



CITY OF SANTA BARBARA
PARKS AND RECREATION COMMISSION REPORT

AGENDA DATE: September 23, 2015

TO: Parks and Recreation Commission

FROM: Administration Division, Parks and Recreation Department

SUBJECT: Proposed Playground and Site Improvements at the Municipal Tennis Center

RECOMMENDATION: That the Commission review the proposed playground design and site improvements and recommend that the Parks and Recreation Department finalize the design and submit a Coastal Development Permit application.

DISCUSSION:

Background

During the development of the 2013- 2015 six year Capital Improvement Program, the Parks and Recreation Department (Department) developed a conceptual description for the renovation of the Municipal Tennis Courts. The description includes replacement of the deteriorating wood stadium and equipment storage areas, installation of nine light poles for additional lighted courts, upgrading exterior lighting for enhanced security, installation of a new playground and tennis patio, and landscape, pathway, parking lot and drainage improvements. Since a major renovation is unlikely in the near future, the Department proposed to move forward with developing a new playground and completing other minor site improvements that would support both the neighborhood and the tennis programs. In FY 2015, the City Council approved \$25,000 to prepare the design plans and complete the permit applications for these improvements.

Project Objectives and Description

The primary objectives of the project are to provide recreation for neighborhood children, improve general park access, enhance the use of the tennis area, and increase site safety.

The proposed project includes the installation of a 2,800 square foot playground for 5-12 year old children and a swing for infants, installation of a new path from the corner of Old Coast Highway and Park Place to the new playground, new lighting, repairs to

pathways that serve the tennis courts, construction of a tennis patio area, other site access improvements, and amenities including benches, trash cans, and signage. The playground will be located within an underutilized area of the parking lot. It will be fenced and new trees will help buffer the noise from U.S. Highway 101. Site safety and access improvements include removing the block wall that screens the exterior entrance to the restrooms and the addition of wall sconces at the restroom entrances. Pole lighting will be installed in two locations near the playground. A new swing gate will be installed at the park entrance, and two chain link gates will be installed at either end of the practice courts. The proposed plan is included as Attachment 1.

Neighborhood Outreach and Concept Review

The Department developed and distributed a flyer to tennis stakeholders and over 250 residential addresses via U.S. Postal Service for a neighborhood meeting held on June 10, 2015. In addition to a media release, the flyer was posted on Next Door and at the facility. A total of 21 attendees were present and provided comments with overall support of the project. Key considerations included site drainage issues, site access, and lighting. The project was review by the Historic Landmarks Commission (HLC) on July 29, 2015. Comments included considerations for design symmetry addressing the building entrance, parking lot layout, restoration of the tennis stadium, and use of existing materials to refurbish the patio area. A second HLC concept review occurred on September 9, 2015 to address the above considerations, and the revised design received positive comments. The Department was commended on another wonderful playground project. Other comments included adding landscaping under the canopy of the new trees and reconfiguring parking islands to increase landscaping.

Zoning Requirements: Sections Santa Barbara Municipal Code

The project site is zoned PR SD-3 and is located in the coastal zone, is designated a sports facility, and is located in the El Pueblo Viejo District. The project falls under the purview of specific zoning requirements due to location of site and the zoning designations. The current zoning and designation allows for playgrounds as it is listed under the categories for allowed uses and improvements as defined in Section 28.37.007 and 28.37.030. Design review is required per Section 22.22.100 due to the location in El Pueblo Viejo district. The site is located in the non-appealable coastal zone and requires a Coastal Develop Permit (CDP) per Section 28.37.090 and 28.37.101.C.2.090. Planning Commission is required for projects located in the coastal zone per Section 28.37.010.C.2. A Project Compatibility Analysis is needed to per Section 22.22.145 and Findings approved per section 28.37.025.

Project Review and Approval

The project requires the following actions:

- Parks and Recreation Commission approval of the changes to a sports facility, and findings for approval.
- Planning Commission approval of the Coastal Development Permit and proposed use at a park with a sports facility designation.
- Final design approval by the Historic Landmarks Commission (HLC).

Following design review from the Parks and Recreation Commission and HLC, the Department will move forward with the CDP application. It is anticipated that the Department will return to the Commission with a recommendation for project findings in November and the project could be considered by the Planning Commission in December 2015. The project would then return to HLC to receive final approval in January 2016.

BUDGET/FINANCIAL INFORMATION:

It is estimated that the total project cost is \$400,000. The cost for the new playground and site improvements required to support the playground (including ADA and safety upgrades) is estimated to be \$300,000. Other site access improvements, including pathways to the tennis courts and tennis patio area are estimated to be \$100,000. The Department is seeking grant funds of \$80,000 from the Wood-Claeyssens Foundation for the playground structure, and will be submitting a Community Development Block Grant application in December. Due to funding constraints, construction would be phased with a priority for the new playground and safety improvements.

ATTACHMENT: Playground design and site improvements plan

PREPARED BY: Keven Strasburg, Park Project Technician

APPROVED BY: Jill E. Zachary, Acting Parks and Recreation Director