



CITY OF SANTA BARBARA
PARK AND RECREATION COMMISSION REPORT

AGENDA DATE: June 27, 2007

TO: Park and Recreation Commission

FROM: Administration Division, Parks and Recreation Department

SUBJECT: Elings Park Phase III Review

RECOMMENDATION: That the Commission receives a presentation and makes comments on the proposed development plans for Elings Park.

DISCUSSION:

Overview

The purpose of this staff report is to provide the Park and Recreation Commission (Commission) with a preliminary overview of the proposed development plans for Elings Park. More detailed information about the development plan as well as plan sheets are attached to this report.

Representatives of the Elings Park Foundation will make a presentation regarding the proposal and seek preliminary comments from the Commission regarding to the scope of the project and the potential value to the community. The Elings Park Foundation is also presenting the development proposal to the Architectural Board of Review and the Planning Commission for preliminary comments.

The application for the proposed project, Elings Park Phase III, will be submitted for development and environmental review at the end of June 2007. The Commission will have additional opportunities to review and comment on the project during the development and environmental review process. Additionally, the Commission will be required to make PR-Zone findings as part of project approval.

Project Description

The Elings Park Phase III Plan project is proposed on approximately 23 acres of the overall 214-acre property. The City of Santa Barbara owns 97 acres of the property that is leased by the Elings Park Foundation and operated as Elings Park North. Immediately adjacent to the existing park, the Foundation owns 133 acres, known as Elings Park South (former Jesuit property), which is currently in an unincorporated area of Santa Barbara County.

The proposed Elings Phase III includes development of the City-owned portion of Elings Park (Elings Park North) as well as the 133 acres that comprise Elings Park South. The development proposal for Elings Park North includes a community activity center, multi-purpose fields, off-leash dog area, pedestrian trails, picnic areas, restrooms, batting cages, an amphitheatre, parking, and a family activity zone with putting greens, ropes course, and rock climbing wall. The majority of these improvements are located adjacent to the park entrance on Jerry Harwin Parkway below the existing softball and soccer fields.

Development proposed for Elings Park South includes relocating the bicycle motocross (BMX) track, an area for disc (Frisbee) golf, a park office, parking, and picnic areas. Elings Park South improvements are located adjacent to the existing parking lot.

More information about the development proposal is included in the attachments to this staff report.

Additional Park and Recreation Commission Review

During the environmental review process, the Park and Recreation Commission will have opportunity to provide comments in the scoping phase of the Draft EIR at a joint hearing with the Planning Commission. Subsequent to the public comment phase, another joint hearing will be held to receive comments on the Draft EIR. Prior to the Final EIR hearing held by the Planning Commission, the Park and Recreation Commission will hold a hearing to consider PR-Zone findings per SBMC §28.37.025 in order to approve the park improvements.

Planning Commission and City Council Discretionary Applications

Following the Park and Recreation Commission hearing to make the findings listed above, the Final EIR will be considered by the Planning Commission in conjunction with the request to re-zone the City-owned portion from A-1, One-Family Residential, to PR, Parks and Recreation, and an amendment to the General Plan Land Use designation from Open Space and Community Park to Regional Park.

In addition, improvements proposed at Elings Park South would require Development Plan Approval, zoning designation to PR, Parks and Recreation, and an amendment to the General Plan Land Use designation to Regional Park recommendations by Planning Commission. Following Planning Commission approval and recommendations, the City Council would take final action on the annexation, zoning designation, and General Plan Amendment.

- ATTACHMENTS:**
1. Letter dated June 18, 2007, from Suzanne Elledge
Re: Elings Park Phase III – Rezone, Development Plan, and
General Plan Amendment – 1298 Las Positas Road
 2. Elings Park Phase III – Sheet 1.2
Elings Park Phase III – Sheet 1.3
Elings Park Phase III – Sheet 1.4
Elings Park Phase III – Sheet 1.6

PREPARED BY: Billy Goodnick, Landscape Architect

SUBMITTED BY: Jill E. Zachary, Assistant Parks and Recreation Director

APPROVED BY: Nancy L. Rapp, Parks and Recreation Director