

CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

MEMORANDUM

Date: January 19, 2012
To: Harbor Commission
From: Scott Riedman, Waterfront Director
Subject: **Lease Agreement with Barbara Sonia Adams, doing business as Madame Rosinka**

RECOMMENDATION:

That Harbor Commission review and recommend to the City Council approval of a five year lease agreement with Barbara Sonia Adams, doing business as Madame Rosinka at 221-B Stearns Wharf, at a rent of \$750 per month.

DISCUSSION:

Rachel Adams, professionally known as Madame Rosinka, operated the palm reading business on Stearns Wharf since 1951. At that time, the Castagnola family owned and operated the Wharf. The business has been an institution on the Wharf for over 60 years. Following the Harbor Restaurant fire of April 1973, the City eventually acquired the Wharf and began redeveloping it. Rachel Adams has leased the 153 square foot shop at 221-B Stearns Wharf from the City since the Wharf re-opened in 1981.

The current lease expired on September 30, 2011. The rent is currently \$750 per month (\$4.91 per square foot).

The basic lease terms of the proposed lease are:

- Lessee: Barbara Sonia Adams (Rachel Adams' daughter)
- Five-year term (November 30, 2016)
- Base rent of \$750 per month
- Permitted uses: Only as a family operated palm reading establishment and the sale of promotional material carrying the Tenant's logo.

Ms. Adams is considered by the Department a tenant in good standing. She is always prompt with rent payments, is a member of the Stearns Wharf Business Association, and has no lease compliance problems on file. A copy of the lease agreement is available for review at the Waterfront Department office.

Attachment: Site plan