



**Written Public Comment Submitted For:
Request for Proposal Selection Subcommittee
Meeting of September 23, 2021**



From: [Lori Rafferty](#)
To: [Angela R. Rodriguez](#)
Subject: lease space located at 301 West Cabrillo Boulevard- Sept. 23 meeting
Date: Wednesday, September 22, 2021 7:07:08 PM

EXTERNAL

To Whom It May Concern

As a long time Harbor user, ocean boating enthusiast and former life guard and sailing instructor for the Waterfront, I want to add some comments as a member of the public regarding this lease and the process of selecting a new leasee.

First about the Sea Landing...

#1- I was shocked to learn the lease was not going to be renewed for the current tenants, nor even a shorter lease considered while their situation had time to play out.

#2- Last time I looked, in the USA one is innocent until proven guilty.

#3- thus on the surface, it appears someone has taken upon themselves to judge otherwise.

#4- where was the opportunity for public comment on this issue and where is the information available to the public that came to the conclusion of taking away the lease from the Sea Landing?

#5- unlike other tenants who have had a lease come up for renewal, many recently—where the public can read about the process and read the agendas and discussions in the minutes— did I miss something as to how the Sea Landing lease was handled? was there a closed door session somewhere, at some time back? I would have liked to comment, especially since the newer Waterfront Staff lacks history and experience with the Sea Landing.

#6- so where was the opportunity to make public comment on that process, and that decision?

#7- I'm just wondering if this was done properly or transparently, and I'm very sad about how this turned out.

Never the less...

#8- I completely appreciate the thoroughness and business professionalism of the other City managers in reviewing the proposals, thank you to them.

#9- I completely support their decision to recommend Santa Barbara Landing LLC, I feel they are the best and only choice, period.

#10- I would like to remind everyone that the area of the boat launch and Landing is an extremely busy location in the Harbor, including the bike path, the associated parking lot for parking trailers and the unloading of gear etc., Marina 4 and boating activity on the water, boat rentals, the existing market, and tourists and locals alike both walking, running and biking nearby.

#11- So we should all be a bit wary of encouraging any more business for food, as there are so many other food merchants already in the Harbor plus the 2 markets, and the nearby 7 Eleven and Santa Cruz Markets just up the street, and the Funk Zone and lower State not far away.

#12- taken together with all of the tourist activities being promoted along the Waterfront, it is becoming a slippery slope for too much non-ocean dependent activities beginning to impact the commercial and recreational boating activities that are ocean dependent. Eating is not an ocean dependent activity!

#13- so good on SB Landing LLC for proposing fishing tackle products, that is much needed, but I would rather see them take a pass with more food and ice cream and just stick to good coffee. Keep it simple!

#14- and... we must not forget the clients that book fishing, whale watching and dive trips, who need to be able to park close by to haul their gear back and forth, and for overnight trips, those clients need to have safe overnight parking for their vehicles, in a nearby Harbor lot.

Sincerely,

:) Lori Rafferty