



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: February 7, 2012

TO: Mayor and Councilmembers

FROM: Business Division, Waterfront Department

SUBJECT: Lease Agreement With Barbara Sonia Adams, Doing Business As Madame Rosinka

RECOMMENDATION:

That Council approve a five-year lease agreement with Barbara Sonia Adams, doing business as Madame Rosinka at 221-B Stearns Wharf, at a rent of \$750 per month.

DISCUSSION:

Rachel Adams, professionally known as Madame Rosinka, operated the palm reading business on Stearns Wharf beginning in 1951. At that time, the Castagnola family owned and operated the Wharf. The business has been an institution on the Wharf for over 60 years. Following the Harbor Restaurant fire of April 1973, the City eventually acquired the Wharf and began redeveloping it. Rachel Adams and her successors have leased the 153 square foot shop at 221-B Stearns Wharf from the City since the Wharf re-opened in 1981.

The current lease expired on September 30, 2011. The rent is currently \$750 per month (\$4.91 per square foot).

The basic lease terms of the proposed lease are:

- Lessee: Barbara Sonia Adams (Rachel Adams' daughter)
- Five-year term (November 30, 2016)
- Base rent of \$750 per month
- Permitted uses: Only as a family operated palm reading establishment and for the sale of promotional material carrying the Tenant's logo.

Ms. Adams is considered by the Department to be a tenant in good standing. She is always prompt with rent payments, is a member of the Stearns Wharf Business Association, and has no lease compliance problems on file. The Harbor Commission recommended approval of the lease agreement at the January 19, 2012 meeting.

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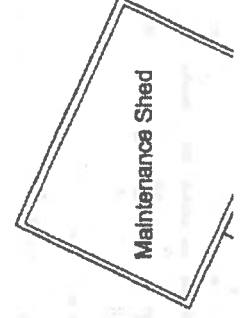
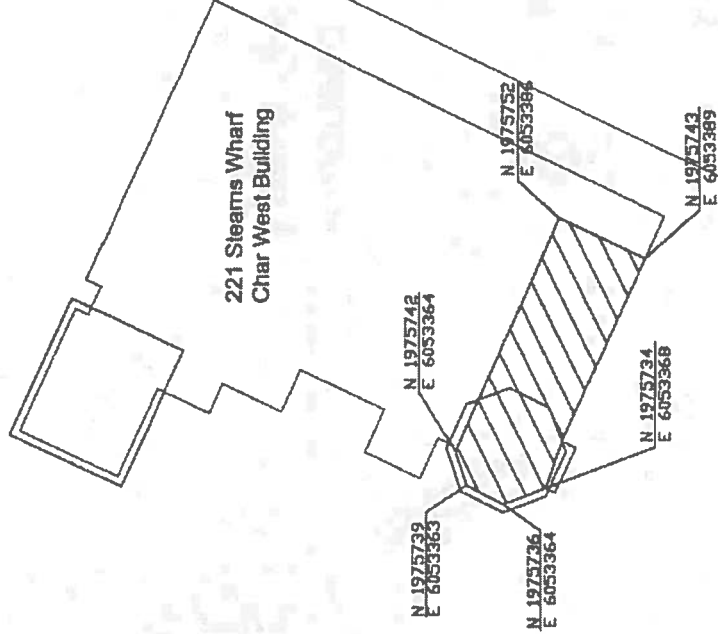
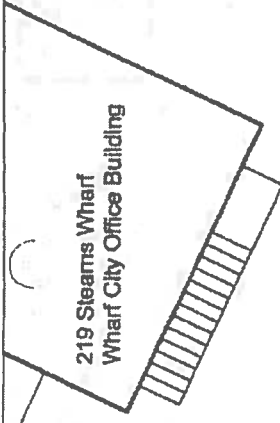
ATTACHMENT: Site plan

PREPARED BY: Scott Riedman, Waterfront Director

APPROVED BY: City Administrator's Office

ATTACHMENT

Madame Rosinka
Exhibit "A"
153 Square Feet



Proposed Lease Area		DATE	APPROVED BY	DRAWN BY
Exhibit A		4/23/03	A.W. Pysz	L. Nelson
REVISIONS	ADDRESS	221 Stearns Wharf		SHEET NO
	City of Santa Barbara			2 of 2
	Waterfront Department			DRAWING NO
				22101012