



**CITY OF SANTA BARBARA
HARBOR COMMISSION**

MINUTES

**REGULAR MEETING
September 19, 2019
6:30 p.m.
City Hall, Council Chambers
735 Anacapa Street
Santa Barbara, CA 93101
www.SantaBarbaraCA.gov**

CALL TO ORDER 6:30 p.m.

ROLL CALL Commissioners Present:
John Stedman, Chair
Lang Sligh, Vice Chair
Betsy Cramer
Merit McCrea
Jim Sloan
Bill Spicer
Shoham Yaniv

Staff Present:
Brian Bosse, Acting Waterfront Director
Mick Kronman, Harbor Operations Manager
Karl Treiberg, Facilities Manager
Erik Engebretson, Harbor Patrol Supervisor
Jeanette Prusinski, Administrative Supervisor
Emily Gularte, Commission Secretary
Mark Stouder, Waterfront Vessel Technician

Council Member Present:
Eric Friedman, City Council Liaison to the Harbor Commission

CHANGES TO THE AGENDA No changes

PUBLIC COMMENT No public comment

CONSENT CALENDAR

1. Approval of the Minutes:

Recommendation: That Harbor Commission waive further reading and approve the amended Minutes from the Regular Meeting of August 15, 2019.
Lang Sligh/ Jim Sloan 6-0 Abstain(1): Bill Spicer

DEPARTMENT UPDATE

2. Director's Report:

- Council Actions
- Maritime Tragedy
- Tentative Agenda Items for the October Meeting

3. Harbor Operations Report:

- Recap: King Harbor Race
- Lobster-Trap Staging in Main Harbor Parking Lot
- Harbor and Seafood Festival--Saturday, October 12th

NEW BUSINESS

4. Proposed Lease Agreement with Marine Services:

The Marine Services site includes approximately 490 square feet of leasable space and is located at 117 Harbor Way. Brian Bosse presented basic lease agreement terms. The base rent is an average of \$1,311 per month (\$2.68 p.s.f.), adjusted seasonally and does not have a percentage rent provision in the lease. Marine Services is considered a tenant in good standing, there are no outstanding default notices on file and rent payments have been prompt.

Approved Recommendation: That Harbor Commission review and recommend to the City Council approval of a five-year lease agreement and one, five-year option with Marine Services at an initial base rent of \$1,311 per month, adjusted seasonally for the commercial space at located 117-G Harbor Way in the Santa Barbara Harbor.

Jim Sloan/ Betsy Cramer 7-0

5. Proposed Lease Agreement with Harbor Marine Works:

Brian Bosse presented basic lease agreement terms. The base rent is \$4,786.65 per month or percentage rent, whichever is higher. Damon Hulst assumed the Harbor Marine works lease through a lease assignment process on June 10, 1999. Over the past several years, Mr. Hulst has upgraded the harbor hoist, and water and electrical service. Commissioners Sloan and Sligh expressed reservation about the proposed 20-year term consisting of a 10-year initial term and two, five-year options. Brian Bosse noted that the Ventura Harbor lease for their boatyard is a 25-year lease. If the Department finds lease issues along the way, the Department along with an agreement by the lessee can amend the lease. Commissioner McCrea mentioned the importance of a boatyard and when you have a good tenant you want to keep them.

Approved Recommendation: That Harbor Commission review and recommend to the City Council approval of a ten-year lease agreement and two, five-year options with Harbor Marine Works at an initial base rent of \$4,786.65 per month, for the boat repair yard located at 122 Harbor Way.

Betsy Cramer/ Jim Sloan 4-0 Abstain(3): Lang Sligh, Jim Sloan, Shoham Yaniv

6. Commercial Fishing Facilities:

On August 22, 2019, the non-profit organization, Commercial Fishermen of Santa Barbara (CFSB), organized a guided tour of commercial fishing facilities located outside the Waterfront. The tour was well attended by City Staff, Harbor Commissioners Lang Sligh and Jim Sloan, Planning Commissioner Lesley Wiscomb, and City Councilmember Eric Friedman. Three locations were visited including a gear storage yard located at 132 Garden Street, a baiting station located at 122 Gray Avenue, and a fish processing facility located at 711 Bond Avenue. Staff identified the existing size of each facility and how much more space would be needed to meet the demands of Santa Barbara's commercial fishing fleet. Staff also described several areas with the proper zoning to accommodate commercial fishing facilities to review individual parcels with the Commercial Fishing Subcommittee.

Public speakers:

- **Chris Voss:** Mr. Voss thanked everyone for working to solve this issue of finding suitable locations for commercial fishing facilities. CFSB has received a grant from the Community Environmental Council to support their efforts. He also expressed concern that Sea Level Rise might be an issue in the future with properties that may be considered. Mr. Voss stated commercial fisherman needs in order of importance include: 1) boat storage, 2) gear storage, 3) cold storage, and 4) fish processing.
- **Eric Friedman:** Councilmember Friedman is the City Council Liaison to the Waterfront Department and a past Harbor Commissioner. Council directed Waterfront staff to help address the issue of identifying suitable locations for commercial fishing facilities. He addressed property value issues associated with zoning appropriate for commercial fishing facilities and financial considerations made by decision-makers when evaluating proposed projects.

Recommendation: That Harbor Commission receive an update on commercial fishing facilities located outside the Waterfront.

7. Waterfront Department Fiscal Year 2019 Preliminary Budget Review:

Overall, the Department is in good financial condition. FY2019 revenues came in just above budget (+\$9,259) and expenditures were significantly below budget

(-\$1,418,930). There were 78 slip permit transfers totaling \$1,189,447. The first wet winter in 5 years, and a cool spring and summer likely contributed to lower revenues. Commercial lease revenue was steady, Food Service lease revenue was down 5%, and Parking revenue was down 3%. Total Department revenue for FY 2019 was up 2.25% (\$335,936) over Fiscal Year 2018.

COMMISSION/STAFF COMMUNICATIONS

After twenty years as Harbormaster, Mick Kronman is retiring tomorrow, September 20, 2019. Today is Mick's 190th Harbor Commission meeting. Staff reviewed highlights of Mr. Kronman's career and included: named Harbor Master of the Year three separate times by the California Harbormasters and Port Captains Association; navigation lights on the "dog leg" at the harbor entrance; creation of the Department's Newsletter *DOCKLINES*; the Lost at Sea Memorial; the development of the Mooring Field; Commercial Fishing Slip Policy; installation of the ice house; the Clean Marina Program; the Nautical Swap Meet; and Annual Harbor and Seafood Festival now in its 18th year. Commissioner Cramer thanked Mick for helping save sea birds and help with all the signage to protect sea birds.

ADJOURNMENT

Approved Adjournment at 7:52 pm
Jim Sloan/ Merit McCrea 7-0