

COUNTY OF SANTA BARBARA



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GENERAL SERVICES DEPARTMENT

SUPPORT SERVICES DIVISION

1105 Santa Barbara Street
Santa Barbara, California 93101

Mr. Don Irelan
City of Santa Barbara
Public Works Department (Engineering)
P.O. Box 1990
Santa Barbara, CA 93102-1990

Bowl Foundation Request Road Abandonment of Lowena Road

Dear Mr. Irelan,

This letter shall serve as support of the Santa Barbara Bowl Foundation proposal to seek the City's approval of vacating an existing City public road easement on a portion of Lowena Drive. The vacation of Lowena Drive and the proposed design of the Santa Barbara Bowl-Box Office Plaza project will provide improved pedestrian and vehicle access for concert patrons entering the County facility known as the Santa Barbara Bowl.

It is our understanding the following history relates to that certain portion of Lowena Drive:

- 1936 the County was granted a public road easement that affects the same roadway
City annexed that portion of County into the City limits
- 1955 City Resolution No. 2742 created City public road easement over Lowena Drive
- 1957 Executor Deed – conveyed Lowena Drive in fee to the County of Santa Barbara
- 1957 County Resolution No. 16496 – accepted Lowena Drive in fee which left the City public road easement in-place
- Present – When the County accepted Lowena Drive in fee in 1957, it merged the County's 1936 road easement on Lowena Drive, and therefore Lowena Drive is recognized as a County-owned property.

The County in its proprietary duty of that certain real property stated herein, does support the vacation of the City's public road easement of that certain portion of Lowena Drive consisting of approximately 15,880 square feet. The proposed Box Office Plaza project designed by the Bowl Foundation will provide more efficient and safer pedestrian and vehicle access to this County facility. Also, the improved walkway through the Box Office Plaza will eliminate the existing conflicts with pedestrian and vehicles using the same passage way to this County facility.

Ronn Carlentine,
Real Property Manager
(805) 568-3078



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department Name: General Services
Department No.: 063
For Agenda Of: November 2, 2010
Placement: Administrative
Estimated Tme:
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: General Services Bob Nisbet, Director (805) 560-1011
General Services Department
Contact Info: Paddy Langlands, Assistant Director (805) 568-3096
Support Services Division
SUBJECT: **SB Bowl Foundation Letter of Support to Vacate a Portion of Lowena Drive, Santa Barbara; First Supervisorial District; ORES 001076**

County Counsel Concurrence

As to form Yes

Auditor-Controller Concurrence

As to form N/A

Other Concurrence: Risk Manager

As to form N/A

Recommended Actions:

That the Board of Supervisors authorize the General Services Department Director to send the attached letter of support to the City of Santa Barbara seeking approval of the vacation of an existing City public road easement on a portion of Lowena Drive, within the City of Santa Barbara, which right of way currently is the route through the County Bowl's parking lot and serves as passage way for pedestrian and vehicle access to the Bowl facility.

Summary Text:

The County's support of this will enable the Bowl Foundation to seek the vacation of the City's public road easement of that certain portion of Lowena Drive. The Bowl Foundation is proposing a Box Office Plaza project on property they own at 1130 N. Milpas Street, Santa Barbara, which is adjacent to the County Bowl property. The proposed Box Office Plaza project will improve pedestrian and vehicle access to this County facility.

Background:

The Santa Barbara Bowl Foundation is proposing the Box Office Plaza project that consists of a new administration building with box office services and a new pedestrian entrance plaza on property they own at 1130 N. Milpas Street, Santa Barbara. The project will also consist of the vacation of Lowena Drive; improvements on Lowena Drive, restriping, hardscape and landscape changes to the existing parking lot, and a change of use to the property they own. This project will provide a "Lobby" space to

Subject: SB Bowl Foundation Letter of Support to Vacate a Portion of Lowena Drive First
Supervisory District
Agenda Date: November 2, 2010
Page: 2 of 2

the existing Santa Barbara Bowl outdoor amphitheater which is located on the adjacent County property at 1122 N. Milpas Street. It is anticipated that the proposed design will reduce the friction between the pedestrians and vehicles that are currently sharing the same passage way to the Bowl facility. This project will better serve the concert patrons by providing more efficient and safer access to the Santa Barbara Bowl facility.

The City's vacation of that certain portion of Lowena Drive will remove a public road easement, and the underlined property will remain as County-owned property held, in fee, by the County of Santa Barbara.

Fiscal and Facilities Impacts:

No fiscal or facility impact to the County on this action.

Special Instructions: Please forward the Minute Order to Office of Real Estate Services, Attn: Ronn Carlentine

Attachments:

Letter to the City of Santa Barbara, dated November 2, 2010

Authored by: Ronn Carlentine, Office of Real Estate Services