



Agenda Item No. _____

File Code No. 330.04

CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: December 6, 2011

TO: Mayor and Councilmembers

FROM: Business Division, Waterfront Department

SUBJECT: Introduction Of Ordinance For A Lease Agreement With Sushi Go Go

RECOMMENDATION:

That Council introduce and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Approving a Five-Year Lease Agreement with One Five-Year Option with Kyung and Sarah Wang, Doing Business as Sushi Go Go, for the Restaurant Located at 119-B Harbor Way, Effective January 13, 2012.

DISCUSSION:

Mr. and Mrs. Wang have operated Sushi Go Go since assuming the lease through a lease assignment process in September 2006. The current lease expired on November 30, 2011. The use of the site is limited to the retail and wholesale sales of seafood, fish, fish products, smoked fish, Asian food items, sushi, and ice cream. The sale of beer and wine for on-site consumption is also permitted.

The basic terms of the proposed lease are as follows:

- Five years with one five-year option;
- Base rent of \$633 per month (\$3.20 p.s.f.), subject to annual CPI increases; and
- Percentage rent 11.4% of gross sales, or base rent, whichever is greater.

All business terms of the lease remain unchanged. Mr. and Mrs. Wang are considered by the Department to be tenants in good standing as they have been prompt with rental payments and have no lease compliance problems on file. The Harbor Commission recommended approval of the lease agreement at the November 17, 2011, meeting.

ATTACHMENT: Site Plan

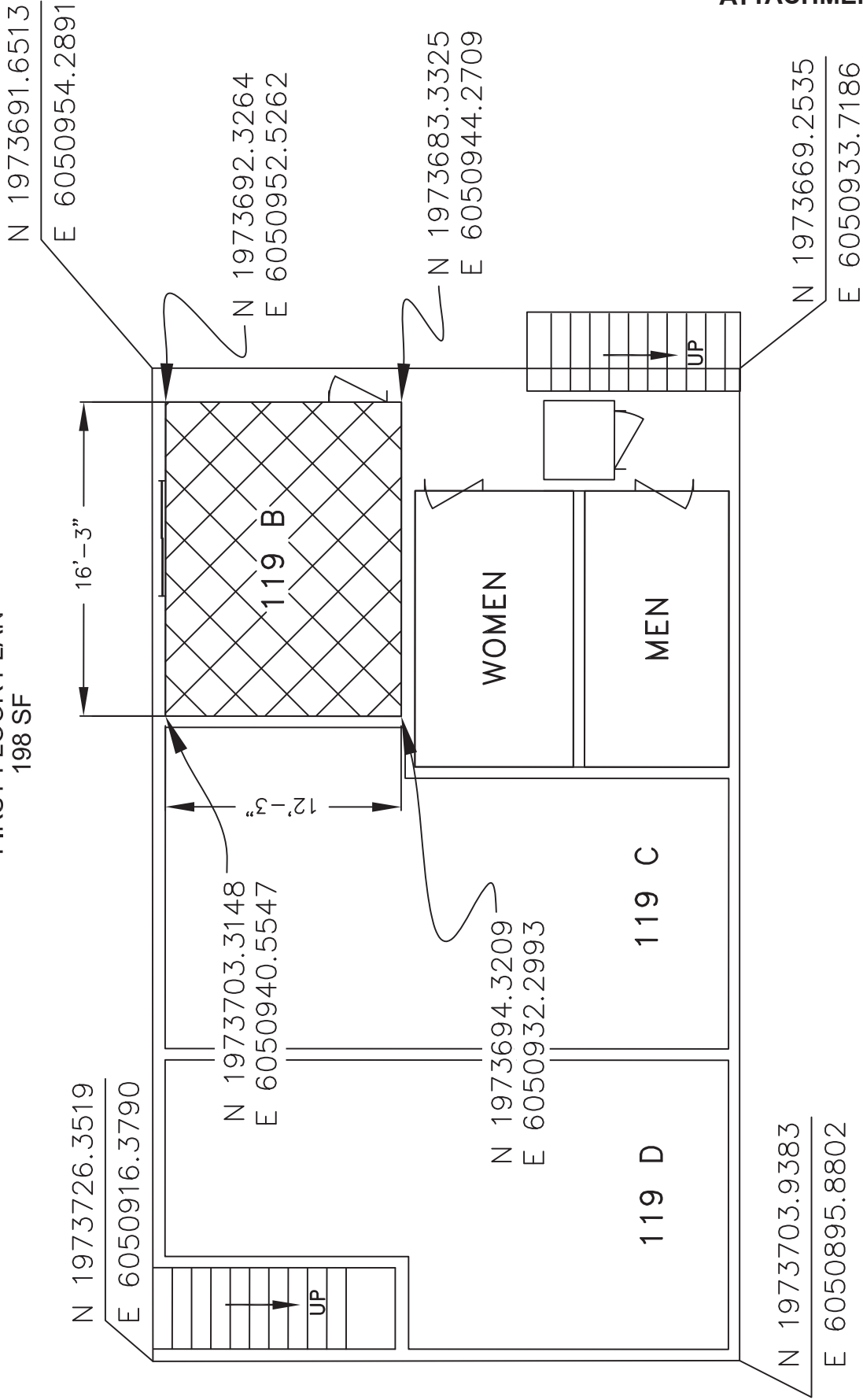
PREPARED BY: Scott Riedman, Waterfront Director

APPROVED BY: City Administrator's Office

BROPHY BROS. BUILDING
119-B HARBOR WAY

SUSHI GO GO - LESSEE
 FIRST FLOOR PLAN
 198 SF

ATTACHMENT



REVISIONS		Sushi Go-Go	
T. Remeika 1/28/01		Exhibit "A"	
DATE	BY	APPROVED BY	DATE
	1-1	T. Geasch	1190-020
	5/13/98		
		119-B HARBOR WAY	
		City of Santa Barbara	
		Waterfront Department	
		SHEET NO.	
		2 of 2	

