

## CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

### MEMORANDUM

**Date:** August 19, 2021  
**To:** Harbor Commission  
**From:** Mike Wiltshire, Waterfront Director  
**Subject:** **Proposed Office Lease Agreement With Santa Barbara Fish Market**

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#### **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 \$2,862.60 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 (Fish Market) has leased office space from the Waterfront Department since June 2012. 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 Fish Market uses the space to house their administrative and clerical operations related to their retail space in the Harbor (117-A Harbor Way) and their warehouse operation on the eastside of Santa Barbara.

The business terms of the proposed lease are as follows:

- **Term:** Five-year term
- **Base Rent:** Initial rate of \$ 2,862.60 per month (\$3.90 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.

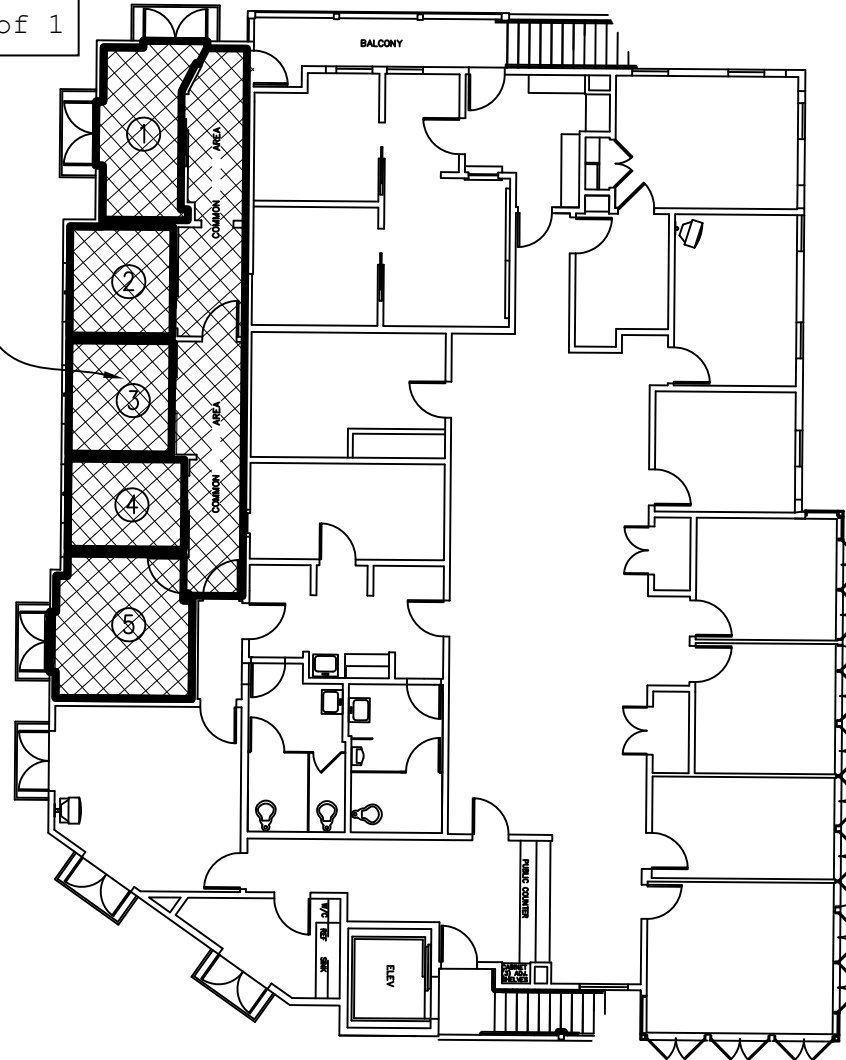
Attachment: Site Map

Prepared by: Brian Bosse, Waterfront Business Manager

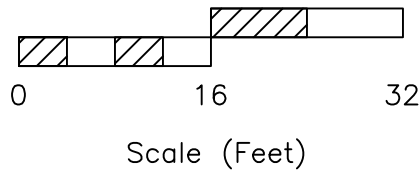
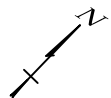
Harbor Commission Meeting  
 August 19, 2021  
 Report #7  
 Attachment 1 of 1

132 "B" Harbor Way  
 Lease Area

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:	<u>245 SQ. FT.</u>
TOTAL AREA:	734 SQ. FT.



Lease Area Exhibit "A"			
REVISIONS	DATE:	10/13/2003	APPROVED BY: S. Fiedman, Business Manager
	ADDRESS:	132-B Harbor Way	
8/3/06	TML	City of Santa Barbara Waterfront Department	DRAWN BY: T. Lawler
9/17/11	TML		SHEET NO. 1 of 1
			DRAWING NO. 1320-026