

CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

MEMORANDUM

Date: August 13, 2015
To: Harbor Commission
From: Scott Riedman, Waterfront Director
Subject: **Assignment of Lease Agreement No. 23,986 – Madame Rosinka**

RECOMMENDATION:

That Harbor Commission recommend to City Council approval of the assignment of Lease Agreement No. 23,986 from Barbara Sonia Adams, d.b.a. Madame Rosinka, to John and Dolly Adams, for the 153 square foot commercial space located at 221-B Stearns Wharf.

DISCUSSION:

The Rosinka Family has operated the spiritual consultancy, Madame Rosinka, on Stearns Wharf since 1951, long before the City owned Stearns Wharf. The 153 square feet of commercial space is located at 221-B Stearns Wharf (Attached). The base rent is currently \$789.40 (\$5.15/square foot), subject to annual Cost of Living increases based on the Consumer Price Index.

In late 2014, Ms. Barbara Adams passed away and directed in her Last Will and Testament to transfer the Madame Rosinka business lease to John and Dolly Adams upon her death. Dolly Adams has been involved with Madame Rosinka's spiritual consultancy for many years, including many working alongside her aunt, Barbara. The Department has reviewed Mr. and Mrs. Adams' credit, financial information, and other documentation relevant to the transaction.

Ms. Barbara Adams was considered a tenant in good standing for the purpose of assigning the lease since she had no default notices on file and was prompt with rent payments.

In accordance with the Department's lease assignment procedure, no changes to the business terms of the lease will occur as part of this lease assignment. Madame Rosinka, under Mr. and Mrs. Adams, will continue to provide spiritual consultancy services similar to those provided for the past 64 years on Stearns Wharf.

If the Harbor Commission recommends approval of this assignment, the item will go before City Council in early-September.

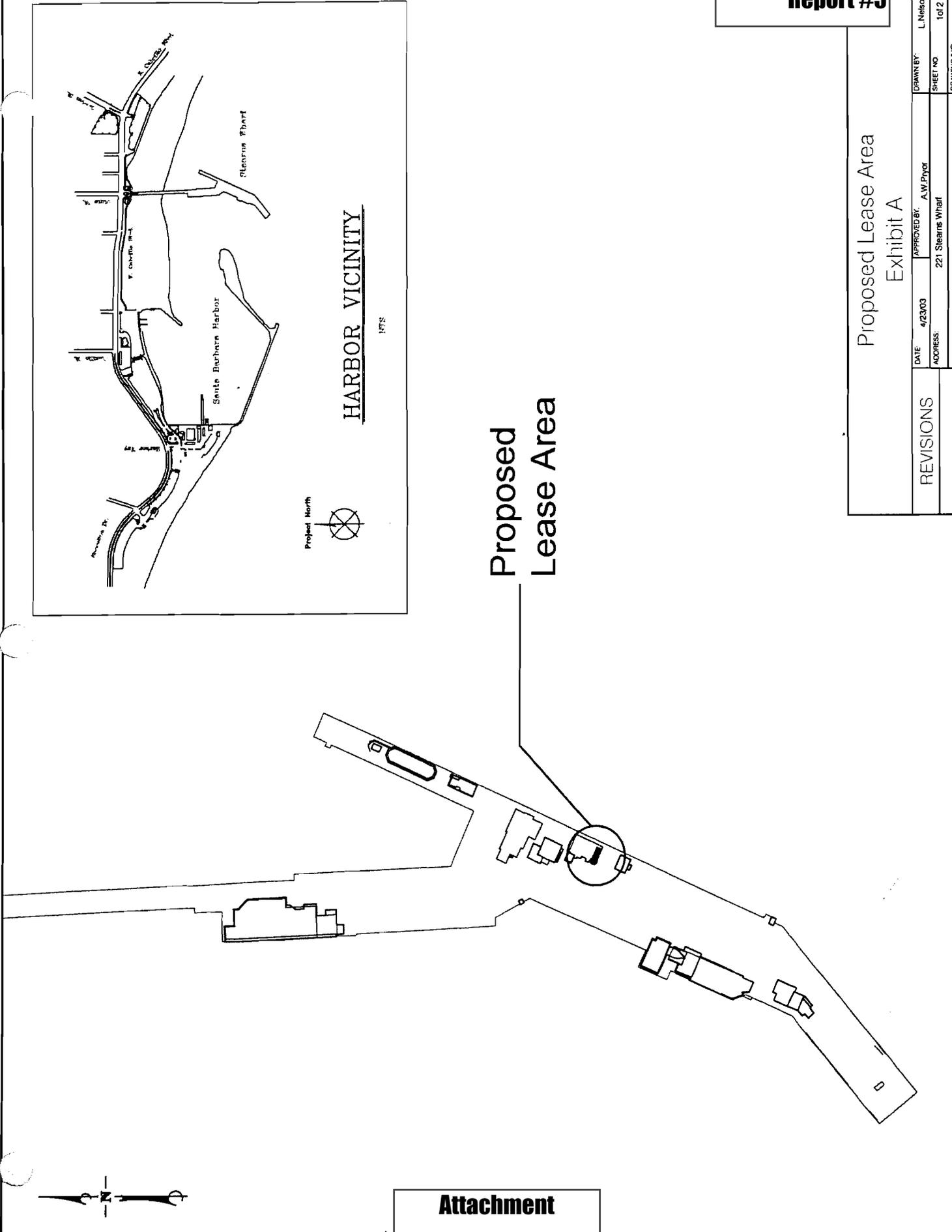
Attachment: Site Plan

Prepared by: Brian J. Bosse, Waterfront Business Manager

Proposed Lease Area
Exhibit A

REVISIONS	DATE	4/23/03	APPROVED BY	A.W. Pryor	DRAWN BY	L. Nelson
	ADDRESS	221 Stearns Wharf			SHEET NO	1 of 2
					DRAWING NO.	2210-009

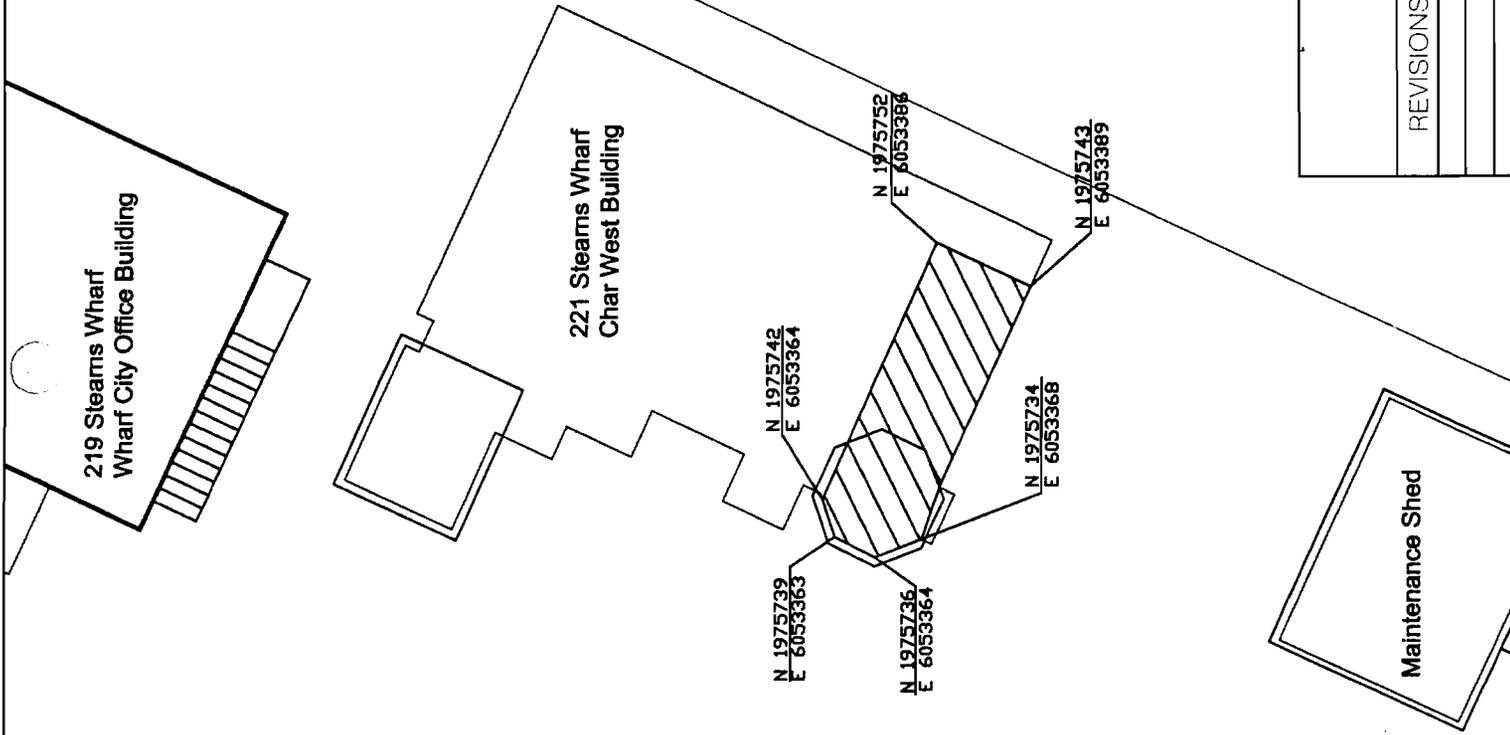
City of Santa Barbara
Waterfront Department



Proposed
Lease Area

Attachment

**Madame Rosinka
Exhibit "A"
153 Square Feet**



Proposed Lease Area
Exhibit A

REVISIONS	DATE	4/23/03	APPROVED BY	A.W. Pryor	DRAWN BY	L. Nelson
	ADDRESS:	221 Stearns Wharf		SHEET NO.		2 of 2
		City of Santa Barbara		DRAWING NO.		2210-019
		Waterfront Department				