

CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

MEMORANDUM

Date: October 20, 2011
To: Harbor Commission
From: Scott Riedman, Interim Waterfront Director
Subject: **Business Services Report**

Office Space for Lease / 132-B Harbor Way

The Department is currently advertising office space for lease at 132-B Harbor Way on the second floor of the Chandlery Building. The leasable area is approximately 734 square feet consisting of 5 offices approximately 100 square feet each (Attachment 1). The offices are on the west side of the building, facing Leadbetter Point.

The existing lease is with the Chandlery, which in turn subleased the space to Harbor View Realty and Investments (HVRI). The lease will expire on November 30, 2011 and staff has notified both the Chandlery and HVRI that the space will be advertised through a Request for Proposals (RFP) process. The current tenant will continue leasing the space on a month to month basis until the RFP process has been completed.

The Department issued the RFP on September 28, 2011, in anticipation of the second floor space reverting to the City in November. In selecting a possible new tenant for the space, priority will be given to ocean-related uses per Municipal Code Section 28.70.030 (Attachment 2) and the Harbor Master Plan.

Minnow Café Remodel

Brophy & Sons, Inc. (Brophy's) assumed the Minnow Café lease through a lease assignment process in January 2011. Brophy's has continued to operate the Minnow Café since January with a few minor changes such as adding a point of sale system, accepting credit cards, and minor additions to the menu. The Minnow's last day of operation was at the Harbor and Seafood Festival on Saturday, October 8, and it is now closed for remodeling.

Brophy's has received Architectural Board of Review approvals to add windows and glass doors to the front of the building, including suites E and F (former Minnow space and old Fish Market space (Attachment 3). The plans for the interior of the space are currently being reviewed by County Environmental Health Services. The new restaurant will be known as "Ty's Place" and will include five seats/barstools for interior dining (Attachment 4).

Business Services Report

October 20, 2011

Page 2

- Attachments:
1. 132-B site plan
 2. Municipal Code Section 28.70.030
 3. 117 Harbor Way existing and proposed elevation plan
 4. Proposed interior seating

Prepared by: Scott Riedman, Interim Waterfront Director