



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: Community Services
Department No.: 057
For Agenda Of: February 09, 2021
Placement: Administrative
Estimated Tme: N/A
Continued Item: No
If Yes, date from: N/A
Vote Required: Majority

TO: Board of Supervisors
FROM: Department George Chapjian, Community Services Director (805) 568-2467
Director:
Contact Info: Jeff Lindgren, Parks Superintendent (805) 568-2475
SUBJECT: Beachside Bar and Café Termination of Concession Agreement; Second District

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Risk Concurrence

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- a) Accept the request to terminate the concession agreement for Richhardy Corporation to operate the Beachside Bar and Café at Goleta Beach County Park.
- b) Determine that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(3) of the State Guidelines for the Implementation of CEQA, finding that the activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

Summary Text:

This item is on the agenda for the Board of Supervisors to consider acceptance of the request from Mr. Larry Stone and Mr. Dave Hardy of Richhardy Corporation to terminate the concession agreement to operate the Beachside Bar and Café at Goleta Beach County Park on January 31, 2021. The request to terminate the agreement is based on the difficulty the Concessioner has faced in operating the business during the Covid-19 Pandemic while trying to meet the conditions of the protocols for safe operation of a restaurant.

Background:

On January 21, 2021, the Community Services Department received a letter from Richhardy Corporation, owners and operators of the Beachside Bar and Café at Goleta Beach County Park, requesting to terminate the almost 36-year old agreement to operate the restaurant (Attachment A). The stated reason for the termination request was, “The County’s COVID-19 restrictions have greatly limited the Beachside Bar and Café’s ability to operate over the past eleven months. As we informed you in a letter on August 26, 2020, due to the County Public Health Officer Orders, our business has declined to a point that we have been operating at a loss. We do not expect to operate anywhere near full capacity anytime in the foreseeable future.”

The lease term between Richhardy Corporation and the County was to expire on March 31, 2022. Acceptance of this request will terminate the agreement approximately 13 months early.

Community Services - Parks Staff will be releasing a Request for Proposals to find a new operator for the restaurant building that will be vacated by the Beachside Bar and Café. This process is underway with the pending end of the existing lease term in March 2022, and will be accelerated. Staff has received broad interest from several restaurant operators to operate the facility in the future.

Fiscal and Facilities Impacts:

Once the agreement is terminated, Community Services will not be receiving concession payments from the Beachside Bar and Café; however, under pandemic protocols the payments have been substantially lower than normal. The termination will allow a new lease with another operator under up-to-date agreement terms that are expected to exceed anticipated payments from ongoing Beachside operation. Over the past three full fiscal years, FY 17-18, 18-19 and 19-20 Parks annual rent from Beachside averaged \$249,660 per annum. Revenues this FY were down 42% July through December.

Attachments:

Attachment A: Letter from Richhardy Corporation requesting termination of Beachside agreement.

After Board action, please distribute as follows to Jeff Lindgren, Community Services Department:

1. Minute Order