



TO: Mayor and Councilmembers

FROM: Michelle Greene, City Manager

CONTACT: Ryan Kintz, Assistant to the City Manager

SUBJECT: Fairview Gardens Presentation

RECOMMENDATION:

Receive a presentation from Fairview Gardens.

BACKGROUND:

On June 15, 2021, Mayor Pro Tempore James Kyriaco requested staff work with the Center for Urban Agriculture at Fairview Gardens to provide a presentation to the City Council on their current status and additional funding needs. Councilmember Roger Aceves supported this request. This presentation provides an opportunity for the Council to receive an update on the Center's programs and future goals and understand their additional funding needs.

DISCUSSION:

The Center for Urban Agriculture at Fairview Gardens is a California non-profit organization established in 1997 that owns and operates a nearly 13 acre certified organic farm off North Fairview Avenue in Goleta. The land is protected as an agricultural education facility by a Land Trust Agreement put in place by the Santa Barbara County Land Trust. This urban farm produces a variety of annual and perennial crops, trees, herbs, and flowers and is also home to a host of educational programs, workshops, classes, tours, and events held throughout the year.

The City of Goleta has provided the following funding to the Center for Urban Agriculture at Fairview Gardens since Fiscal Year 15/16 to assist with program operating expenses under the Support to Other Agencies program:

Date	Total Grant Amount
FY20/21	\$45,000.00
FY19/20	\$45,000.00
FY18/19	\$45,000.00
FY17/18	\$50,000.00
FY16/17	\$52,500.00
FY15/16	\$52,750.00

Jon Aimonetti, Executive Director of Fairview Gardens, will present an update to the Council on the operations and programs of the organization. A copy of this presentation is provided in Attachment 1. In addition, the presentation will cover the proposed renovation of the Fairview Gardens Farmhouse and the additional funding needed to proceed with the construction of this project.

According to Fairview Gardens, the Farmhouse is a critical infrastructure and an underutilized asset of the farm. The original farmhouse, built in 1895, still stands on its original location and Fairview Gardens believes it requires renovation to create a farm themed, revenue-generating, and tourist attraction event space within the City of Goleta. The renovation project would provide a location for weddings, corporate and community events, talks/lectures, trainings, and many other uses. Fairview Gardens notified staff that the goal of the Farmhouse renovation is to create a more usable and larger event space and create a commercial grade kitchen to allow for increased programming capabilities, build additional space to expand event capacity, and update the structure to create additional appeal for events. Once finished the Farmhouse will provide an opportunity for Fairview Gardens to maintain a stable income source for the organization. Fairview Gardens believes that the increase in events at this facility has the potential to create opportunities for greater economic vitality in the City of Goleta by attracting more individuals to stay in Goleta's hotels, eat at Goleta restaurants and shop at Goleta stores.

In addition, Fairview Gardens stated that the remodeled farmhouse will also serve as a community gathering place for educational events, talks/lectures, classes, and workshops available to Goleta residents. While Fairview Gardens is interested in modernizing this event space, they are striving to maintain the historical significance of the building and have hired Fermina Murray as a consultant/historian to assist the Garden to ensure the design stays within the historical relevance of the structure. A schematic drawing of the farmhouse is provided in Attachment 2.

Fairview Gardens is currently working through an updated conditional use permit (CUP) approval and farmhouse design. Fairview Gardens is hoping to launch a capital campaign by the end of the year (2021) and begin construction within 18-24 months contingent on funding and the permitting process. The Garden has received \$30,000 from the Wood-Claeyssens Foundation to begin the design drawings, create a materials list and to go through the permitting process. Additional funding is needed in the amount of \$100,000 to reach construction. Fairview Gardens is expecting the total project cost to be \$1,681,591. Fairview Gardens did not apply for any Goleta City Grants funding for

this project for the current fiscal year. If the City Council were to approve additional grant funding for Fairview Gardens, the City's funds would expedite the pre-construction process.


FISCAL IMPACTS:

As noted above, the FY 2021-22 budget includes Support to Other Agencies funding in the amount of \$45,000 to Fairview Gardens to assist with program operating expenses. Any additional amounts of funding that the City Council may wish to grant Fairview Gardens will need to be appropriated from the General Fund's unassigned fund balance which is available for one-time use or other eligible funds that may be available, such as funds allocated to the City from the American Rescue Plan Act (ARPA). At the time of budget adoption, the unassigned fund balance was estimated at approximately \$11.2 million, with \$6.2 million recommended being available for one-time use for unfunded priorities or one-time projects. The City's ARPA allocation is approximately \$5.9 million. Use of ARPA funds will be discussed at a future Council workshop in August or September. Should Council desire to fund the \$100,000 requested with use of ARPA funds, Council may consider this request, along with others at the future ARPA workshop.

Reviewed By:

Legal Review By:

Approved By:



Kristine Schmidt
Assistant City Manager



Michael Jenkins
City Attorney



Michelle Greene
City Manager

Attachments:

1. Fairview Gardens Presentation
2. Fairview Gardens Farmhouse Schematic Drawings

Attachment 1

Fairview Gardens Presentation

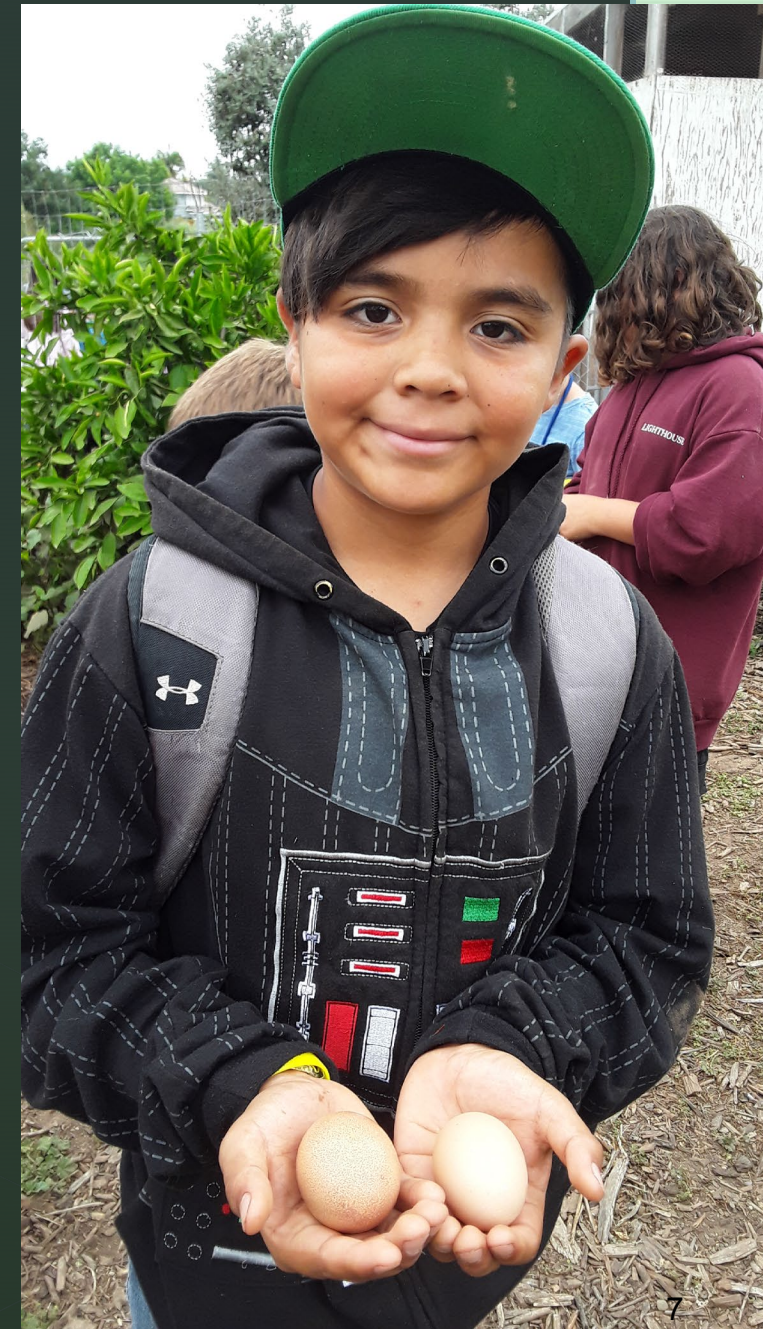
Goleta City Council – July 20, 2021

The Center for Urban Agriculture at Fairview Gardens

Organization Overview



Education Programs



Farming



Community Farm Stand



What's next?



Fairview Gardens Farmhouse – for Community benefit

Why now?

- New and diverse streams of revenue to build financial stability
- Growth to programs
- Enhanced facilities

Funding

- What's currently happening
- How the City's investment helps now
- Recognition and exposure
- Collaboration for the community



Project Funding Needs	
Pre-Entitlement Fees	\$97,491
Post-Entitlement Fees	\$100,300
Construction Costs	\$1,483,800
Contingency 25%	\$370,950
Total Project	\$1,681,591



Attachment 2

Fairview Gardens Farmhouse Schematic Drawings

ELEVATION NOTES

- 04500 Brick Firebox/Chimney (partially demolished)
- 07301 Class "A" Comp. Shingle o/ Type 30# Felt Underlayment, per CBC Tables 15-B-1, 15-D-1.
- 07401 Wood Horizontal Lap Siding [Match Existing Residence] attached in accordance with CRC Table R-703.4
- 07402 1x Wood Trim Board
- 07601 Painted GSM Gutters / Downspouts

ALL EXTERIOR DOORS,
WINDOWS, FINISHES,
COLORS, AND DETAILS
SHALL MATCH (E)
ADJACENT S.F.D.



2a West Elevation - Existing
Scale: 1/4" = 1'-0"



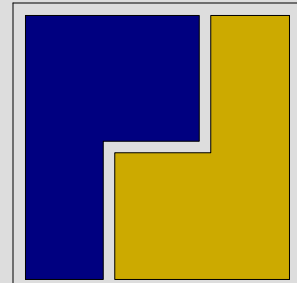
1a South Elevation - Existing
Scale: 1/4" = 1'-0"



2b West Elevation - Proposed
Scale: 1/4" = 1'-0"



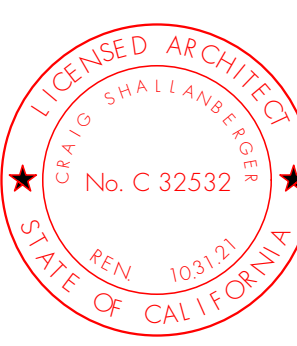
1b South Elevation - Proposed
Scale: 1/4" = 1'-0"



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REVISIONS	No.	Date	Type	Description
SUBMITTALS	No.	Date	Type	Description

Issue Date:

Project Title: Fairview Gardens
Project Address: 598 Fairview Avenue
City: Colton, CA 93117
APN: 069090032
Drawing Title: Exterior Elevations

Project ID #

1908

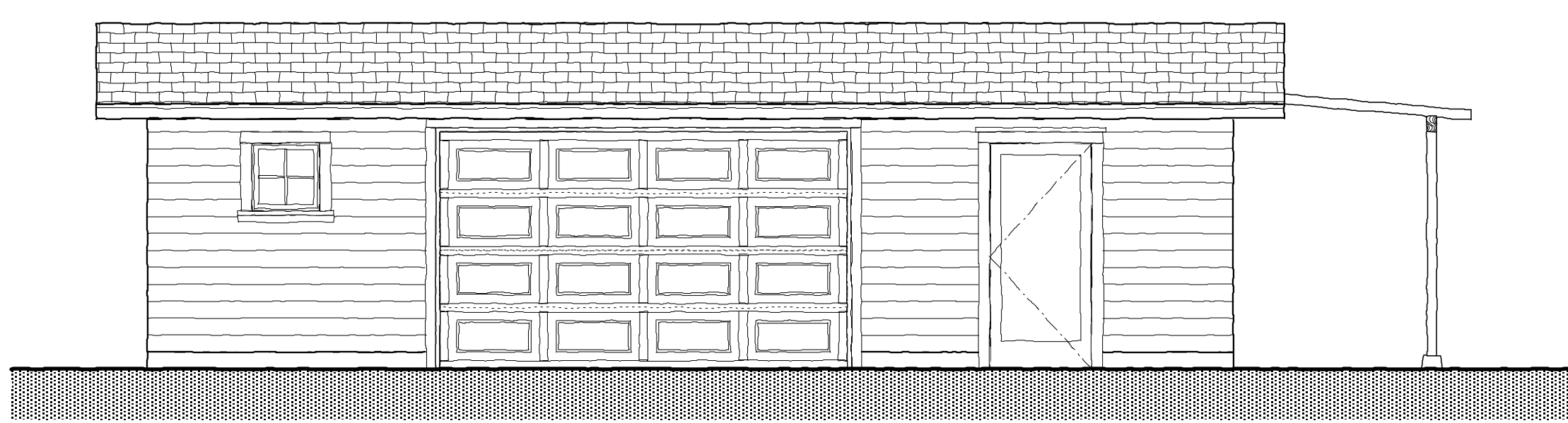
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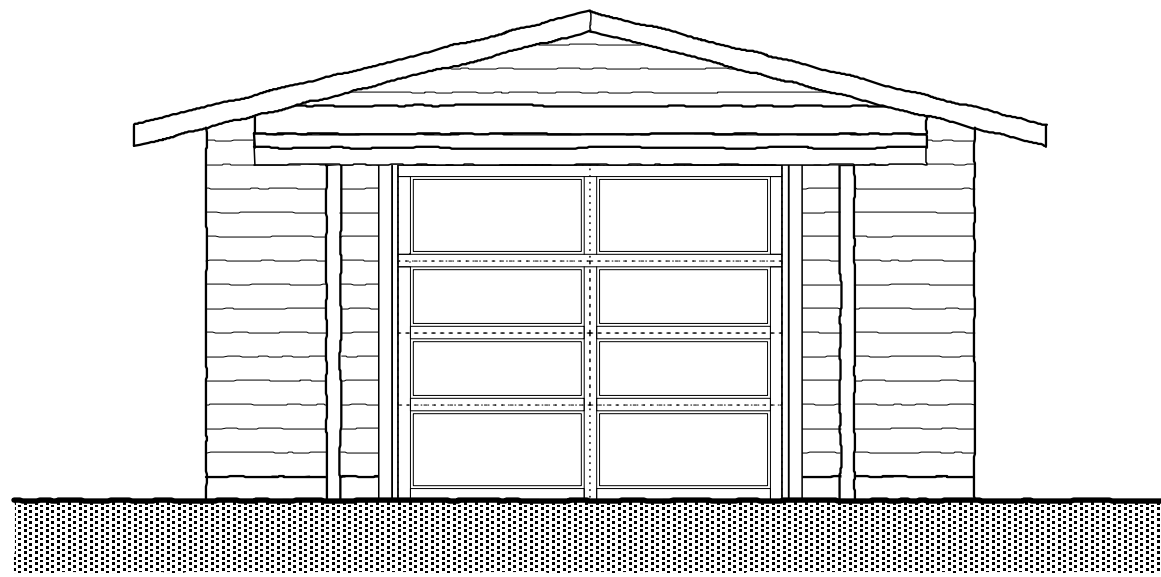
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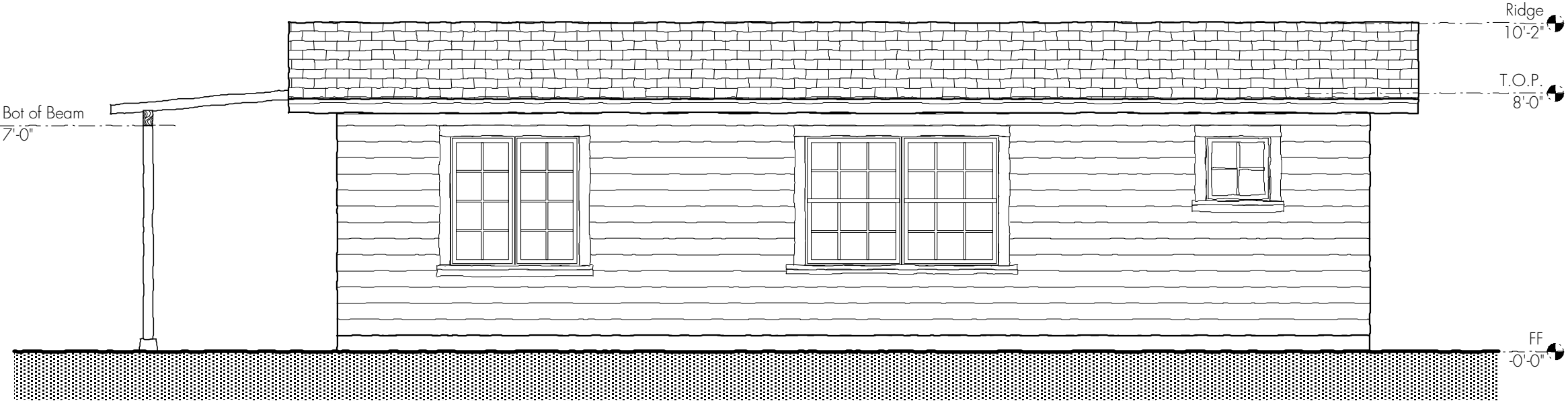
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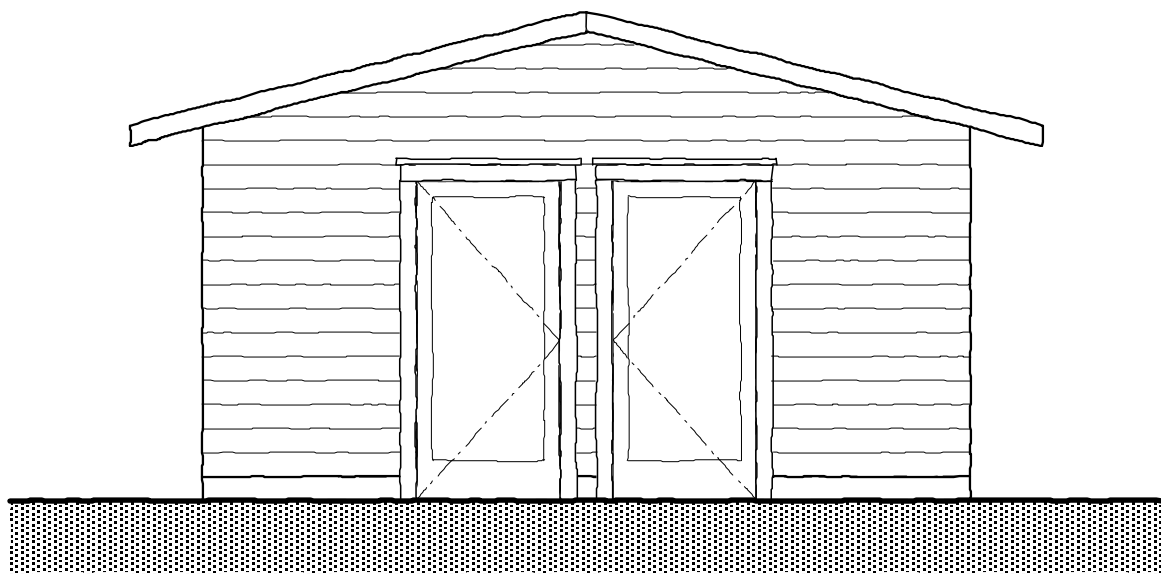
8 East Elevation - Bath Shed
Scale: 1/4" = 1'-0"



7 North Elevation - Bath Shed
Scale: 1/4" = 1'-0"



6 West Elevation - Bath Shed
Scale: 1/4" = 1'-0"



5 South Elevation - Bath Shed
Scale: 1/4" = 1'-0"



4a East Elevation (Rear) - Existing
Scale: 1/4" = 1'-0"



3a North Elevation - Existing
Scale: 1/4" = 1'-0"

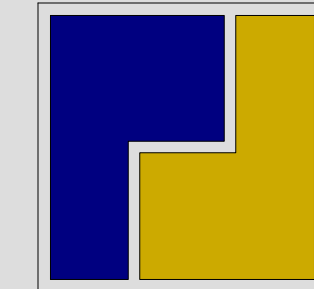


4b East Elevation (Rear) - Proposed
Scale: 1/4" = 1'-0"

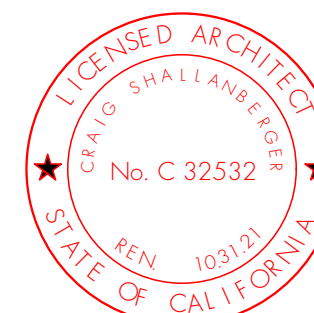


3b North Elevation - Proposed
Scale: 1/4" = 1'-0"

SEE NOTES ON
PREVIOUS SHEET



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REVISIONS	TYPE	
	No.	Date
SUBMITTALS	Type	
	No.	Date

Issue Date:

Project Title: Fairview Gardens
Farmhouse
Project Address: 598 Fairview Avenue
Colton, CA 93117
APN 069090032
Drawing Title: Exterior Elevations

Project ID #

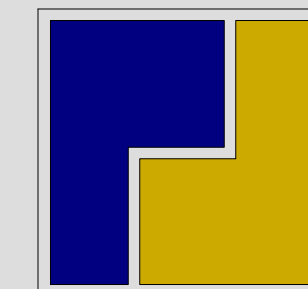
1908

Drawing No.

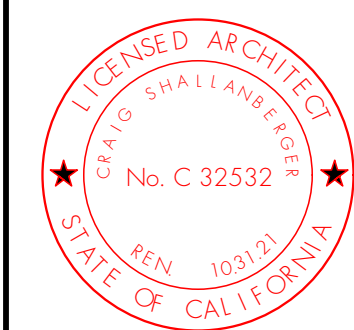
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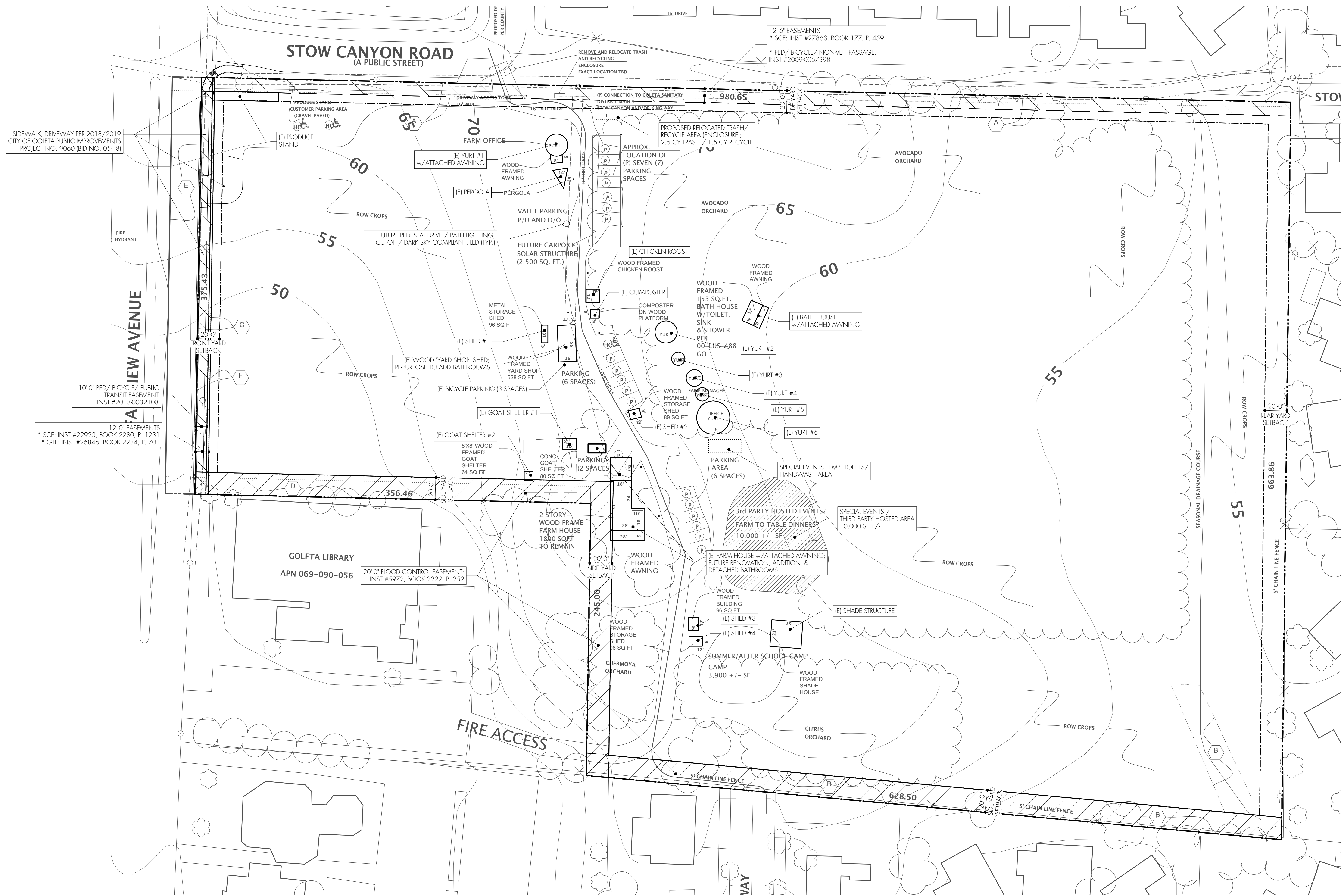
Issue Date:
12/2/20

Project Title:
Fairview Gardens
CONDITIONAL USE PERMIT
Project Address:
598 Fairview Avenue
Goleta, CA 93117
APN 069-090-052
Drawing Title:
Site Plan

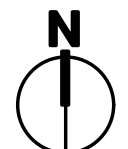
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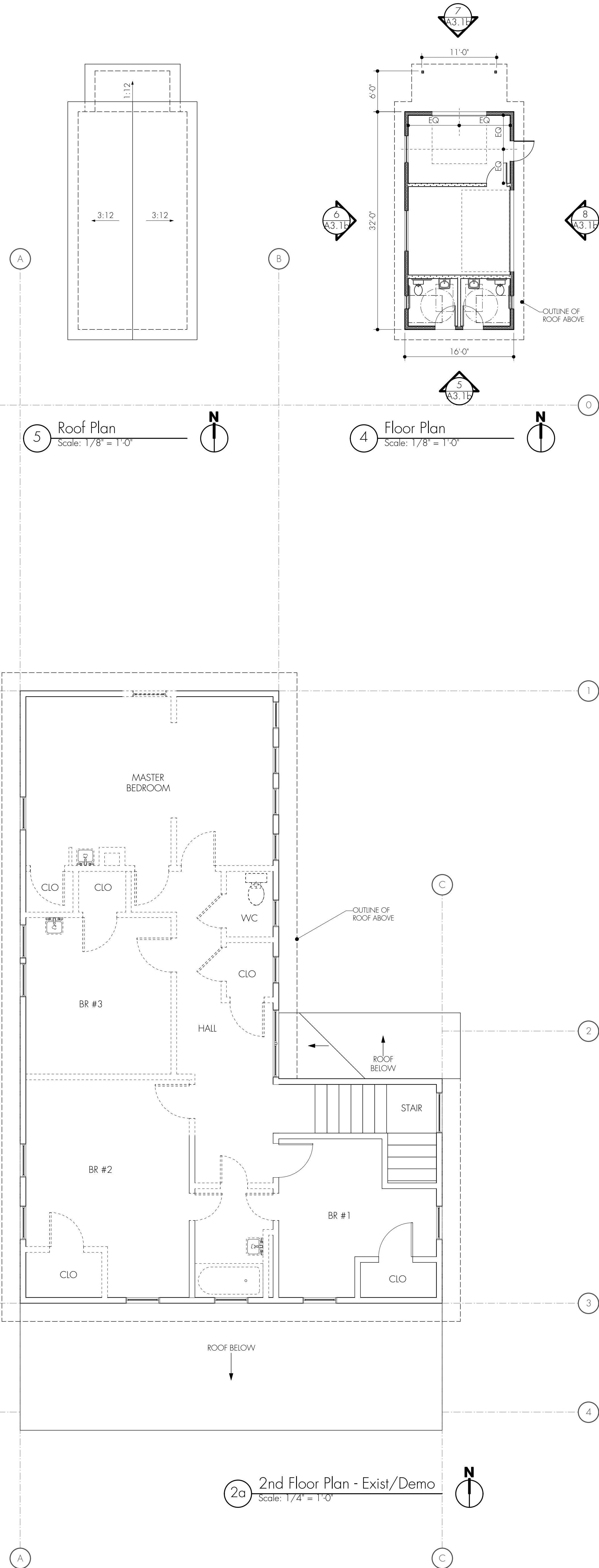
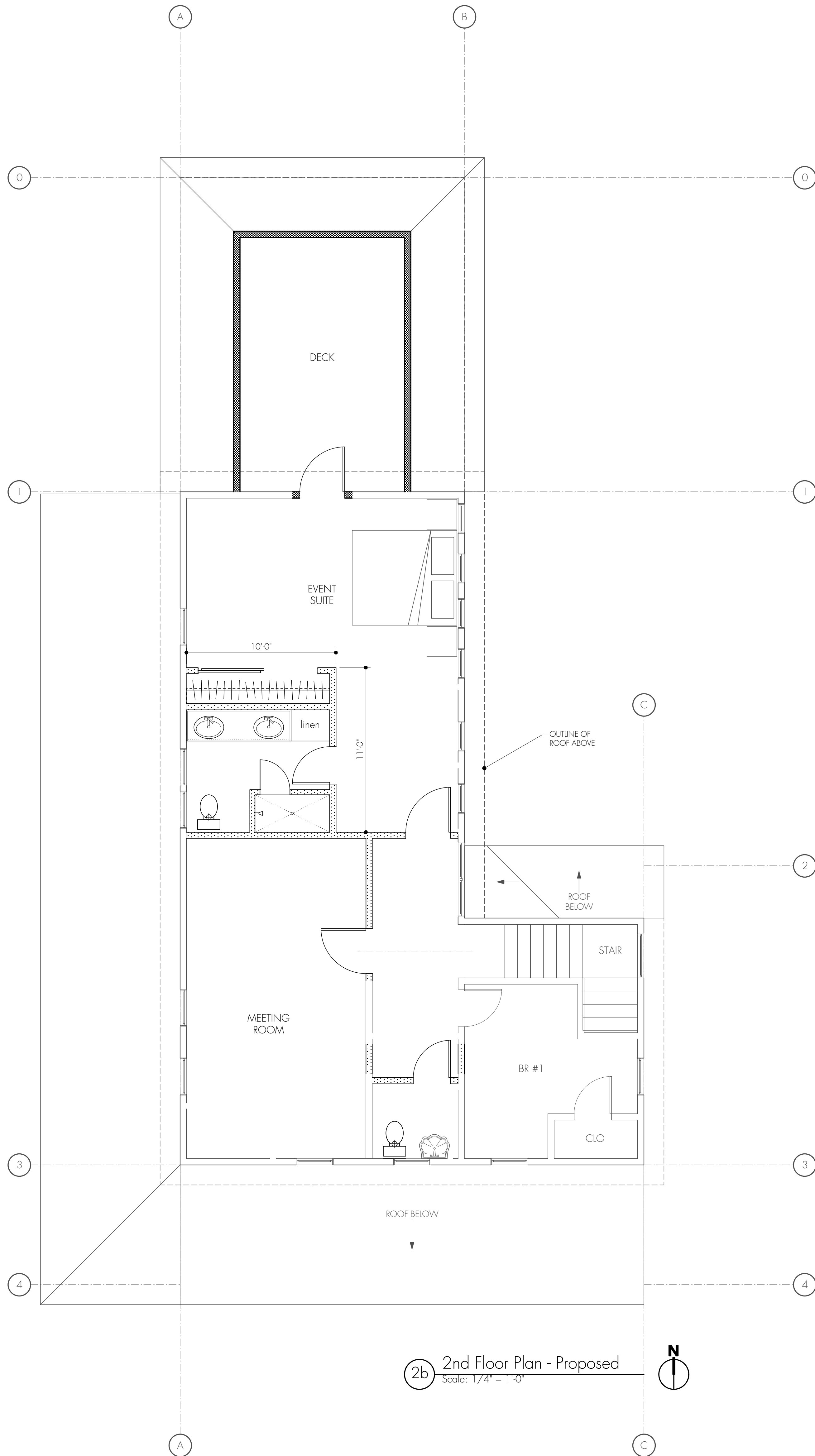
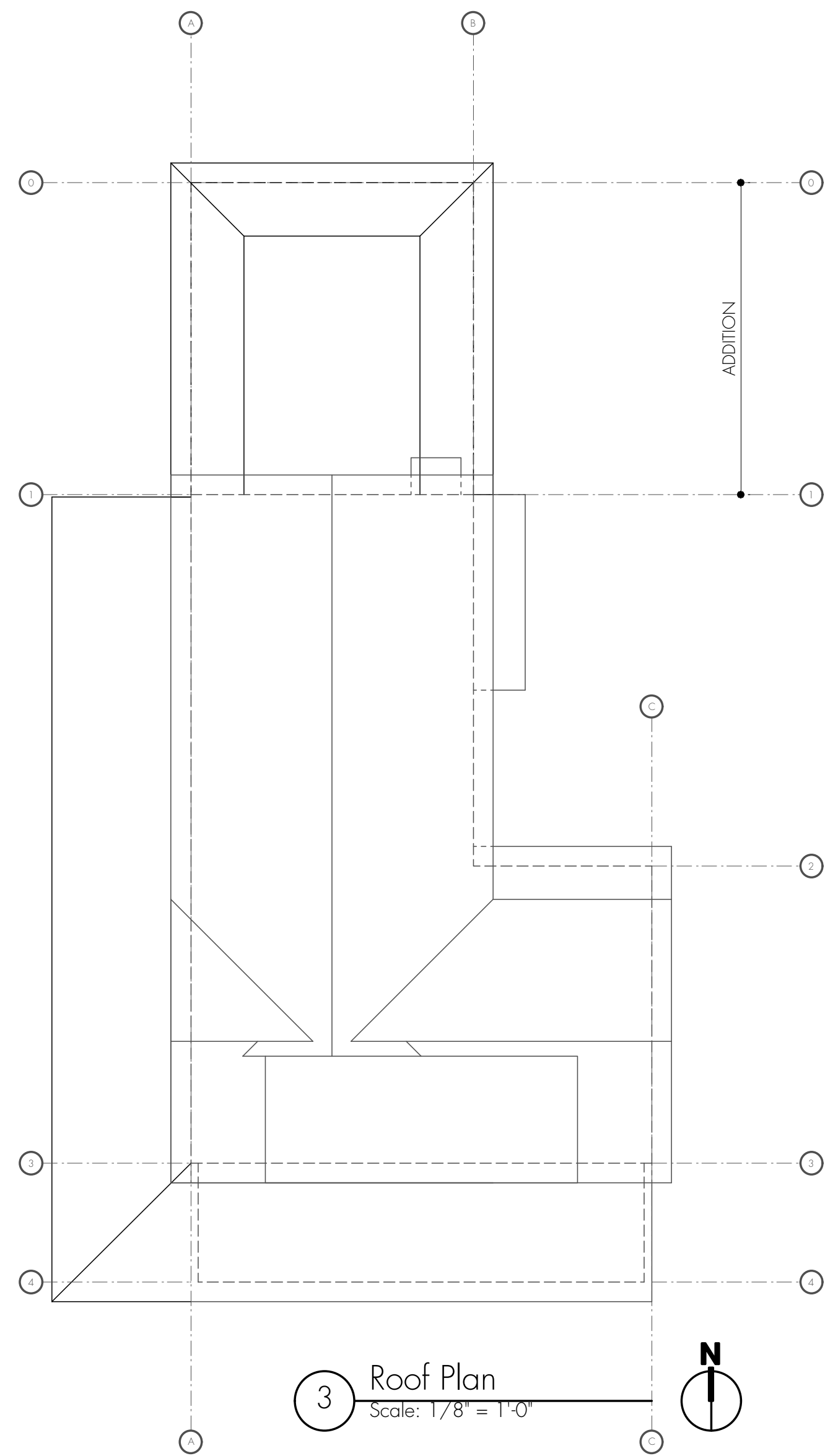
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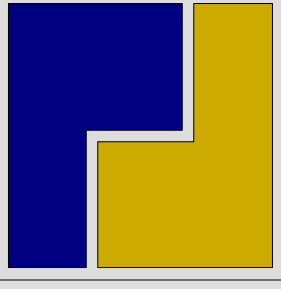
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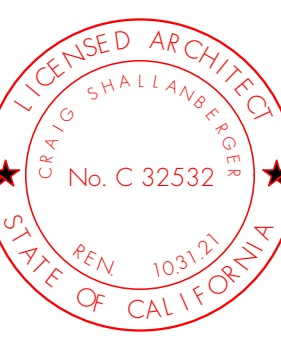
1 Site Plan
Scale: 1" = 40' ft







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REVISIONS	DATE	TYPE

SUBMITTALS	DATE	TYPE

Issue Date:

Project Title:
Fairview Gardens
FARMHOUSE

Project Address:
598 Fairview Avenue
Caleto, CA 93117
APN 069090052

Drawing Title:
Floor Plans

Project ID #
1908

Drawing No.
A-2.2

Sheet No.
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