

# CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

## MEMORANDUM

**Date:** September 16, 2021  
**To:** Harbor Commission  
**From:** Mike Wiltshire, Waterfront Director  
**Subject:** **Proposed Lease Agreement With Madame Rosinka**

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### RECOMMENDATION:

That Harbor Commission review and recommend City Council approval of a five-year lease agreement with John Adams and Dollyia Adams, doing business as Madame Rosinka, at an average initial base rent of \$935.00 per month, for the 153 square foot space located at 221-B, Stearns Wharf.

### DISCUSSION:

The Rosinka Family has operated the spiritual consultancy, Madame Rosinka, on Stearns Wharf since 1951. They are the longest active tenant on Stearns Wharf. The 153 square feet of commercial space is located at 221-B Stearns Wharf (Attachment).

In late 2014, Ms. Barbara Adams passed away. Ms. Adams had requested that the lease be transferred to Dollyia and John Adams, and they requested the same. The lease transfer was approved by Harbor Commission at their August 13, 2015 meeting and by City Council at their September 8, 2015 meeting.

The rent is currently \$898.15 per month (\$5.87 per square foot).

The business terms of the proposed lease are as follows:

- **Term:** Five-year term
- **Base Rent:** Initial rate of \$ 935.00 per month (\$6.11 per square foot)
- **Annual Rent Adjustment:** Cost of Living increases based on the Consumer Price Index (CPI)
- **Permitted Uses:** Only as a family operated palm reading establishment and for the sale of promotional material carrying the Tenant's logo.

Compliance with Coastal Land Use Plan: 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. There are currently 17 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. Madame Rosinka fits into the specialty visitor serving commercial uses and meets the parameters of the Coastal Land Use Plan.

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John and Dollyia Adams are 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

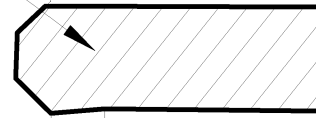
Prepared by: Brian Bosse, Waterfront Business Manager

Madame Rosinka  
 221 Stearns Wharf  
 Suite B (1st Floor)  
 153 SQ FT

219 Stearns Wharf  
 Wharf City  
 Office Building

221 Stearns Wharf  
 Char West Building

Lease Area



Harbor Commission Meeting  
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 Attachment 1 of 1

Lease Area  
 Exhibit A

REVISIONS	DATE: 4/25/2016	APPROVED BY: B. Bosse	DRAWN BY: T. Lawler
	ADDRESS: 221 Stearns Wharf		SHEET NO. 2 of 2
	City of Santa Barbara Waterfront Department		DRAWING NO. 2210-008