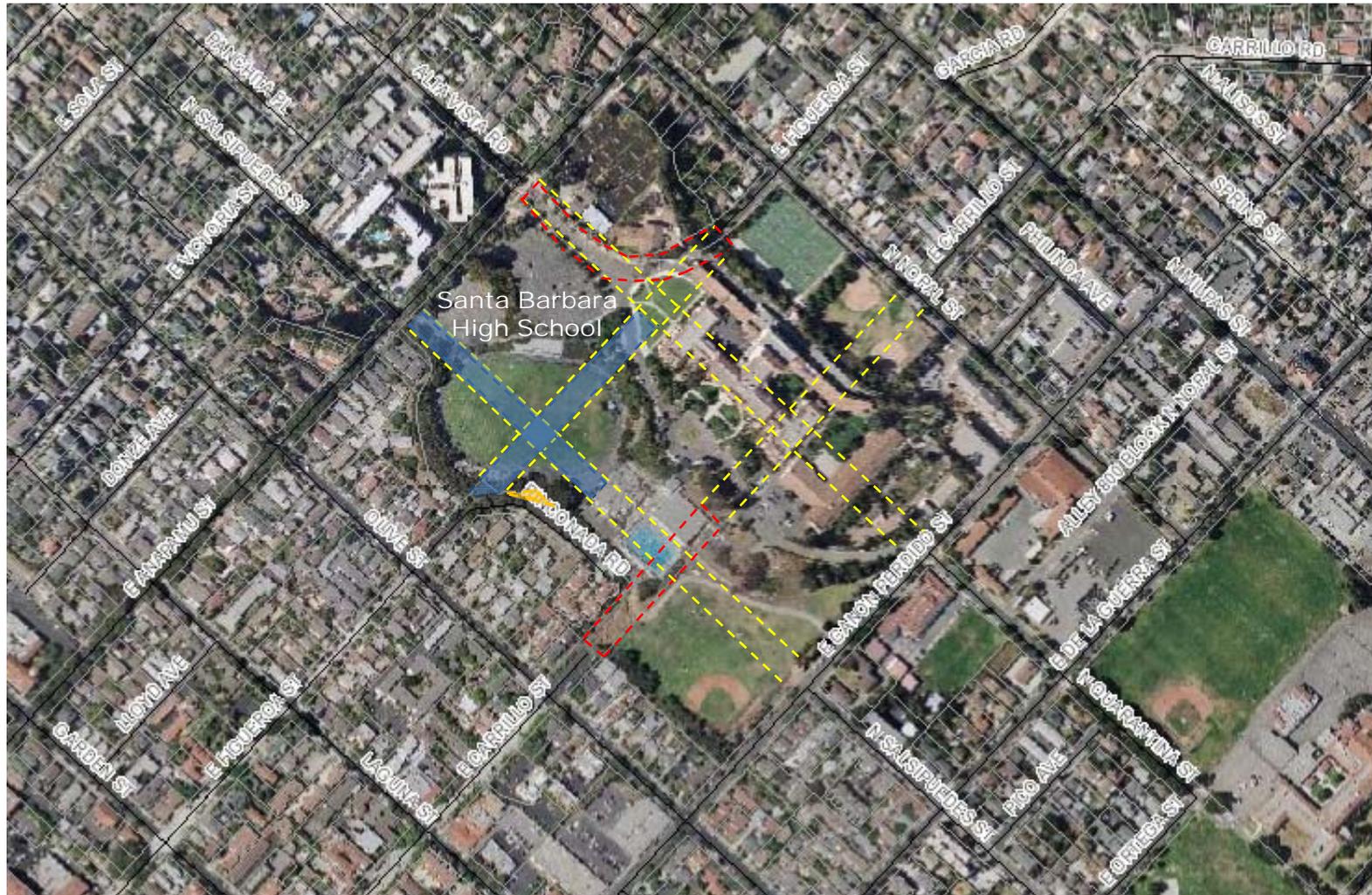
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- ATTACHMENTS:**
- 1) Aerial Photo “Untraveled, Closed and Vacated Streets, Campus of Santa Barbara High School”
 - 2) Encroachment Permit Area on Vacated portions of Figueroa and Salsipuedes Streets within the Project area
 - 3) Encroachment Permit Area on Untraveled Portion of Rinconada Road

PREPARED BY: Adam Hendel, Acting Principal Civil Engineer/DI/kts

SUBMITTED BY: Rebecca J. Bjork, Public Works Director
Kristine Schmidt, Administrative Services Director

APPROVED BY: City Administrator’s Office



- Figuerola/Salsipuedes Encroachment
- Rinconada Encroachment
- Vacated Public Streets
- Untraveled Public Streets

Untraveled, Closed and Vacated Streets Campus of Santa Barbara High School

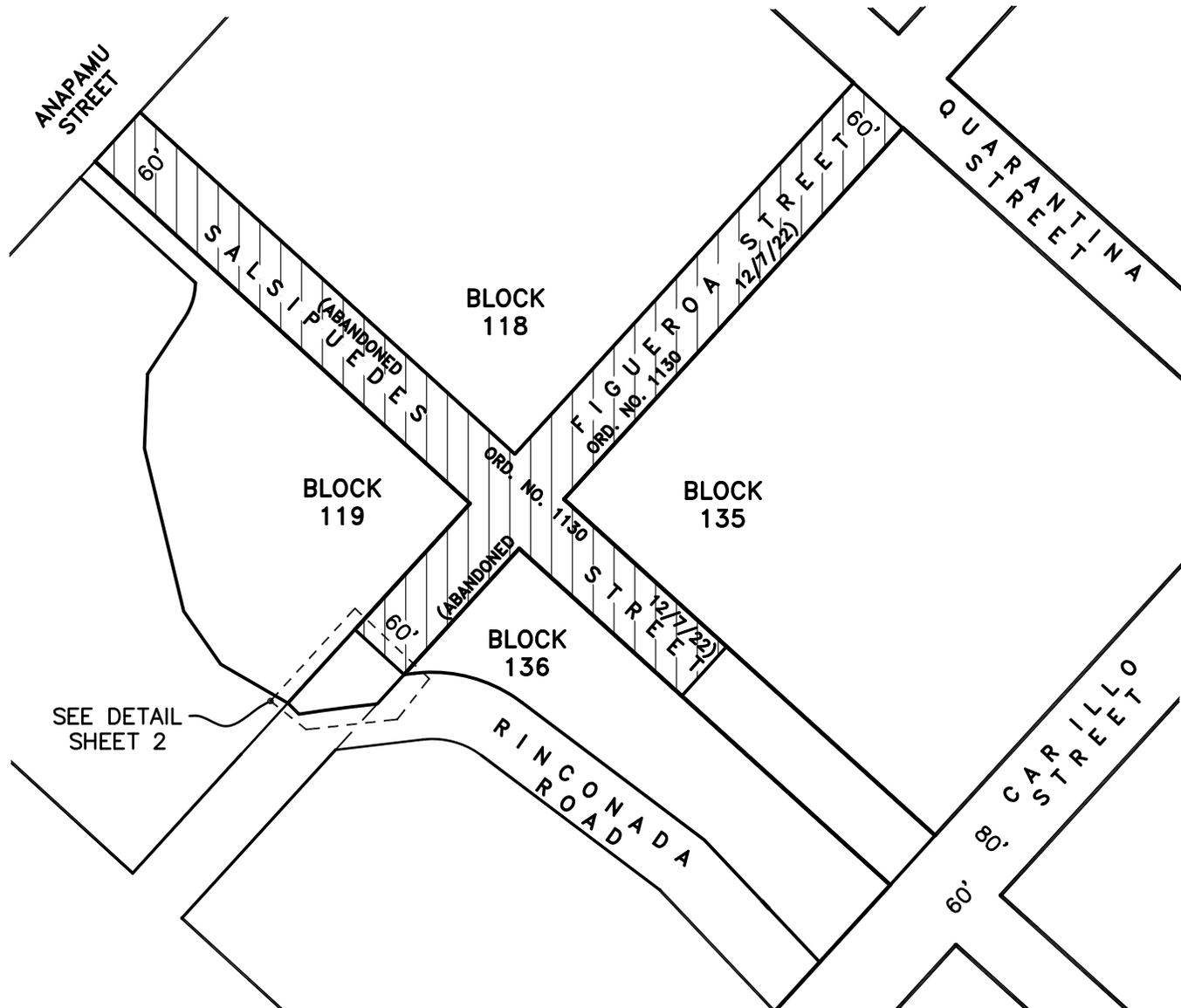


EXHIBIT "B"

SANTA BARBARA HIGH SCHOOL
CITY OF SANTA BARBARA
 COUNTY OF SANTA BARBARA
 STATE OF CALIFORNIA



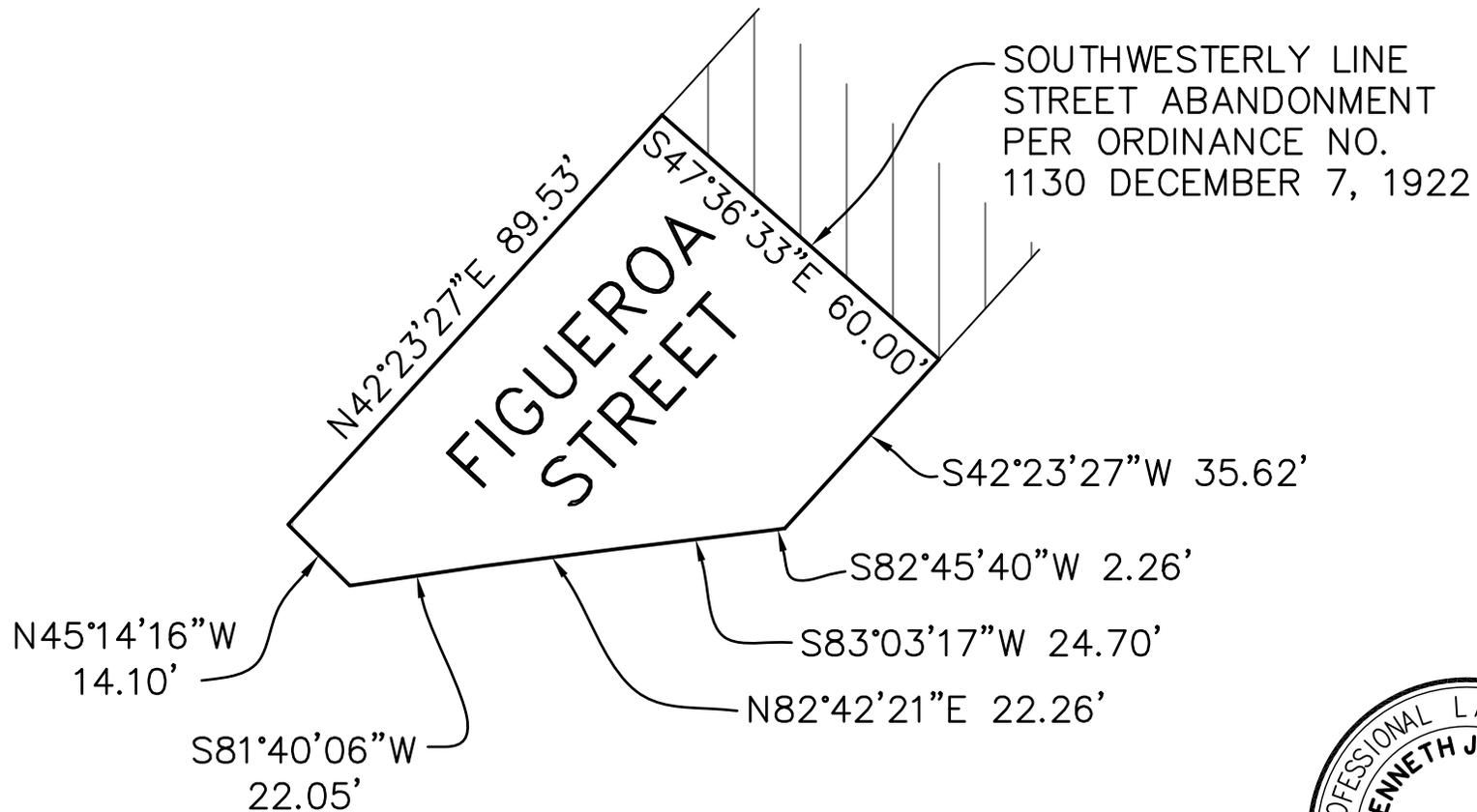
SCALE: 1" = 150'

PLOT DATE: 6/2/2016



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DETAIL

N.T.S.



6-02-2016



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DWG: 20131_legals.dwg

SHEET 2 OF 2

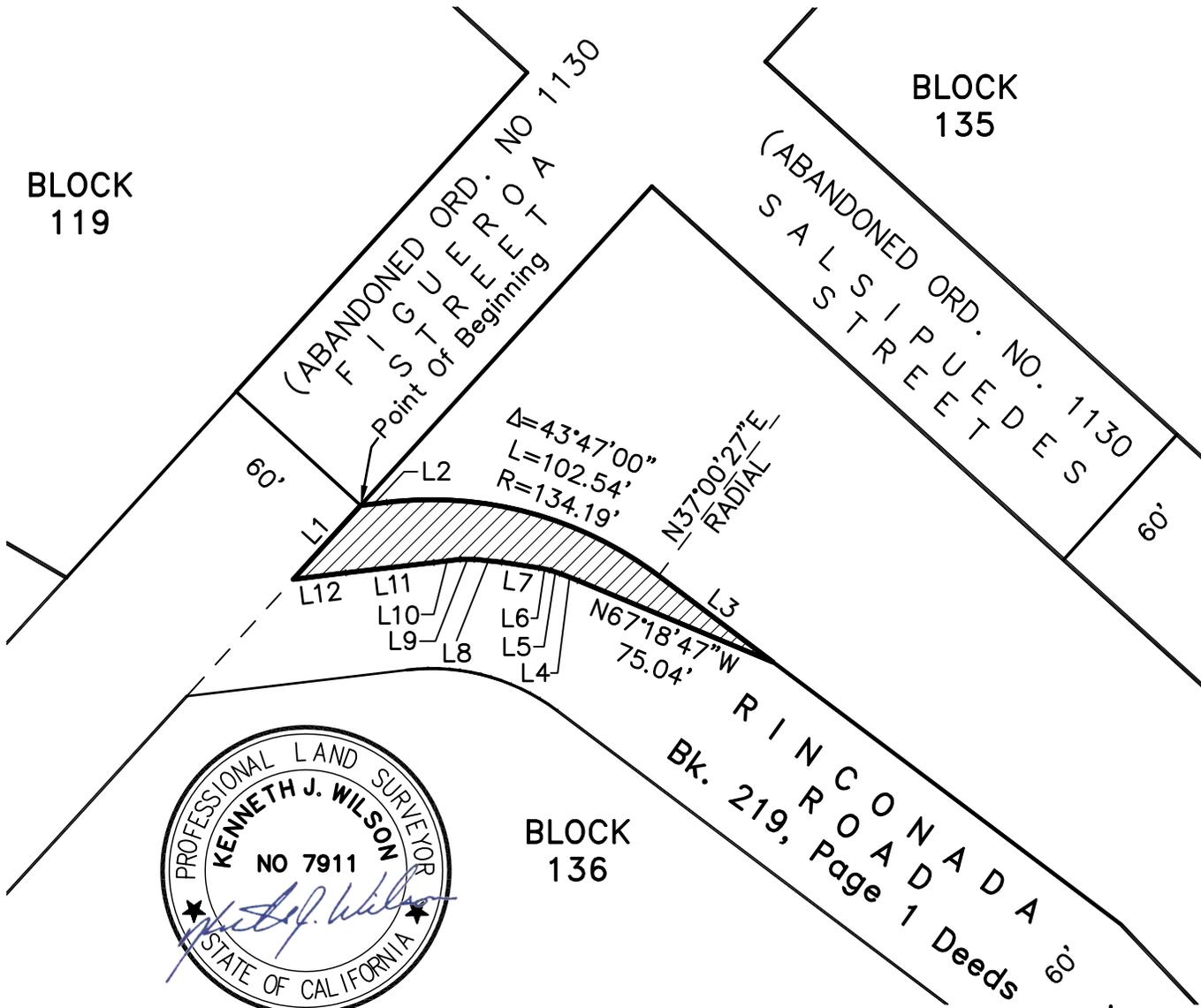


EXHIBIT 'B'
SANTA BARBARA HIGH SCHOOL
CITY OF SANTA BARBARA
COUNTY OF SANTA BARBARA
STATE OF CALIFORNIA

PLOT DATE: 06/01/2016

ATTACHMENT 3

Line Table		
Line #	Length	Direction
L1	35.62'	N42°23'27"E
L2	9.36'	N83°13'27"E
L3	51.01'	S52°59'33"E
L4	6.74'	N68°22'53"W
L5	3.99'	N72°26'10"W
L6	3.99'	N77°32'30"W
L7	13.29'	N81°15'16"W
L8	9.89'	N83°58'32"W
L9	4.99'	S89°57'56"W
L10	9.54'	S83°08'50"W
L11	31.49'	S83°21'04"W
L12	18.88'	S82°45'40"W



6-02-2016



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SCALE: 1" = 60'

EXHIBIT "B"
ENCROACHMENT AREA
SANTA BARBARA HIGH SCHOOL
CITY OF SANTA BARBARA
 COUNTY OF SANTA BARBARA
 STATE OF CALIFORNIA

PLOT DATE: 6/2/2016