



CITY OF SANTA BARBARA

PARKS AND RECREATION COMMISSION REPORT

AGENDA DATE: May 25, 2016

TO: Parks and Recreation Commission

FROM: Administration Division, Parks and Recreation Department

SUBJECT: Elings Park Foundation Proposal to renovate the Las Positas Tennis Facility

RECOMMENDATION: That the Commission:

- A. Receive a presentation from the Elings Park Foundation regarding the proposed renovation of the Las Positas Tennis Facility; and
- B. Make the following findings pursuant to SBMC Section 28.37.025 to approve the proposed renovation of the Las Positas Tennis Facility:
 - i. That the proposed park improvements are appropriate or necessary for the benefit of the community and visitors;
 - ii. That the proposed park facilities, including lighting, play areas, and associated landscaping, will be compatible with the character of the neighborhood;
 - iii. That the total area of the site and the setbacks of all facilities from the property lines and street are sufficient, in view of the physical character of the land, proposed development and neighborhood, to avoid significant negative effects on surrounding properties;
 - iv. That the intensity of park use is appropriate and compatible with the character of the neighborhood;
 - v. That the proposed park is compatible with the scenic character of the City;
 - vi. That the proposed structures are compatible with the neighborhood in terms of size, bulk, and scale or location.

DISCUSSION:

Background

Developed in 1972, the Las Positas Tennis Facility includes six courts, a practice court, restrooms, shower/locker facilities, a small office, stadium seating, and a parking lot. For the past 44 years, the facility has supported a range of tennis recreation opportunities for youth

and adults, including classes, camps, clinics, and leagues as well as casual drop-in use. Owned by the City of Santa Barbara, the facility was operated by the Parks and Recreation Department (Department) until December 2010. At that time, due to extensive deferred facility maintenance and a significant economic recession, the City entered into an 18-year lease agreement (and a ten-year renewal option) with the Elings Park Foundation (Elings) for the operation and maintenance of the courts. Located adjacent to Elings Park, transfer of the tennis facility operations and maintenance to Elings insured a continuation of tennis services for the community and the opportunity to reinvest in the facility's infrastructure.

The lease agreement provides the terms and conditions under which Elings manages and operates the property as a public tennis facility. The terms allow Elings to generate revenue through grants, concession agreements and park fees for the support of facility operations, provide a mix of tennis programming and opportunities for the general public, establish the responsibility of Elings to maintain the facility, and provide parameters for the development of facility improvements, among others. Any improvements to the facility require the approval of the Parks and Recreation Director and are subject to the City's design and development review and permit requirements. Exhibit C. Tennis Facility Programming of the lease agreement is included as Attachment 1 to this report.

Facility Renovation Plans

Elings first initiated renovation plans for the tennis facility in 2013. As a result of three concept reviews by the Architectural Board of Review and public input, Elings recently completed revisions to the project conceptual design. The purpose and objectives of the renovation are outlined in the attached letter from Executive Director Michael Nelson (Attachment 2). As outlined, the major components of the proposed renovation include the demolition of the existing office, restrooms and shower facilities, and the construction of a new tennis recreation building with restrooms, an office, pro shop and multi-purpose room. The project also includes extending the roof over the practice court to allow for additional tennis programming and occasional special events, replacement of the tennis stadium seating, repairs to the parking lot, and new pathways and landscaping.

Chapter 28.37 PR - Park and Recreation Zone

The intent of the Park and Recreation Zone (PR Zone) is to protect and preserve publicly-owned park and beach lands for the benefit and enjoyment of present and future generations of residents and visitors. The PR Zone also promotes the uses of park lands and recreation facilities, which are compatible with the surrounding land uses and assigns categories to the respective parks to encourage the protection of the City's open space through conservation and appropriate development.

The PR Zone also establishes an appropriate system of review for proposed uses, improvements and/or development. The regulations of the PR Zone are designed to maintain and protect neighborhoods that are adjacent to parks and recreation facilities,

while providing for the appropriate types and/or intensity of land use of parks and recreation facilities, for the benefit of the community.

Under City Council Resolution 97-140, the Las Positas Tennis Facility is designated a sports facility. Under Chapter 28.37, sports facilities are defined as outdoor facilities where intense recreational activities and organized sports and tournaments occur and which may include related buildings and parking areas. Uses permitted for sports facilities include trails, minor buildings, outdoor game areas and informal ball fields and courts, swimming pools, playgrounds, picnic areas, day camps, concessions, parking areas, general and sport lighting, artwork and shade structures.

Parks and Recreation Commission Review and Approval

Under 28.37.010. Procedure and Noticing, the Parks and Recreation Commission holds a public hearing to review and approve parks and recreation development applications that include additions to or new community buildings and formal ball fields and courts, large playgrounds, large group picnic areas, new community gardens, new ball field lighting, new parking areas with more than 10 spaces or additions of more than 10 spaces to existing parking areas, child care centers, carousels and similar amusements, and concessions. To approve a project, the Commission must make the following findings:

- A. That the proposed park and recreation improvements are appropriate or necessary for the benefit of the community and visitors;
- B. That the proposed park and recreation facilities including lighting, play areas, parking facilities and associated landscaping, will be compatible with the character of the neighborhood;
- C. That the total area of the site and the setbacks of all facilities from the property lines and street are sufficient, in view of the physical character of the land, proposed development and neighborhood, to avoid significant negative effects on surrounding properties;
- D. That the intensity of park use is appropriate and compatible with the character of the neighborhood;
- E. That the proposed park and recreation facilities are compatible with the scenic character of the City; and
- F. That any proposed structures or buildings are compatible with the neighborhood in terms of size, bulk and scale or location.

Next Steps

In addition to review and approval by the Parks and Recreation Commission, the project requires final design review and Development Plan approval by the Architectural Board of Review (ABR), an Environmental Assessment and all relevant City permits. Elings intends to seek ABR approval soon after the Commission's review so that the organization can begin fundraising for the project.

BUDGET/FINANCIAL INFORMATION:

Under the terms of the lease agreement, the Elings Park Foundation is responsible for and has the right to solicit and receive grants, donations and gifts to fund tennis court maintenance and operation. The organization will be seeking private donations to fund facility renovation. Similar to the City's backlog of deferred maintenance and capital investment in 2010, the Parks and Recreation Department currently has capital improvement needs that total \$114 million. As a result, the City is not in a position to advance renovation of the Las Positas Tennis Facility and supports the efforts of the Elings Park Foundation to undertake much needed facility improvements. Where feasible and consistent with City administrative guidelines, the City may support Elings fundraising activities and endorse grant applications.

ATTACHMENTS:

1. Exhibit C. Tennis Facility Programming
2. Elings Park Foundation Letter
3. Las Positas Tennis Facility Proposed Renovation Plans

PREPARED BY: Jill E. Zachary, Parks and Recreation Director