



Agenda Item A.2
DISCUSSION/ACTION ITEM
Meeting Date: February 19, 2025

TO: Parks and Recreation Commission Members

SUBMITTED BY: JoAnne Plummer, Neighborhood Services Director

SUBJECT: Stow Grove Park Caretaker Cottage Discussion

RECOMMENDATION:

- A. Provide a recommendation to be carried forward to City Council to leave the existing facility in its current condition, with no improvement or;
- B. Provide a recommendation to be carried forward to City Council to demolish the existing facility to be included in Phase One of the renovation project, as recommended by staff, or;
- C. Provide an alternate recommendation to be carried forward to City Council related to the future of the caretaker cottage.

BACKGROUND:

On August 20, 2024, the project team officially kicked off Phase One of the Stow Grove Park project. The team conducted a site walk to evaluate options for the affected areas in alignment with the Master Plan. As the primary focus of Phase One is the design and installation of a new restroom, extensive discussions arose about its precise location, and considerations for the placement of future additional development features.

On September 11, 2024, the Parks and Recreation Commission (Commission) reviewed considerations for a relocation of the restroom facility, which included possible scenarios associated with the relocation of other support facilities within the caretaker and maintenance areas of the property. The Commission had a lengthy discussion, and, in the end, there were five members in support, one not in support, and one position vacant. The concern expressed with the relocation of structures was focused on the lack of public participation prior to the Commission review of this item.

On October 15, 2024, the City Council reviewed the same considerations that were provided to the Commission and requested staff to hold a public workshop to address the requests.

On December 14, 2024, a public workshop was held at La Patera Elementary School. Due to the tight timeline imposed by the project's grant funding, discussions related to the project had to focus on the selection of the playground design and restroom location only, with the potential reconfiguration of the other areas tabled for further discussions.

DISCUSSION:

The caretaker cottage was not an original structure at Stow Grove Park. In January of 1965 when the property was deeded to the County of Santa Barbara (County), one of the requirements was the construction of a caretaker cottage (Attachment 1). The City of Goleta has construction plans for this structure that are dated in 1965. Subsequent plan sets for other park improvements, dated in 1967, identify the caretaker cottage and the garage as existing facilities.

In 1965, the County of Santa Barbara was responsible for park locations from Cuyama to Carpinteria, spanning 129 miles. Due to the size of the County and remote locations of County-owned park properties, it was a common practice to have a park host at park locations throughout the County. This practice allowed for the opportunity to have a daily presence at popular park locations to address concerns, repairs, and issues. It also allowed the opportunity for the County to have team members strategically located throughout the large jurisdiction to conduct business in park locations within a reasonable proximity reducing travel time for maintenance crews.

In 2002, the City of Goleta incorporated and the deed for Stow Grove Park was transferred to the City, which included the house. The City of Goleta stationed one of their maintenance team members into the house until 2016. The departure of this employee raised a significant amount of discussion related to the logistical considerations and future need for the caretaker cottage. The primary focus was the condition of the facility, which was thought to contain asbestos and lead paint as well as significant non-compliance with the 2010 Americans with Disability Act. The facility continues to remain vacant due to the current conditions, which have been considerably worsened by storm activity over the last few years (Attachment 2).

As previously mentioned, the logistics of park management necessitated the need for an on-site caretaker under the County's management when it was established in 1965. However, given that the park is now owned by the City of Goleta and managed daily through a combination of contracted services and in-house Parks and Open Space personnel, the need for an on-site caretaker no longer exists. The combined management efforts place either an employee and/or contractor at the site nearly seven days a week, providing a near constant visual presence on the park and its maintenance needs. This collaborative approach allows the City of Goleta to have representatives monitoring and reporting on the activity and conditions of the park, nearly seven days a week. This staffing

effort is higher than any other park within the City of Goleta, with Jonny D. Walls Neighborhood Park being the next highest.

The discussion of the caretaker cottage and proposed community use has promoted further discussions as to the future needs of such a facility. As a result, the City of Goleta will not be investing in the refurbishment or replacement of the caretaker cottage at this time. The park has significant needs related to accessibility and infrastructure improvements and the costs to refurbish or replace facilities where the City does not have a need or staffing model to support a caretaker at a City park location, is not a prudent use of public funds.

For Phase One of the construction project, there are two options for the existing caretaker cottage; remove or remain in place. The garage structure is not permitted and not needed, so it will be removed during Phase One to accommodate an entry into the maintenance yard to avoid vehicle and pedestrian conflicts. Due to the tight timeline of the project, and the discussions associated with the caretaker cottage, there are only two options for consideration during this phase. If something were to change in the future, those changes would be incorporated into another phase of the project if funding becomes available.

Staff has engaged the family member that represents the Stow family to discuss the City's request to eliminate the caretaker cottage at this location. The item was discussed at the Stow Company's December 2024 board meeting. The Stow Company relayed to staff that it is comfortable with the City's request not to have a caretaker living onsite at Stow Grove Park and comfortable with the City determining the future of the caretaker cottage in consultation with the community.

Future uses of any type of replacement structure would be discussed with the community but would not be included in Phase One construction.


FISCAL IMPACTS:

There is funding available to remove the caretaker cottage during the first phase of the project, so no additional funds would be needed if the recommendation is to remove the structure. For information purposes, staff have included the cost estimate ranges to restore and/or replace the existing cottage. These funds will be redirected to other areas of improvement for the park as identified in the Master Plan.

Refurbish	Replace with Prefabricated Structure	Replace with Pre-Engineered Structure	Demolish Existing Structure
\$650,000 - \$750,00*	\$500,000 - \$650,000	\$650,000 - \$800,000	\$40,000 - \$60,000

**Figure is based on current known conditions, however this effort would require further assessment and evaluation of the existing structure*

APPROVED BY:



JoAnne Plummer,
Neighborhood Services Director

ATTACHMENTS:

1. Stow Grove Park 1965 Deed
2. Photos of Caretaker Cottage Existing Condition

ATTACHMENT 1

Stow Grove Park 1965 Deed

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DEED OF GIFT

STOW COMPANY, a California co-partnership, DOES HEREBY GRANT to the COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, a body politic, by gift and without consideration from the Grantee, subject to the express conditions subsequent hereinafter provided, an undivided one-third (1/3) interest in and to that certain real property situated in the County of Santa Barbara, State of California, more particularly described as follows:

That certain real property being a portion of Rancho Los Dos Pueblos in the County of Santa Barbara, State of California and being more particularly described as follows:

Beginning at a 1/2 inch survey pipe set at the most southeasterly corner of a 10-acre gross parcel as shown on a map filed in Book 65, Page 82, Records of Surveys, records of said County.

Thence 1st, S. 6°03'53" E. 5.86 feet to a 1/2 inch survey pipe set at the beginning of a tangent curve, concave to the east, with a delta of 31°08'31" and a radius of 300 feet.

Thence 2nd, Southeasterly along the arc of said curve 163.06 feet to a 1/2 inch survey pipe set at the end of said curve.

Thence 3rd, S. 37°12'24" E. 252.85 feet to a 1/2 inch survey pipe set in the northerly line of La Patera Lane as shown on a map of Tract 10,225 filed in Book 59, Pages 1 through 7, of Maps, records of said County, from which a 1/2 inch survey pipe set at the most northwesterly corner of La Patera Lane bears S. 61°52'28" W. 2.99 feet.

Thence 4th, along the northerly line of La Patera Lane as shown on said map N. 61°52'28" E. 39.01 feet to a 1/2 inch survey pipe at the beginning of a curve concave to the northeast with a delta of 93°44'22" and a radius of 15.00 feet, the radial center of which bears N. 61°52'28" E.

Thence 5th, Southeasterly along the arc of said curve 24.54 feet to a pipe set at the beginning of a curve concave to the south with a delta of $1^{\circ}37'21''$ and a radius of 720.00 feet, the radial center of which bears S. $31^{\circ}15'45''$ E.

Thence 6th, along the arc of said curve 20.39 feet to a 1/2 inch survey pipe set at the beginning of a curve concave to the east with a delta of $49^{\circ}48'30''$ and a radius of 1000.00 feet, the radial center of which bears N. $60^{\circ}47'17''$ E.

Thence 7th, Northerly along the westerly boundary of Tract 10,225 and the arc of said curve 869.32 feet to a 1/2 inch survey pipe.

Thence 8th, Continuing along the westerly boundary of Tract 10,225 N. $20^{\circ}35'16''$ E. 96.40 feet to a 1/2 inch survey pipe set at the beginning of a curve concave to the east with a delta of $19^{\circ}18'29''$ and a radius of 1940.00 feet, the radial center of which bears N. $69^{\circ}28'07''$ W.

Thence 9th, Continuing northerly along the westerly boundary of Tract 10,225 and the arc of said curve 653.76 feet to a 1/2 inch survey pipe.

Thence 10th, Continuing along the westerly boundary of Tract 10,225 N. $1^{\circ}15'16''$ E. 281.62 feet to a 1/2 inch survey pipe from which the most northwesterly corner of Tract 10,225 as shown on a map filed in Book 59, Pages 1 through 7 of Maps, records of said County, bears S. $1^{\circ}15'16''$ W. 2.00 feet.

Thence 11th, N. $87^{\circ}25'09''$ W. 143.13 feet to a 1/2 inch pipe set at the beginning of a tangent curve concave to the south with a delta of $24^{\circ}21'31''$ and a radius of 849.76 feet.

Thence 12th, Westerly along the arc of said curve 361.27 feet to a 1/2 inch survey pipe.

Thence 13th, S. $21^{\circ}46'40''$ E. 73.00 feet to the beginning of a tangent curve with a delta of $39^{\circ}11'15''$ and a radius of 497.87 feet.

Thence 14th, Southerly along the arc of said curve 340.52 feet to a 1/2 inch pipe set at a point of reverse curve (a tangent at said point bearing N. $17^{\circ}24'35''$ E.).

Thence 15th, Southerly along the arc of said reverse curve 103.96 feet, said reverse curve having a delta of $23^{\circ}28'28''$ and a radius of 500.35 feet.

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Thence 16th, S. $6^{\circ}03'53''$ E. 864.42 feet to the point of beginning.

The above described tract is shown on a map filed in Book 66, Page 38 of Record of Surveys, records of said County.

RESERVING the right, privilege and easement to enter upon, survey, excavate for, construct, reconstruct, install, lay, re-lay, replace, maintain, operate, increase the size of, and remove a water pipe line or lines, together with all fixtures, devices and appurtenances used or useful in the operation of said pipe line or lines, and to remove objects interfering therewith, at any and all points within, through, over, and across those strips of land, being portions of the property herein conveyed, ten (10) feet in width and lying five (5) feet on each side of the center lines described as follows as PARCELS I and II, to wit:

PARCEL I

Beginning at a point in the eleventh (11th) course of the tract of land hereinabove described, from which the southeasterly terminus of said course bears S. $87^{\circ}25'09''$ E. 76.72 feet.

Thence, S. $15^{\circ}26'53''$ E. 156.03 feet.

Thence, S. $3^{\circ}58'43''$ W. 591.66 feet.

Thence, S. $44^{\circ}38'50''$ W. 15.32 feet to a point to be known as Point A.

Thence, S. $8^{\circ}10'34''$ W. 50.82 feet.

Thence, S. $16^{\circ}53'06''$ W. 68.50 feet to a point which is five feet westerly, measured at right angles, from the ninth course of the tract of land hereinabove described, said point being the beginning of a curve to the right having a delta of $1^{\circ}43'31''$ and a radius of 1935.00 feet, the radial center of which bears N. $71^{\circ}11'38''$ W.

Thence, Southerly along the arc of said curve, 58.27 feet to the end thereof.

Thence, S. $20^{\circ}35'16''$ W. parallel with the easterly line of the tract hereinabove described, 96.40 feet to the beginning of a curve to the left, said curve having a radius of 1005 feet.

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Thence, Southerly, parallel with the easterly line of the tract hereinabove described, along the arc of said curve, 873 feet, more or less, to the intersection of said curve with the sixth course of the tract of land hereinabove described.

PARCEL II

Beginning at Point A of Parcel I hereinabove described.

Thence, N. $86^{\circ}43'02''$ W. 189.69 feet.

Thence, S. $85^{\circ}03'05''$ W. 191.09 feet to a point in the sixteenth course of the tract of land hereinabove described, from which the northerly terminus of said course bears N. $6^{\circ}03'53''$ W. 96.80 feet.

This conveyance is made and accepted upon the following express conditions subsequent:

1. The property hereby conveyed shall be used solely and exclusively for the benefit of the public as and for a public park which shall be named and known as Stow Grove, for the recreation and pleasure of the public;

2. The use of said park by the public or any portion thereof shall not be permitted between the hours of 12 midnight and 6 A. M.;

3. The sale of food, drinks, novelties or any other goods or merchandise whatsoever shall not be permitted upon said property excepting that single permits not to exceed eighteen (18) hours each may be issued to non-profit organizations on the basis of only one such permit to any one such organization during any six (6) months period. Temporary sales stands may be erected during the period of a permit provided that they shall promptly be removed at the end of such permit period.

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4. No buildings other than small park maintenance buildings and caretaker's cottage shall be erected, placed or maintained upon said property.

A breach of any of the foregoing conditions shall cause the property herein conveyed to revert to the Grantor, its successors or assigns, who shall have the right of immediate re-entry upon said property in the event of any such breach.

DATED: January 21, 1965.

STOW COMPANY, a California
co-partnership,

By Margaret Bruce

By Maria K. Leland

By John Alexander

By Peggy Stigwell

By Sanett Dow Jones

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DISTRICT OF COLUMBIA

On this 21st day of January, in the year one thousand nine hundred and sixty-five, before me, J. Preston Wainwright, a Notary Public in and for the said District of Columbia, personally appeared MARGARET S. BRUCE known to me to be the person whose name is subscribed to the within instrument, and she acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal, at my office in the said District of Columbia the day and year in this certificate first above written.

My Commission expires:

February 14, 1969

J. Preston Wainwright

Notary Public in and for the District of Columbia

STATE OF VIRGINIA)
COUNTY OF ARLINGTON) ss

On this 2nd day of December, in the year one thousand nine hundred and sixty-five, before me, William F. Fisher, a Notary Public in and for the said County of Arlington, personally appeared MARIA K. BALAND known to me to be the person whose name is subscribed to the within instrument, and she acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal, at my office in the said County of Arlington, the day and year in this certificate first above written.

My Commission expires:

5-1-65

Notary Public in and for the County of Arlington, State of Virginia.

STATE OF OREGON)
COUNTY OF MULTNOMAH) ss

On this 25 day of January, in the year one thousand nine hundred and sixty-five, before me, Will Alexander, a Notary Public in and for the said County of Multnomah, personally appeared TAYLOR ALEXANDER known to me to be the person whose name is subscribed to the within instrument, and he acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal, at my office in the said County of Multnomah the day and year in this certificate first above written.

My Commission expires:

Dec. 11, 1967

Will Alexander

Notary Public in and for the said County of Multnomah, State of Oregon.



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STATE OF CALIFORNIA)
CITY AND COUNTY OF SAN FRANCISCO) ss

On this 28th day of January, in the year one thousand nine hundred and sixty-five before me, Eleanor F. Gettman, a Notary Public in and for the said City and County of San Francisco, personally appeared PEGGY SELIGMAN known to me to be the person whose name is subscribed to the within instrument, and she acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal, at my office in the said City and County of San Francisco the day and year in this certificate first above written.

Eleanor F. Gettman

Eleanor F. Gettman
Notary Public in and for the said
City and County of San Francisco,
State of California.

My Commission expires:
March 19, 1966

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss

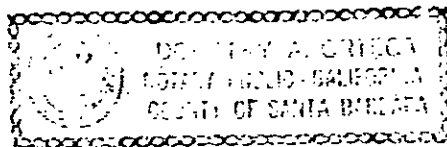
On this 29 day of January, in the year one thousand nine hundred and sixty-five before me, Dorothy A. Ortega, a Notary Public in and for the said County of Santa Barbara, personally appeared GARRETT VAN HORNE known to me to be the person whose name is subscribed to the within instrument, and he acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal, at my office in the said County of Santa Barbara the day and year in this certificate first above written.

Dorothy A. Ortega

Notary Public in and for the said County
of Santa Barbara, State of California.

My Commission expires:
My Commission Expires November 2, 1965



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State of California, }
County of Santa Barbara, } ss.

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed ~~XXXXXX~~
dated January 21, 1965, from Stow Company, a
California co-partnership

to the County of Santa Barbara, State of California, a political corporation and/or governmental agency, is
hereby accepted by Order of the Board of Supervisors of the County of Santa Barbara on March 1,
1965, and the grantee consents to recordation by its duly authorized officer.

WITNESS and the seal of said Board this
1st of March, A.D. 1965
J. E. LEWIS, Clerk,
By *[Signature]* Deputy Clerk.

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RECORDED AT REQUEST OF
COUNTY CLERK

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MAR 4 9 57 AM '65

OFFICIAL RECORDS
SANTA BARBARA CO., CALIF.
MATA VAN BUSKIRK, RECORDER

NO FEE

/// // // // // END OF DOCUMENT // // // // //

ATTACHMENT 2

Photos of Caretaker Cottage Existing Condition

CARETAKER COTTAGE CURRENT CONDITIONS



FRONT OF FACILITY



BACK OF FACILITY



INTERIOR BEDROOM