

CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

MEMORANDUM

Date: October 20, 2016
To: Harbor Commission
From: Scott Riedman, Waterfront Director
Subject: **Proposed Office Lease Agreement with Santa Barbara Fish Market**

RECOMMENDATION:

That Harbor Commission review and recommend City Council approval of a five-year lease agreement with Santa Barbara Fish Market, Inc., at an average initial base rent of \$2,187.85 per month, for the 734 square foot office space located at 132 Harbor Way, Suite B, which is located above the West Marine store.

DISCUSSION:

The Santa Barbara Fish Market (SB Fish Market) has leased office space from the Waterfront Department since June 2012. SB Fish Market was chosen by the Harbor Commission and approved by the City Council to lease the space in 2012 through a competitive Request for Proposals process. The SB Fish Market uses the space to house their administrative and office operations related to their retail space in the Harbor (117 Harbor Way, Suite A) and their warehouse operation in the eastside of Santa Barbara.

The business terms of the proposed lease are as follows:

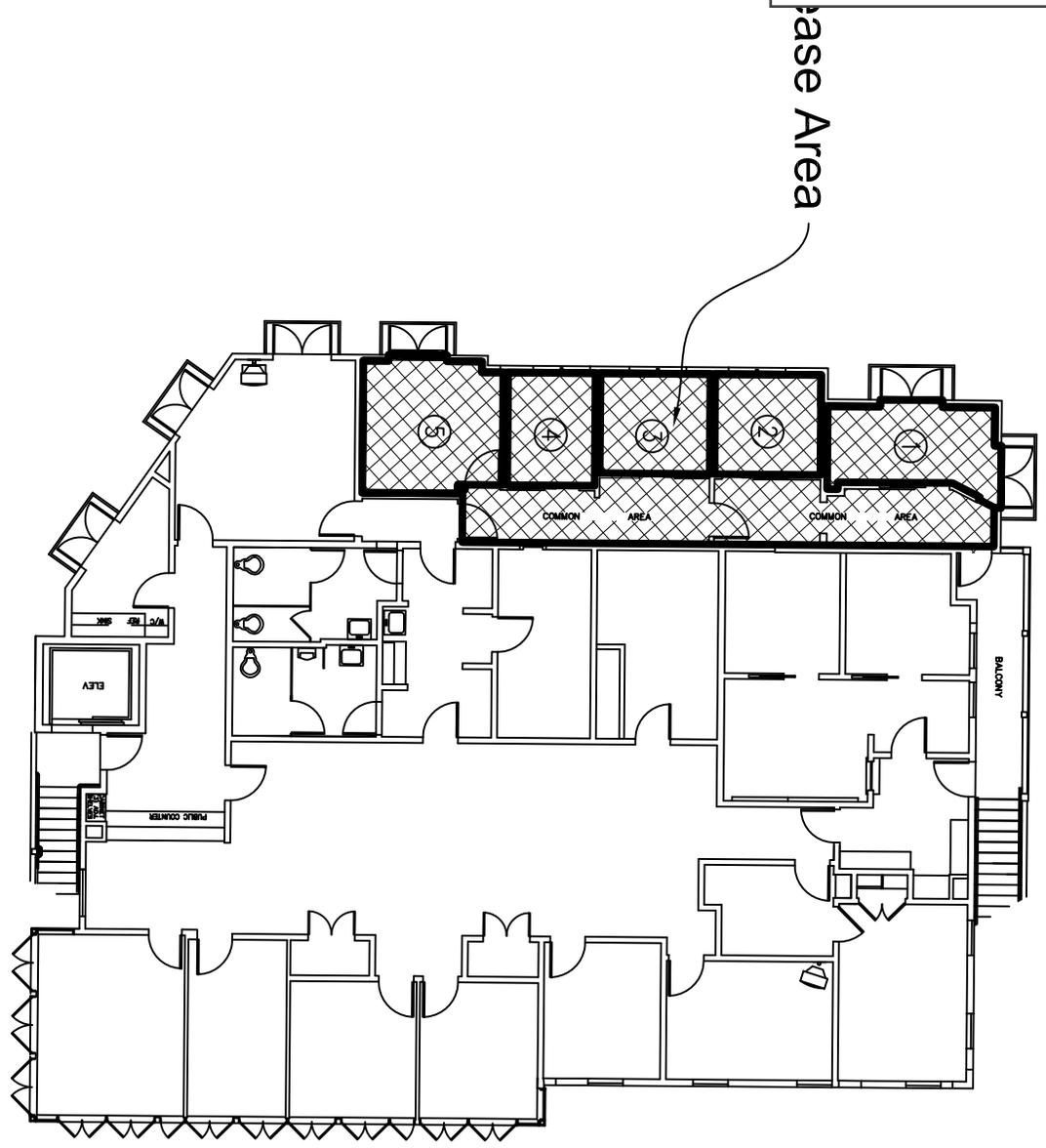
- **Term:** Five-year term
- **Base Rent:** Initial rate of \$ 2,187.85 per month (\$2.98 p.s.f.)
- **Annual Rent Adjustment:** Cost of Living increases based on the Consumer Price Index (CPI)
- **Permitted Use:** Administrative and accounting office; no food processing permitted.

The Santa Barbara Fish Market is considered by the Department to be a tenant in good standing as they are prompt with rent payments and have no lease compliance problems on file.

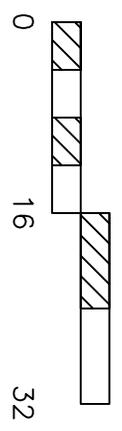
Attachment: Site Map

Prepared by: Brian Bosse, Waterfront Business Manager

132 "B" Harbor Way
 Lease Area



OFFICE #1: 109 SQ. FT.
 OFFICE #2: 83 SQ. FT.
 OFFICE #3: 81 SQ. FT.
 OFFICE #4: 77 SQ. FT.
 OFFICE #5: 139 SQ. FT.
 COMMON AREA: 245 SQ. FT.
 TOTAL AREA: 734 SQ. FT.



Scale (Feet)

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| REVISIONS 8/3/06 TML 9/17/11 TML | | DATE: 10/19/2003 ADDRESS: 132-B Harbor Way | APPROVED BY: S. Flechtman, Business Manager | DRAWN BY: T. Leamer SHEET NO. 1 of 1 DRAWING NO. 1320-026 |
| Lease Area Exhibit "A" | | City of Santa Barbara Waterfront Department | | |