

**CITY OF SANTA BARBARA WATERFRONT DEPARTMENT**

**MEMORANDUM**

**Date:** January 15, 2009  
**To:** Harbor Commission  
**From:** John N. Bridley, Waterfront Director  
**Subject:** License Agreement with Santa Barbara Youth Sailing Foundation

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**RECOMMENDATION:**

That Harbor Commission recommend Council approve a five-year license agreement with one five-year option with the Santa Barbara Youth Sailing Foundation, for a 2,500 square foot water space in Marina 1, at a base rent of \$595 per month.

**DISCUSSION:**

The Santa Barbara Youth Sailing Foundation, an ocean dependent use as defined in the Harbor Master Plan, has been in the Harbor since 1968. The 2,500 square foot site in Marina 1 is used as a dock facility and dry boat storage area for the Foundation and its sailing lessons and activities. The Foundation is a nonprofit corporation and its primary purpose is to “develop in young people, through the sport of sailing, attributes of self-reliance, responsibility, teamwork and sportsmanship, together with a constant awareness of the requirements of safety.” The current license agreement commenced in 1985 and is an “evergreen” agreement, continuing until terminated by either the Landlord or Tenant upon 180 days’ notice.

The Foundation is in the process of replacing its dock system and it is appropriate to update the 23 year old agreement at this time. The business terms of the proposed license agreement are as follows:

- **Term:** Five years with one five-year option
- **Base Rent:** \$595 per month
- **Rent Adjustment:** Based on increases in slip fees (same as existing agreement)
- **Percentage Rent:** N/A.

The rent is to be adjusted by the same percentage as marina slip fees, when they are adjusted by City Council. This is the same rent adjustment formula used on other water area leases such as Sea Urchin Harvesters’ Association (SUHAC/Cabrillo Landing), the Santa Barbara Drydock and the Santa Barbara Marine Mammal Center.

A copy of the license is available for review at the Waterfront Department Administration Office.

Attachment: Site plan

Prepared by: Scott Riedman, Waterfront Business Manager