



CITY OF SANTA BARBARA

JOINT COUNCIL AND REDEVELOPMENT AGENCY AGENDA REPORT

AGENDA DATE: April 8, 2008

TO: Mayor and Councilmembers
Chairperson and Boardmembers

FROM: Engineering Division, Public Works Department
Housing and Redevelopment Division, Community Development
Department

SUBJECT: Proposed Property Easements Adjacent To The Granada Garage

RECOMMENDATION:

- A. That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Accepting an Easement for Public Walkway Purposes on a Portion of the Real Property Commonly Known as 1201 Anacapa Street, Adjacent to the Granada Garage at 1221 Anacapa Street, and authorize the City Administrator to execute the easement agreement in a form acceptable to the City Attorney;
- B. That the Redevelopment Agency Board grant an easement for purposes of the placement, operation, access, use, maintenance and replacement of above-ground air conditioning equipment on a portion of Agency-owned real property adjacent to the Granada Garage at 1221 Anacapa Street, and authorize the Executive Director to execute the easement agreement in a form acceptable to Agency Counsel; and
- C. That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Approving and Adopting the Findings Required by Health and Safety Code Section 33445 for Funding of All Agency-Funded Capital Improvements Adjacent to the Granada Garage.

DISCUSSION:

On December 5, 2006 Council and the Agency Board approved several projects adjacent to the Granada Garage in anticipation of the affordable housing project (Casas Las Granadas) to be constructed by Peoples' Self Help Housing Corporation (Peoples). The approved projects include the following:

1. Remediation of contaminated soil on the site of Casas Las Granadas;
2. Improvements to the open space in front of Casas Las Granadas;

REVIEWED BY: _____ Finance _____ Attorney

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3. Relocation and replacement of air conditioning equipment serving the building located at 1201 Anacapa Street (Coffee Cat Building) in order to create a public pedestrian passageway between the open space and the placita adjacent to the southeastern corner of the Granada Garage;
4. Replacement of sidewalk on East Anapamu Street between mid-block crosswalk and Anacapa Street; and
5. Related architectural and design services contract.

Since then, Peoples completed the soil remediation, constructed Casas Las Granadas, and held the project's grand opening celebration on February 29, 2008. Peikert Group Architects have designed the open space, the sidewalk, the Coffee Cat Building air conditioning equipment relocation, and the related public paseo improvements. The City's Historic Landmarks Commission has approved all Agency-funded capital improvements, and the projects are ready for construction.

Prior to the start of construction, however, two easement agreements need to be executed that have been prepared by staff and agreed to by the owners of the Coffee Cat Building (1201 Anacapa Partners). Staff now seeks authorization for the Council to accept an easement and for the Agency Board to grant an easement, thereby enabling the air conditioning equipment relocation and related public paseo improvements to proceed. Upon approval of the easements, staff estimates that all Agency-funded capital improvements will be completed within ninety days.

Easements

As described in the December 5, 2006 staff report, relocating and replacing the air conditioning equipment is necessary to increase the width of the paseo connecting the open space fronting Anapamu Street to the placita fronting Anacapa Street and adjacent to the southeastern corner of the Granada Garage. Only 12 feet separate the Casas Las Granadas structure from the Coffee Cat Building, which is owned by 1201 Anacapa Partners. The air conditioning equipment serving the Coffee Cat Building is currently located right on their side of the common property line with the Granada Garage property, owned by the Agency. Were the equipment to remain, this would result in overly narrow and noisy eight-foot paseo. Moving the equipment into a new and appropriately designed enclosure located on Agency property adjacent to Casas Las Granadas creates a twelve-foot wide paseo – a more pedestrian-friendly environment that better facilitates pedestrian flow and significantly enhances the paseo's aesthetics.

Accepting and granting the non-exclusive easements will ensure that the public will have pedestrian access over a small portion of 1201 Anacapa Partners property and ensure that 1201 Anacapa Partners have access to their new air conditioning equipment. Accordingly, staff recommends that Council accept the public walkway easement from 1201 Anacapa Partners and that the Agency Board grant the air conditioning equipment easement to 1201 Anacapa Partners.

Section 33445 Findings

California Community Redevelopment Law Section 33445 allows, with the consent of the legislative body, a redevelopment agency to fund projects on publicly-owned property, if the project meets certain findings. All of the Agency-funded capital improvements cited above meet the required findings in Health and Safety Code Section 33445. The Agency-funded capital improvements are on publicly-owned land, are of benefit to the Central City Redevelopment Project Area, will generate additional pedestrian activity by locals and tourists, and will add to the attractive environment of the Project Area. No other reasonable means of financing the capital improvements are available. In addition, the Agency-funded capital improvements will eliminate blighting conditions inside the Project Area by encouraging pedestrian activity in and around the site. An increase in these activities improves the vitality of the Project Area by encouraging economic activity by locals and visitors, which leads to additional public and private improvements, and thereby eliminates blight and the conditions that lead to blight.

Sustainability

As described above, the Agency-funded capital improvements will help create a more pedestrian-friendly environment that better facilitates pedestrian flow and significantly enhances the paseo's aesthetics.

Conclusion

Staff recommends that Council and Agency Board accept and grant the easements and make the Section 33445 findings, thereby enabling the Agency-funded capital improvements to proceed.

ATTACHMENTS: Public Walkway Easement

PREPARED BY: Pat Kelly, City Engineer/DI
Brian Bosse, Acting Housing & Redevelopment Manager/SK

SUBMITTED BY: Paul Casey, Acting Public Works Director
David Gustafson, Acting Community Development Director

APPROVED BY: City Administrator's Office

ATTACHMENT

GRANADA GARAGE
APN 039-183-034
N 42° 24' 40" 121.17' R

CASA LAS GRANADAS
21 EAST ANAPAMU
APN 039-183-037

**AIR CONDITIONING EQUIPMENT
CONDUIT EASEMENT**

**PUBLIC
WALKWAY
EASEMENT**

OPEN SPACE

EAST ANAPAMU STREET

ANACAPA STREET

