

**CITY OF SANTA BARBARA WATERFRONT DEPARTMENT**

**MEMORANDUM**

**Date:** June 21, 2012  
**To:** Harbor Commission  
**From:** Scott Riedman, Waterfront Director  
**Subject:** **Channel Islands Outfitters DBA Paddle Sports of Santa Barbara Lease**

---

**RECOMMENDATION:**

That Harbor Commission recommend approval to City Council of a five-year lease with Garrett Kababik, Fraser Kersey, and Johnny Dresser who formed the corporation Channel Islands Outfitters, Inc., doing business as Paddle Sports of Santa Barbara, in October 2010 for the 956 square foot retail store at 117 B Harbor Way.

**DISCUSSION:**

Garrett Kababik, Fraser Kersey, and Johnny Dresser have operated Channel Islands Outfitters, Inc., since October 2010. The permitted uses under their lease are kayak rentals, sales and demonstration of kayaks and equipment related to the sport of kayaking, a staging area for guided kayak trips, kayak instruction, the sale of clothing imprinted with the tenant's logo, clothing imprinted with a kayak design, clothing pertaining to the kayak/paddling industry, clothing with design features specific to the sport of kayaking, sunscreen, sunglasses, sandals, surfboards and body boards, memberships, lessons, and stand-up paddle board (SUPs) sales and rentals.

Recognizing the increased desire from the general public to use SUPs as a great form of outdoor exercise and simple enjoyment, the company has geared much of their focus in this area as well as the continued support for the kayak classes and rental business.

The base rent for Paddle Sports is currently \$2,762.75 per month. The base rent is subject to annual Cost of Living increases based on the Consumer Price Index. The tiered percentage rent categories have been simplified to 5% in all categories.

Paddle Sports is considered a tenant in good standing by the Department as it has no default notices on file and has been prompt with rent payments.

Attachment: Site Plan

Prepared by: Brian Bosse, Business Manager