

CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

MEMORANDUM

Date: May 19, 2016
To: Harbor Commission
From: Scott Riedman, Waterfront Director
Subject: **Proposed Lease Agreement with Dollyia and John Adams, Doing Business as Madame Rosinka**

RECOMMENDATION:

That Harbor Commission review and recommend City Council approval of a five-year lease agreement with Dollyia and John Adams, doing business as Madame Rosinka, at an initial base rent of \$797.30 per month for the 153 square foot space located at 221 Stearns Wharf, Suite B.

DISCUSSION:

The Rosinka Family has operated the spiritual consultancy, Madame Rosinka, on Stearns Wharf since 1951. They are the longest active tenant on Stearns Wharf. The 153 square feet of commercial space is located at 221-B Stearns Wharf (Attachment). The base rent is currently \$797.30 (\$5.21/square foot), subject to annual Cost of Living increases based on the Consumer Price Index.

In late 2014, Ms. Barbara Adams passed away. Ms. Adams had requested that the lease be transferred to Dollyia and John Adams, and they requested the same. The lease transfer was approved by Harbor Commission at their August 13, 2015 meeting and by City Council at their September 8, 2015 meeting.

The basic lease terms of the proposed lease are:

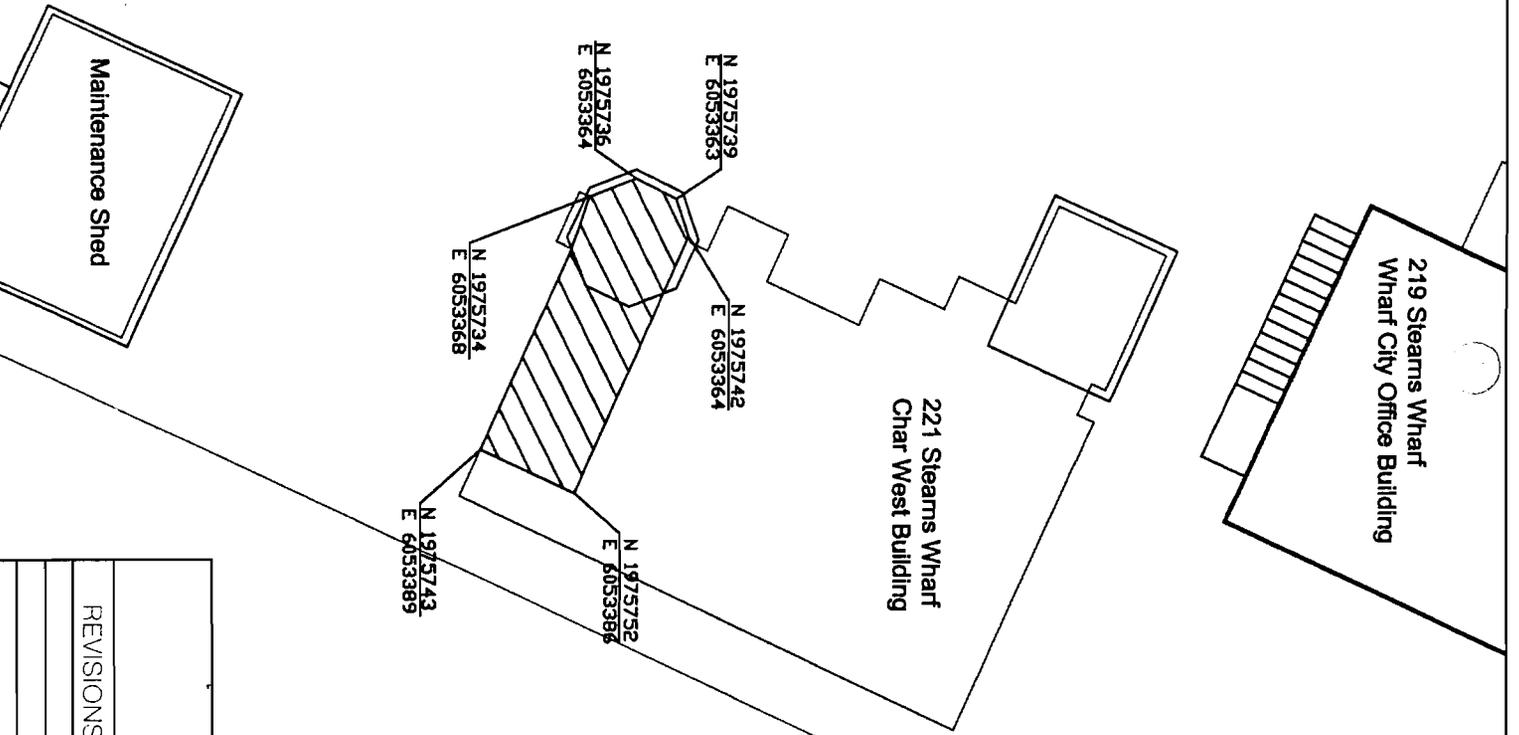
- **Term:** Five-year term.
- **Base Rent:** Initial base rent of \$797.30 per month (\$5.21 p.s.f.).
- **Annual Rent Adjustment:** Cost of Living increases based on the Consumer Price Index (CPI).
- **Permitted Uses:** Only as a family operated palm reading establishment and for the sale of promotional material carrying the Tenant's logo.

Dollyia and John Adams are considered by the Department to be a tenant in good standing. They are always prompt with rent payments, are members of the Stearns Wharf Business Association, and have no lease compliance problems on file.

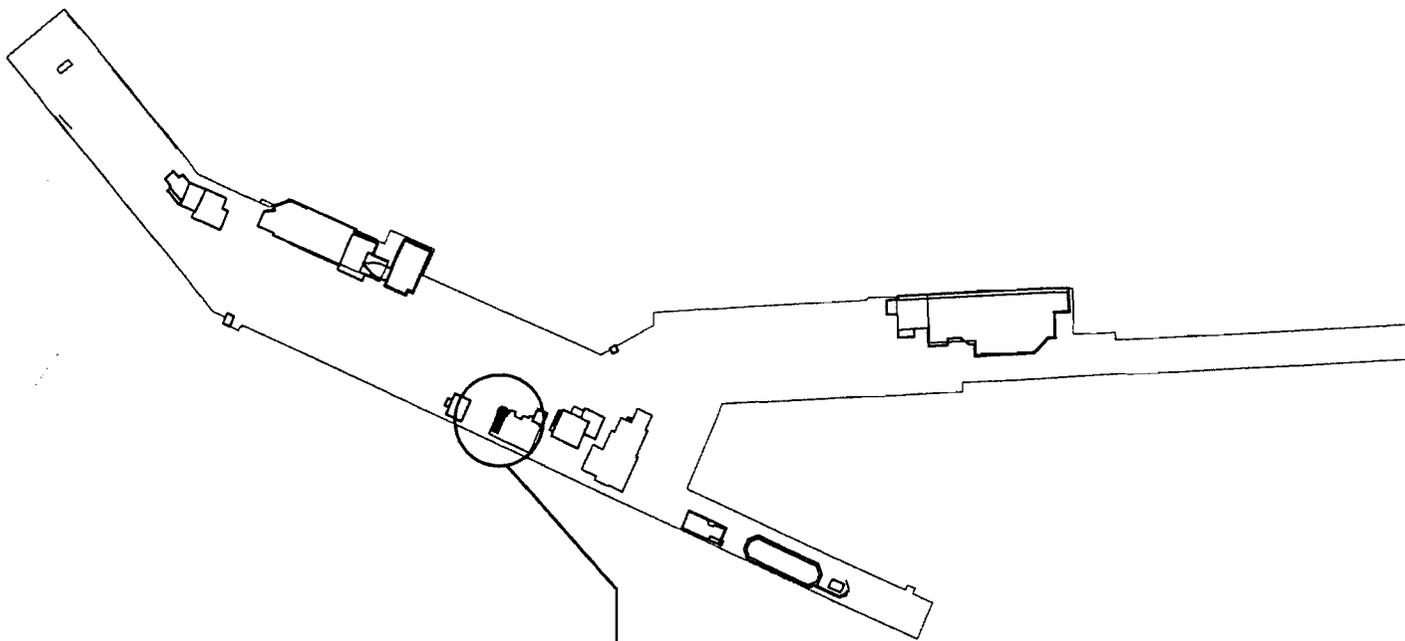
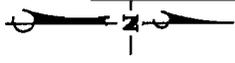
Attachment: Site Map

Prepared by: Brian Bosse, Waterfront Business Manager

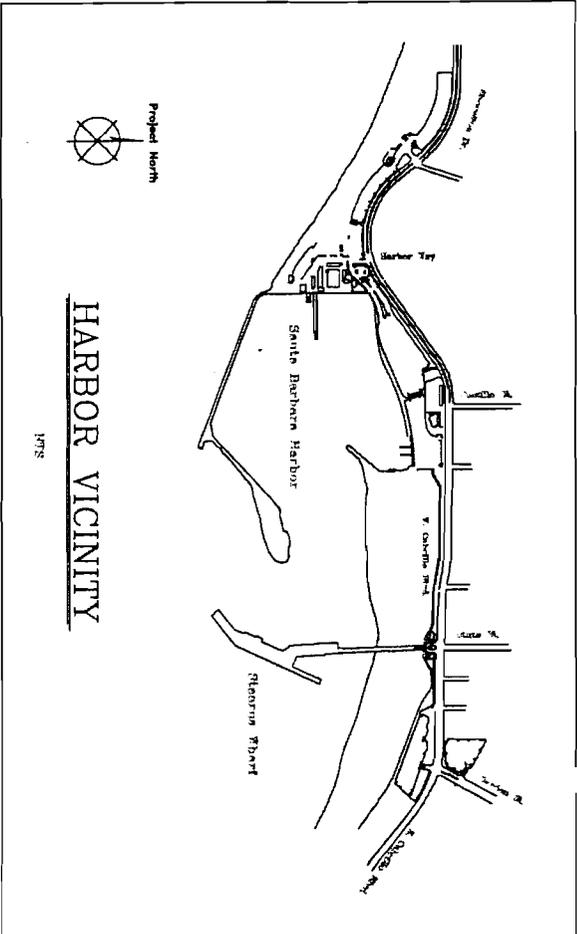
Madame Rosinka
Exhibit "A"
153 Square Feet



Proposed Lease Area		DRAWN BY: L. Nelson	
Exhibit A		SHEET NO. 2 of 2	
DATE: 4/23/03	APPROVED BY: A.W. PNYC	DRAWING NO. 22100009	
ADDRESS: 221 Stearns Wharf			
City of Santa Barbara			
Waterfront Department			



Proposed
Lease Area



Attachment

Proposed Lease Area Exhibit A	
DATE	4/23/03
APPROVED BY:	A.W./Dyot
ADDRESS:	221 Stearns Wharf
CITY:	Santa Barbara
DEPARTMENT:	Waterfront Department
DATE	2/2/10/09
DRAWN BY:	L. Nelson
SHEET NO.	1 of 2
DRAWING NO.	