

CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

MEMORANDUM

Date: May 16, 2019
To: Harbor Commission
From: Scott Riedman, Waterfront Director
Subject: **Five-Year Review of Uses in the Harbor Commercial Zone**

RECOMMENDATION: That Harbor Commission:

- A. Review the extent and nature of the uses in the Harbor and shoreline area of the Harbor Commercial Zone per Municipal Code section 28.70.030; and,
- B. Recommend to the Planning Commission that the present mix of uses will ensure that the Harbor remains a working Harbor.

BACKGROUND:

Municipal Code section 28.70.030.D. (Attachment 1) mandates that "At least once every five (5) years from March 30, 1993, the Board of Harbor Commissioners shall review the extent and nature of the uses existing in the Harbor and shoreline area of the Harbor Commercial Zone (HC Zone) and make a recommendation to the Planning Commission regarding the adequacy of ocean-dependent uses (Harbor primary uses) in relation to ocean-related and visitor-serving uses (Harbor secondary uses) in order to assure that the Harbor remains a working harbor". The report is also forwarded to the California Coastal Commission.

EXECUTIVE SUMMARY:

The 1996 Harbor Master Plan identified and defined "Ocean-Dependent / Ocean-Related" and "Visitor Serving" uses as being the primary uses allowable in the HC Zone. This report summarizes the existing uses in the HC Zone to ensure that the Harbor remains within the guidelines established in the Harbor Master Plan, the Local Coastal Plan, and within the scope of the Zoning Ordinance.

This report reviews lease changes, marina slip uses, commercial fishing and other harbor area businesses uses.

DISCUSSION:

1. **OCEAN-DEPENDENT USES**

Ocean-dependent uses include those uses that assure the Harbor will remain a working harbor. The Harbor currently includes 20 ocean-dependent uses occupying 15,840 square feet of interior space and 176,012 square feet of exterior space (Attachment 2). Ocean-dependent uses range from boat mooring and

marine-oriented government facilities (Channel Islands National Marine Sanctuary offices) to a boatyard /repair facility and a marine fuel dock.

1.A. Ocean-Dependent Changes in Use

There have been no changes in use since 2014.

1.B. Ocean-Dependent Lease Changes

Marine Spill Response Corporation took over for Clean Seas in August 2017. The Marine Spill Response Corporation (MSRC) is a not-for-profit, U.S. Coast Guard-classified Oil Spill Removal Organization. MSRC was formed in conjunction with the Marine Preservation Association in 1990 to offer oil spill response services and mitigate damage to the environment. With over 20 years of experience, MSRC offers a full range of oil spill response capabilities intended to help meet the planning criteria of the Oil Pollution Act of 1990.

2. OCEAN-RELATED USES

Ocean-related uses are considered secondary harbor uses that aid in assuring the harbor remains a working harbor as well as providing a desirable environment for the public. Currently there are 14 ocean related uses occupying 17,156 square feet of interior space and 1,276 feet of exterior space (Attachment 3). Ocean-related uses include the Santa Barbara Maritime Museum, a retail diving gear shop (Blue Water Hunter), ocean-related offices (Santa Barbara Fish Market headquarters), and marine equipment (West Marine), to name a few.

2.A. Ocean-Related Changes in Use

There have been no changes in use since 2014.

2.B. Ocean-Related Lease Changes

Tenant turnover is very low in the Harbor Commercial Zone. Tenants and the Waterfront Department have an overall positive working relationship and tenants are generally successful with their leases and the business environment. Since 2014, only one vacancy became available when Transpac Marine closed its doors after decades of conducting business in the harbor. After a Request For Proposals process was conducted, Marine Services was recommended by the Harbor Commission's Request for Proposals Committee and the full Harbor Commission to lease the space at 117-G Harbor Way. On December 8, 2015 the City Council approved a 5-year lease agreement with Marine Services.

Marine Services sells general and special order marine-engine parts including filters, impellers, alternator belts, oil, coolant, etc.

3. VISITOR-SERVING USES

Visitor-serving uses are considered secondary harbor uses that aid in assuring the harbor remains a working harbor as well as providing a desirable environment for the public. Currently there are 13 visitor-serving uses occupying 20,827 square feet of interior space and 4,160 feet of exterior space (Attachment 4). Visitor-serving uses include primarily restaurant and retail establishments.

3.A. Visitor-Serving Changes in Use

There have been no changes in use since 2014.

3.B. Visitor-Serving Lease Changes

There have been no Visitor-Serving Lease changes since 2014.

4. STEARNS WHARF USES

The 1980 Coastal Development Permit for rehabilitating Stearns Wharf states that the “building area will be utilized predominantly for visitor serving commercial uses...” The Wharf remains predominantly visitor serving (Attachment 5). There are currently 16 businesses operating on Stearns Wharf occupying 32,720 square feet of interior space and 13,883 square feet of exterior space. Stearns Wharf uses are made up primarily by restaurant and retail establishments and include The Harbor Restaurant, Conway Vineyards and the Santa Barbara Shellfish Company, to name a few.

4.A. Stearns Wharf Changes in Use

There has been one change in use since 2014. Coastal Treasures, a gift shop, sold their business to Conway Vineyards, a store of less than 2,500 square feet, as detailed below.

4.B. Stearns Wharf Lease Changes

Following an RFP selection process in 2010 Conway Vineyards, Inc. leased the second floor, 890 square foot space at 217-G Stearns Wharf. The space was previously used for wine tasting and is consistent with the zoning for Stearns Wharf. Since taking over the space, annual gross sales have increased from \$426,513 in 2012 (Conway Vineyard's first calendar year at the Wharf) to \$834,199 in calendar year 2018, an increase of 96%. In early 2018 Conway Vineyards approached the Waterfront Department requesting

an amendment to their lease agreement to add 610 feet of additional space (for a new total of 1,500 square feet) via taking ownership of the adjacent gift shop business, Coastal Treasures. On May 18, 2018, City Council adopted an ordinance approving the requested amendment.

5. EXPIRING LEASES & VACANCIES

Twenty-six (26) Harbor leases and four (4) Stearns Wharf leases will expire during the next five years. It is anticipated that most of the tenants will renew their leases. During the leasing process, the Department will evaluate each business use in accordance with the Local Coastal Plan and City lease criteria.

6. COMMERCIAL FISHING

A variety of commercial fisheries operate out of the harbor. The California Department of Fish and Wildlife's 2017 report for Santa Barbara commercial fisheries (latest data available) is expressed both in landings and "ex vessel" value (money paid directly to fishermen for their catch). Results reflect an ongoing trend in decreased landings over the past few years, combined with steady overall value.

Landings: Sea urchins continued as the chief contributor to Santa Barbara's port landings, at 1.8 million pounds, followed by rock crab (492,000 pounds), sablefish (289,000 pounds), shortspine thornyhead (215,000 pounds), and California lobster (201,000 pounds). Notable in this data, however, is a drop-off in the urchin landings to their lowest level in several years, due primarily to environmental fluctuations that have depleted some island kelp stocks, the animals' primary food stock.

Value: While landings have modestly decreased, the value of those landings has remained steady at about \$13 million, equivalent to about \$35 million in overall economic benefit, considering ancillary value to trucking firms, ice providers, distributors, retail stores, restaurants, and such. The notable trend here is the growing disparity between landings, trending downward, and value, remaining steady. It should be noted, however, that all fisheries are sustainably harvested, regulated by state and federal agencies.

Commercial fishing was given priority status in the Harbor Master Plan. Action DEP-2.4 of the HMP states, "Strive to maintain a minimum of 19% of the slips for commercial fishing by giving priority for newly created slips to commercial fishermen on the then current waiting list." The Waterfront Department has continued to maintain between 60-82 slips designated exclusively for commercial fishing vessels on Fish Float North, Fish Float South and Marina 1-A at discounted rates.

7. **SLIP USES**

Approximately 5-7% (60-82) of harbor slips are used by commercial fishing vessels, 88% (997) are occupied by recreational vessels and an additional 6% (64) are for miscellaneous use such as visitor berthing, yacht brokerage slips, and slips for federal and local government vessels. Approximately 100 slips are used by persons who live aboard their vessels, a decrease of 16 since 2014. Currently, there is no wait list for liveaboard permits. The permits are available at the Waterfront offices for \$120 per month (as of July 1, 2019).

Approximately 44 designated slips are reserved for vessels visiting the Harbor. In addition to these slips, Harbor Patrol makes permitted slips available as visitor slips when resident vessels leave the Harbor for extended periods. Visitor slips are used by both commercial and pleasure boats. On average, 83 slips have been available for visitor's use each month during the last five years. Over the past five years, an average of 16 of the 83 visitor slips were used by commercial vessels, 23 were used by recreational boats, and the remaining 44 were unoccupied.

8. **PERMITTED MOORING AREA**

In 2006 the City implemented a permitted mooring area east of Stearns Wharf, the goal of which is to reduce the number of vessel groundings on East Beach and provide additional opportunity for individuals seeking mooring space in City waters. Currently, 16 of 46 mooring sites have been assigned at a permit cost of \$250 per year.

9. **BEACH PERMITS**

West Beach permits are issued to a maximum of 50 owners of outrigger canoes, small sailboats (monohull boats up to 16 feet in length) and rowing dories for \$275 per vessel per year. In addition, there are also eight outrigger rack permits that are rented for \$1,100 per year. Both permits allow the owners to store their vessel adjacent to the SB Seashell Association lease area. Currently, the Waterfront Department has permits available in the following categories: one outrigger rack, two small sailboat/ rowing dory permits, two outrigger permits, and one permit for a tomol.

Catamaran Beach permits are issued to a maximum of 65 owners of catamarans to store their vessels on a designated area of Leadbetter Beach, just west of the Santa Barbara Yacht Club. The permits are available between March and October. The permits cost \$200 per vessel per season. The department has issued 35 Catamaran Beach permits for the current season.

10. **OTHER HARBOR AREA USES**

Business Activity Permits (BAP) are issued to businesses operating in the Harbor that do not have a fixed place of business in the harbor and are not subject to a lease or license agreement. The BAP policy was established to:

- 1) Promote business throughout the Harbor area in a safe, orderly, and professional manner;
- 2) Encourage the offering of essential marine related services;
- 3) Increase the opportunities for small businesses that have no fixed place of business or lease in the Harbor.

As of May 1, 2019, there are 64 businesses presently operating under Business Activity Permits. These businesses provide services such as boat detailing, engine repair, marine canvas, rigging, underwater maintenance, varnishing, and woodworking. Additionally, a maximum of 12 of the permits are held by Coast Guard licensed six-passenger charter operators who provide diving, fishing, and sailing opportunities to their clients. Staff believes the availability of a wide range of dockside services contributes significantly to the working nature of the Harbor.

11. **CRUISE SHIPS**

Cruise ships have been coming to Santa Barbara since 2002. These cruise ships frequent Santa Barbara only during the non-peak business seasons between January and May and again in late September through November. Passengers disembark via cruise ship tenders at Sea Landing, a "Secure Facility" per the Department Of Homeland Security. Cruise ship visits during non-peak seasons have proven to be an important component of the local business economy and have received the strong support of the Santa Barbara Chamber of Commerce, Visit Santa Barbara, and the Downtown Organization.

The past 5 years saw an average of 22 cruise ships visiting Santa Barbara. The total amount of passengers on visiting cruise ships vary between 450 and 3,100 passengers depending on the size of the ship and are processed through Sea Landing. The fifteen cruise ships that visited Santa Barbara over the fall 2018 and spring 2019 seasons had the capacity to bring over 29,000 additional visitors to the Waterfront and downtown.

12. **UPCOMING ISSUES**

Proposed Changes to Annual Waterfront Parking Permits: Over the years, the Waterfront has become an extremely popular area for locals and visitors. At the same time, the Department has noticed a significant increase in the number people using the Harbor Main parking lot as long-term storage for their vehicles. These vehicles belong to both slip permittees and members of the general public. In an

effort to increase access to the coast, minimize long term storage of vehicles, and eliminate parking abuses of these important coastal parking lots, the Waterfront Department is looking into possible changes to the annual parking permit program.

CONCLUSION

Staff believes that the current mix of uses is adequate to ensure that the harbor remains a working harbor. Additionally, the Department's lease and slip management policies and procedures will help to preserve the working Harbor well into the future.

Attachments: 1. M.C. Chapter 28.70.030 – Harbor Commercial Zone
2. Ocean-Dependent Uses
3. Ocean-Related Uses
4. Visitor-Serving Uses
5. Stearns Wharf Uses
6. Site Map – Harbor Area
7. Site Map – Stearns Wharf

Prepared by: Brian J. Bosse, Waterfront Business Manager

Municipal Code Chapter 28.70.030

28.70.030 Uses Permitted in the Harbor and Shoreline Area.

In all areas of the Harbor Commercial Zone the following uses are permitted provided that such operations, manufacturing, processing or treatment of products are not obnoxious or offensive by reason of emission of odor, dust, gas, fumes, smoke, liquids, waste, noise, vibrations, disturbances or other similar causes which may impose a hazard to life and property. Within the Harbor Commercial Zone the primary uses listed below shall be the predominant uses for the harbor and shoreline area.

A. Primary harbor uses:

1. Marinas, boat moorings, marine service stations, boat yard/repair facilities and related activities.
2. Marine-oriented government facilities.
3. Seafood processing.
4. Services necessary for commercial fishing activities, including such facilities as net repair areas, hoists and ice machines and storage areas.
5. Other ocean-dependent uses as deemed appropriate by the Planning Commission.

B. Secondary harbor uses:

1. Museums and other cultural displays relating to the ocean.
2. Bait and tackle shops.
3. Boat sales, storage, construction and/or repair.
4. Diving gear, boat, surfing and other ocean-related equipment rental.
5. Fast food restaurants, other restaurants, and restaurants with entertainment and meeting facilities used in conjunction with the restaurant.
6. Marine equipment and accessories sales and/or repair.
7. Marine storage.
8. Marine surveyor.
9. Offices of businesses or persons engaged exclusively in ocean-related activities.
10. Public parking lots.
11. Sail manufacturing and/or repair.
12. Seafood sales and processing.
13. Marine oriented specialty and gift shops.
14. Stores which sell liquor, groceries and food which do not exceed 2,500 square feet in gross floor area.
15. Household hazardous waste collection facilities as defined in Section 28.04.405 of this Title and exclusively serving the area within the H-C Zone.
16. Other ocean-related uses as deemed appropriate by the Planning Commission.

C. Stearns Wharf uses:

1. Art galleries.
2. Bait and tackle shops.

3. Boat sales, storage, construction and/or repair.
4. Diving gear, boat, surfing and other ocean-related equipment rental.
5. Fast food restaurants, other restaurants and restaurants with entertainment facilities used in conjunction with the restaurant.
6. Marine equipment and accessories sales and/or repair.
7. Marine service stations.
8. Marine storage.
9. Marine surveyors.
10. Museums and other cultural displays relating to the ocean.
11. Offices of businesses or persons engaged in ocean-related activities.
12. Sail manufacturing and/or repair.
13. Seafood sales and processing.
14. Specialty and gift shops.
15. Stores which sell liquor, groceries and food which do not exceed 2,500 square feet in gross floor area.
16. Other ocean-dependent, ocean-related and visitor-serving uses as deemed appropriate by the Planning Commission.

D. Five year review of uses:

At least once every five (5) years from March 30, 1993, the Board of Harbor Commissioners shall review the extent and nature of the uses existing in the Harbor and shoreline area of the HC Zone and make a recommendation to the Planning Commission regarding the adequacy of ocean-dependent uses (Harbor primary uses) in relation to ocean-related and visitor-serving uses (Harbor secondary uses) in order to assure that the harbor remains a working harbor. A review of the mix of uses may occur at any other time at the direction of the Board of Harbor Commissioners or Planning Commission. Subsequent reviews shall be at five (5) year intervals thereafter. The Coastal Commission shall receive a copy of the recommendation and accompanying background materials associated with each review. (Ord. 5459, Section 3, 2008; Ord. 4825, 1993; Ord. 4808, 1993; Ord. 4428, 1986; Ord. 4170, 1982.)

Ocean-Dependent Uses

Location	Business Name	Interior Square Feet	Exterior Square Feet	Primary or Secondary Use Per Municipal Code	Change in Use Since 2014?	Notes
113 Harbor Way	Channel Islands National Marine Sanctuary Offices	452		Primary - marine-oriented government facility	No	Lease expires 5/31/2021
117-A Harbor Way	Santa Barbara Fish Market	1,137		Primary - marine-oriented government facility	No	Lease expires 3/31/2022; 5 year option
118 Harbor Way	Santa Barbara Sailing Club		8,677	Secondary - boat storage	No	Lease expires 5/30/2020
122 Harbor Way	Harbor Marine Works		35,798	Primary - boat yard/repair facility	No	Lease expired 11/30/2017; month-to-month
130 Harbor Way	Santa Barbara Yacht Club	5,936	67,469	Primary - other	No	Lease expires 5/31/2020; 15 year option
132-A Harbor Way	Waterfront Administrative Offices and Harbor Patrol	4,096		Primary - marine-oriented government facility	No	City owned/operated
117-C Harbor Way	City Maintenance Shop	1,996		Primary - marine-oriented government facility	No	City owned/operated
301 West Cabrillo	Sea Landing	2,223	20,909	Primary - boat mooring	No	Lease expires 6/30/2021
303 West Cabrillo	Santa Barbara Sailing Center		18,993	Primary - boat mooring	No	Lease expires 9/30/2021
City Pier	Open-Air Saturday Fisherman's Market			Secondary - seafood sales	No	month-to-month
City Pier	McCormix Fuel Dock		1,543	Primary - fuel dock	No	Lease expires 4/30/2023; four 5 year options
City Pier	US Coast Guard Cutter Blackfin			Primary - boat mooring	No	US Government
Marina One	SB Youth Foundation		2,500	Primary - boat mooring	No	Lease expires 01/31/2019; month-to-month
Marina Four	Marina 4-B Lease Area Marine Spill Response Corporation, NOAA		7,560	Primary - boat mooring	No	MSRC Lease expires 9/30/2022. NOAA Lease expires 12/31/2024
Rock Groin	Channel Islands Marine Wildlife Institute		2,500	Primary - boat mooring	No	8/30/2023; 5 year option
Rock Groin	UCSB Sailing		5,563	Primary - boat mooring	No	Lease expires 10/31/2022
West Beach	SB Seashell Association		4,500	Primary - boat mooring	No	Annual license agreement
Cabrillo Landing	Commercial Fisherman of Santa Barbara			Primary - boat mooring	No	Lease expires 09/14/2019
Cabrillo Landing	Sunset Kidd Charters			Primary - boat mooring	No	Lease expired 12/31/1998; month-to-month
Cabrillo Landing	Santa Barbara Water Taxi			Primary - boat mooring	No	Lease expires 06/30/2021
Total Square Feet		15,840	176,012			

Ocean-Related Uses

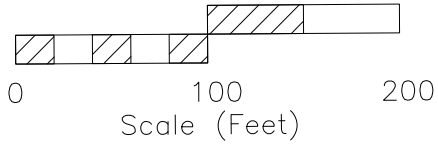
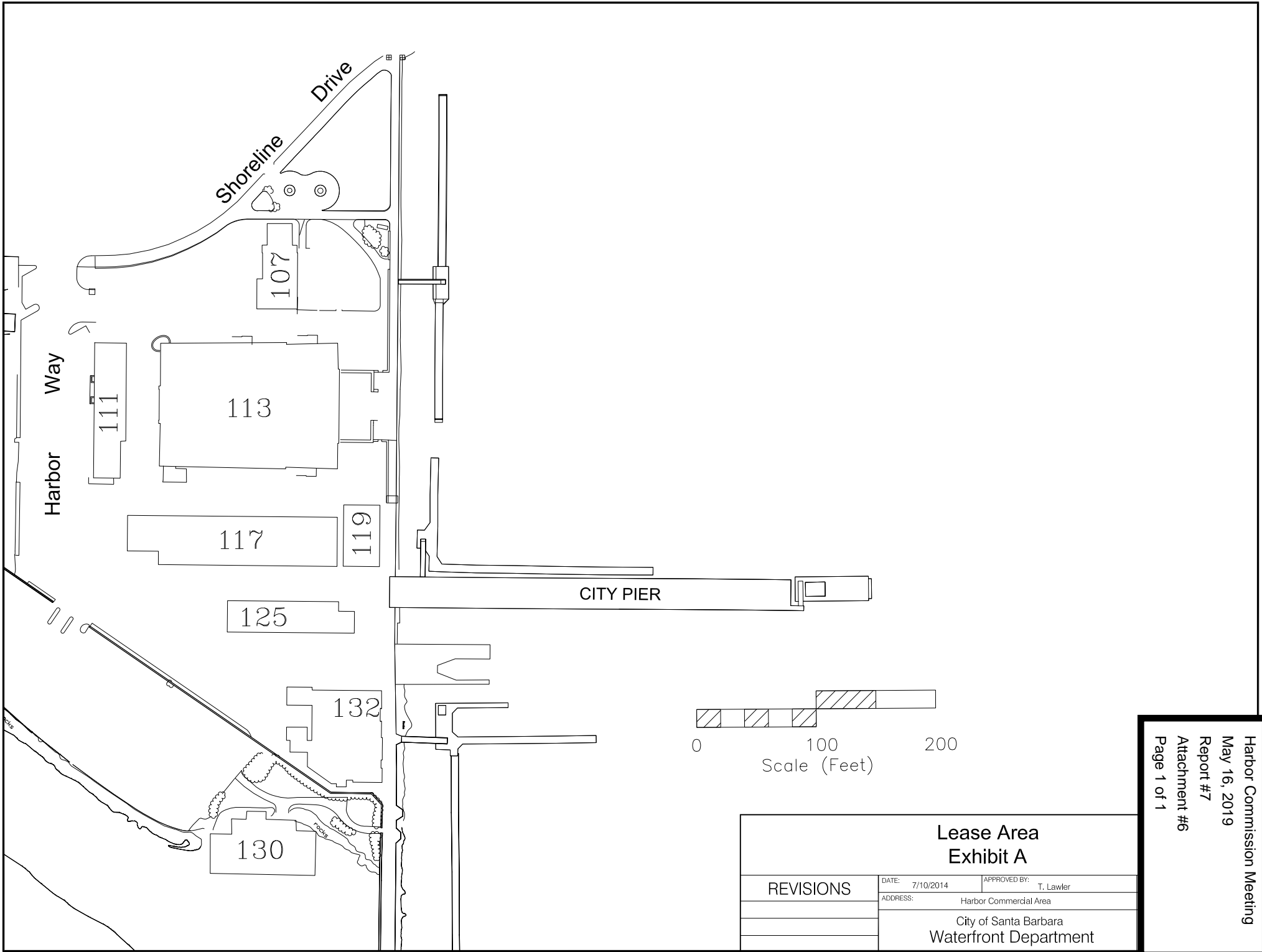
Location	Business Name	Interior Square Feet	Exterior Square Feet	Primary or Secondary Use Per Municipal Code	Change in Use Since 2014?	Notes
113 Harbor Way	SB Maritime Museum	6,820	892	Secondary - museum	No	Lease expires 7/31/2038
117-B Harbor Way	Paddle Sports	956	384	Secondary - ocean-related equipment rental	No	Lease expires 3/31/2022
117-D Harbor Way	Blue Water Hunter	878		Secondary - diving gear	No	Lease expires 03/30/2021
117-G Harbor Way	Marine Services	493		Secondary - marine engines, repair	No	Lease expires 12/30/2019
125 Harbor Way #3, 4, and 5	Chandlery Yacht Sales	483		Secondary - boat sales	No	Lease expires 01/31/2021; 6 year option
125 Harbor Way #6	Harbor Mail Center	140		Secondary - other	No	Lease expires 03/30/2023
125 Harbor Way #7	Oceanaire Electronics	339		Secondary - marine equipment	No	Lease expires 01/30/2021; 5 year option
125 Harbor Way #1, 10, and 11	Seacoast Yacht Sales	562		Secondary - boat sales	No	Lease expires 8/31/2021
125 Harbor Way #12	Fuel Dock Office	218		Secondary - ocean-related office	No	Lease expires 12/31/2020
125 Harbor Way #13 and 24	Sunset Kidd Yacht Sales	326		Secondary - boat sales	No	Lease expired 9/30/2018; month-to-month
125 Harbor Way #16	Marine Center Classroom	782		Secondary - other	No	City owned/operated
125 Harbor Way #21	Maryanski/Turner Research	167		Secondary- ocean-related research office space	No	Lease expires 04/30/2022
132-B Harbor way	West Marine	4,258		Secondary - marine equipment	No	Lease expires 9/30/2026
132-B-2 Harbor Way	SB Fish Market Offices	734		Secondary - ocean-related office	No	Lease expires 9/30/2021
Total Square Feet		17,156	1,276			

Visitor-Serving Uses

Location	Business Name	Interior Square Feet	Exterior Square Feet	Primary or Secondary Use Per Municipal Code	Change in Use Since 2014?	Notes
107 Harbor Way	Breakwater Restaurant	2,038	1,540	Secondary - restaurant	No	Lease expires 11/30/2020; 5 year option
113 Harbor Way	National Park Service. NOAA Visitor Center	324	200	Secondary- ocean-related cultural	No	Lease expires 11/30/2020
113 Harbor Way	Waterfront Grill	6,105	2,420	Secondary - restaurant	No	Lease expires 03/31/2020; 20 year option
117-E & H Harbor Way	Brophy's On the Alley *	*see Brophy's		Secondary - restaurant	No	See Brophy's Restaurant
119-A Harbor Way	Brophy Brothers Restaurant	4,040		Secondary - restaurant	No	Lease expires 9/30/2020; 20 year option
119-B Harbor Way	Sushi Go-Go	198		Secondary - restaurant	No	Lease expires 11/30/2021
119-C Harbor Way	Brophys Mercantile	521		Secondary - marine-oriented specialty and gift shop	No	Lease expires 9/30/2021
119- D Harbor Way	Brophy Brothers Clam Bar *	*see Brophy's		Secondary - restaurant	No	See Brophy's Restaurant
125 Harbor Way #8	Harbor Market	676		Secondary - store under 2,500 sq ft	No	Lease expires 11/30/2022; 5 year option
125 Harbor Way #14	Brophy Brothers Office	490		Secondary - restaurant office	No	Lease expires 9/30/2020
305 West Cabrillo	Boat Launch Mini-Mart	536		Secondary - store under 2,500 sq ft	No	Lease expires 01/31/2020
801 Shoreline Drive	Shoreline Beach Café	5,099		Secondary - restaurant	No	Lease expires 5/30/2024; 10 year option
113 Harbor Way	Verizon Cell Site	800		Secondary- other	No	Lease expires 10/12/2020; two 5 year option
	Total Square Feet	20,827	4,160			

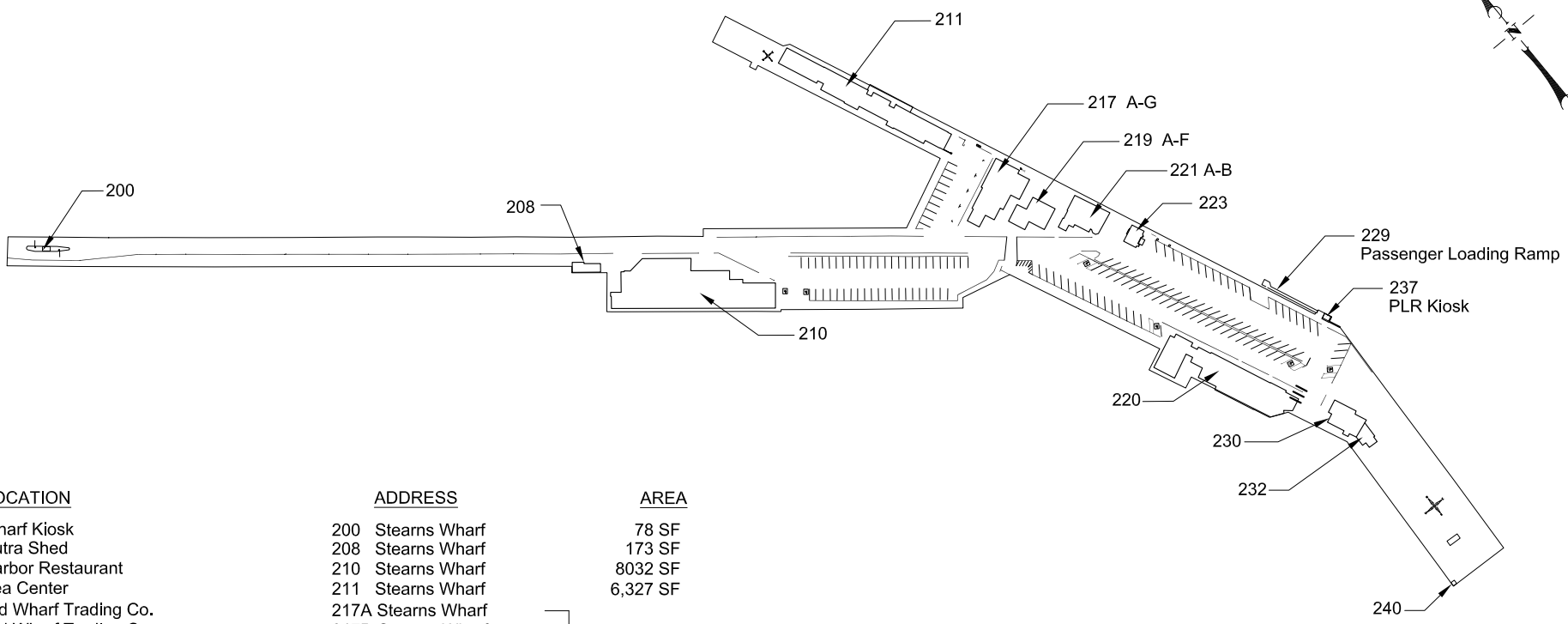
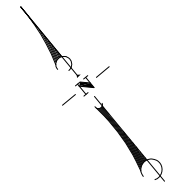
Stearns Wharf Uses

Stearns Wharf Address	Business Name	Interior Square Feet	Exterior Square Feet	Approved Category per Municipal Code	Change in Use Since 2009?	Notes
219-G	Celebration Cruises	50		Ocean-dependent other	No	Lease expires 07/31/2021
210	Harbor Restaurant and Valet Lot	11,312	12,900	Restaurant	No	Lease expires 12/31/2028; 15 year option
211	Santa Barbara Natural History Museum's Sea Center	6,327		Ocean-related museum	No	Lease expires 6/30/2022; 5 year option
217-A	Old Wharf Trading Company	2,369		Gift Shop	No	Lease expires 11/30/2021; 5 year option
217-C	Nature's Own Shells	423		Gift Shop	No	Lease expires 11/30/2021
217-E	Conway Vineyards - Deep Sea Wine Tasting	610		Store less than 2,500	No	* merged space of Coastal Treasures
217-G	Conway Vineyards - Deep Sea Wine Tasting	890		Store less than 2,500	No	Lease expires 11/30/2020; 5 year option
219-A	Great Pacific Ice Cream Co.	395		Specialty	No	Lease expires 11/30/2021; 5 year option
219-B	Mother Stearns Candy Co.	392		Specialty	No	Lease expires 11/30/2021; 5 year option
219-C	Deep Blue Sea	392		Gift Shop	No	Lease expires 11/30/2021; 5 year option
219-E	Sea Center Office	205	84	Office	No	Lease expires 09/30/2022
219-E	Maintenance Office	523		Office	No	City owned/operatd
220	Moby Dick Restaurant	6,190	899	Restaurant	No	Lease expires 07/01/2030
221	Char West	1,069		Restaurant	No	Lease expires 11/30/2021; 5 year option
221-B	Madame Rosinka	153		Specialty	No	Lease expires 11/30/2021
230	Santa Barbara Shellfish Company	1,160		Restaurant	No	Lease expires 10/31/2028; 10 year option
232	Stearns Wharf Bait and Tackle	260		Bait and Tackle Shop	No	Lease expires 11/30/2021
	Total Square Feet	32,720	13,883			



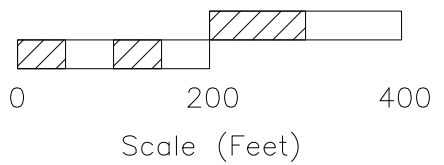
Lease Area Exhibit A		
REVISIONS	DATE: 7/10/2014	APPROVED BY: T. Lawler
	ADDRESS: Harbor Commercial Area	
City of Santa Barbara Waterfront Department		

Harbor Commission Meeting
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LOCATION	ADDRESS	AREA
Wharf Kiosk	200 Stearns Wharf	78 SF
Dutra Shed	208 Stearns Wharf	173 SF
Harbor Restaurant	210 Stearns Wharf	8032 SF
Sea Center	211 Stearns Wharf	6,327 SF
Old Wharf Trading Co.	217A Stearns Wharf	2932 SF
Old Wharf Trading Co.	217D Stearns Wharf	
Nature's Own	217C Stearns Wharf	
Conway Lease Area	217E Stearns Wharf	
Conway Tasting Room	217G Stearns Wharf	
Great Pacific Ice Cream Co.	219A Stearns Wharf	1276 SF
Mother Stearns Candy	219B Stearns Wharf	
Deep Blue Sea	219C Stearns Wharf	
City Maintenance Office	219F Stearns Wharf	
Moby Dick Restaurant	220 Stearns Wharf	4586 SF
Char West Restaurant	221A Stearns Wharf	1546 SF
Madame Rosinka	221B Stearns Wharf	370 SF
City Maintenance Shed	223 Stearns Wharf	
Passenger Loading Ramp	229 Stearns Wharf	
Santa Barbara Shellfish	230 Stearns Wharf	1538 SF
Stearns Wharf Bait and Tackle	232 Stearns Wharf	
PLR Kiosk	237 Stearns Wharf	50 SF
Coast Guard Light	240 Stearns Wharf	

Wharf Total Area = 180,500 Square Feet



Stearns Wharf

City of Santa Barbara, Waterfront Department

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