

SANTA BARBARA BOWL

ATTACHMENT 1

31 October 2011

Mayor and City Council
City of Santa Barbara
c/o Public Works Real Property Division
630 Garden Street
Santa Barbara, CA 93101

RE: Santa Barbara Bowl – Box Office Plaza project
and the Partial Abandonment of Lowena Drive – Concept Review

MST2009-00551. APN: 029-201-004
Santa Barbara Bowl Foundation Property
1130 N. Milpas Street
Santa Barbara, CA 93103

Dear Mayor and City Council:

The Santa Barbara Bowl Foundation (SBBF) with the acknowledgement of the County of Santa Barbara (County) seeks to vacate a portion of Lowena Drive in the vicinity of the Santa Barbara Bowl (Bowl). Given the importance of the request and the extent of information required, we are requesting that Council consider this matter at a conceptual level prior to our submitting the formal application. With the vacation of Lowena Drive and the proposed Santa Barbara Bowl Box Office Plaza project, improved vehicle circulation and pedestrian access for concert patrons entering the Santa Barbara Bowl facility will be provided.

The City's easements over Lowena Drive were set forth in City Resolution No. 2737 and adopted by Council on February 24, 1955. At that time, the City claimed the right to maintain the roadway already known as Lowena Drive, which was created as a private road, and was being used by the public. The City's Resolution did not extinguish previously existing private easements or imply City ownership of the land underlying Lowena Drive.

There are multiple lots comprising the Bowl and they are owned as follows:

County:	1122 N. Milpas Street	APN 029-202-001	1.66 acre lower parcel
County:	1126 N. Milpas Street	APN 029-110-023	15.16 acre upper parcel
SBBF:	1130 N. Milpas Street	APN 029-201-004	0.66 acre City parcel

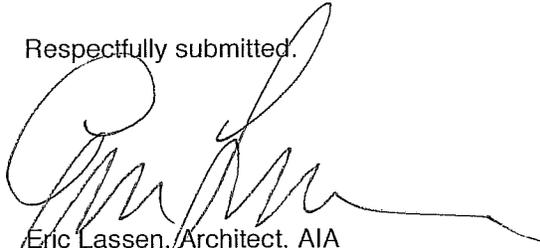
The Bowl is located on County owned property within the City of Santa Barbara. The Santa Barbara Bowl Foundation has, for the last 20 years, been involved in a master plan development and upgrade of the Bowl facilities. To date, the SBBF has completed \$30M in improvements to better serve the Santa Barbara community. The SBBF is proposing a new Box Office Plaza project on property owned at 1130 N. Milpas Street, which is adjacent to the County property. The Box Office Plaza project will include a new 2,780 square foot administration building with box office services and a new pedestrian entrance forming an outdoor 'Lobby' space. It is anticipated that the proposed design will improve circulation flow between the pedestrians and vehicles that are currently sharing the same driveway access to the Bowl facility. It is planned that the existing Dreier Building that fronts Milpas Street continue to remain in service and be used for the Bowl's security operations.

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The Box Office Plaza project will provide better service and access for local concert patrons to the Bowl. The Bowl was built in 1936 and is the largest outdoor amphitheater in Santa Barbara County with seating for approximately 4600 patrons. There are about 30 shows performed a year in addition to use by non-profit community organizations. It has been determined by the Planning Division that the proposed new box office building is directly associated with the theater use of the site, and since no expansion of theater seating is proposed with this application, no additional parking is required. Due to the small size of the structure proposed, no Measure E development restrictions will be applicable. It is proposed that with the vacation of Lowena Drive a more efficient automobile parking layout can be proposed in addition to providing parking for the semi-trailer trucks and buses that accompany the traveling acts. Valet bicycle parking will continue to be used during events.

This application for concept review of the partial vacation of Lowena Drive by the City Council is the first step in the formal City review process. The Santa Barbara Bowl Foundation looks forward to working with the City Council to see this project through to fulfillment.

Respectfully submitted,



Eric Lassen, Architect, AIA
Chairman of the Facilities Committee
Santa Barbara Bowl Foundation