



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: April 24, 2012

TO: Mayor and Councilmembers

FROM: Business Division, Waterfront Department

SUBJECT: Lease Agreement With The Harbor Market

RECOMMENDATION:

That Council approve a five-year lease agreement with Lisa Clagg, doing business as Harbor Market, for the 676 square foot convenience store located at 125 Harbor Way, Suite 8, at a base rent of \$2,159.75 per month, subject to an annual Cost of Living adjustment or 6% of gross sales, whichever is greater.

DISCUSSION:

Lisa Clagg has operated the Harbor Market on the first floor of the Marine Center Building since 1991. The current lease will expire on April 30, 2012.

The basic lease terms of the proposed lease are summarized as follows:

- **Term:** Five years
- **Base Rent:** \$2,159.75 per month (\$3.19 p.s.f.)
- **Percentage Rent:** Base rent or 6% of gross sales, whichever is greater
- **Annual Rent Adjustment:** Cost of Living increases based on the Consumer Price Index (CPI)
- **Utilities:** Separately metered, paid directly to utility companies
- **Permitted Use:** Tenant shall use the Premises as a convenience store for the retail sale of food, beverages and sundries to the general public. Tenant may sell any ready-to-eat food items commonly found in convenience stores in Santa Barbara including, but not limited to, hot dogs, prepackaged sandwiches, and popcorn.

Lisa Clagg is considered to be a tenant in good standing by the Department as she is always prompt with her rent payments and has no lease compliance problems on file. The Harbor Commission recommended approval of the lease agreement at the March 15, 2012, meeting.

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ATTACHMENT: Site Plan

PREPARED BY: Scott Riedman, Waterfront Director

APPROVED BY: City Administrator's Office

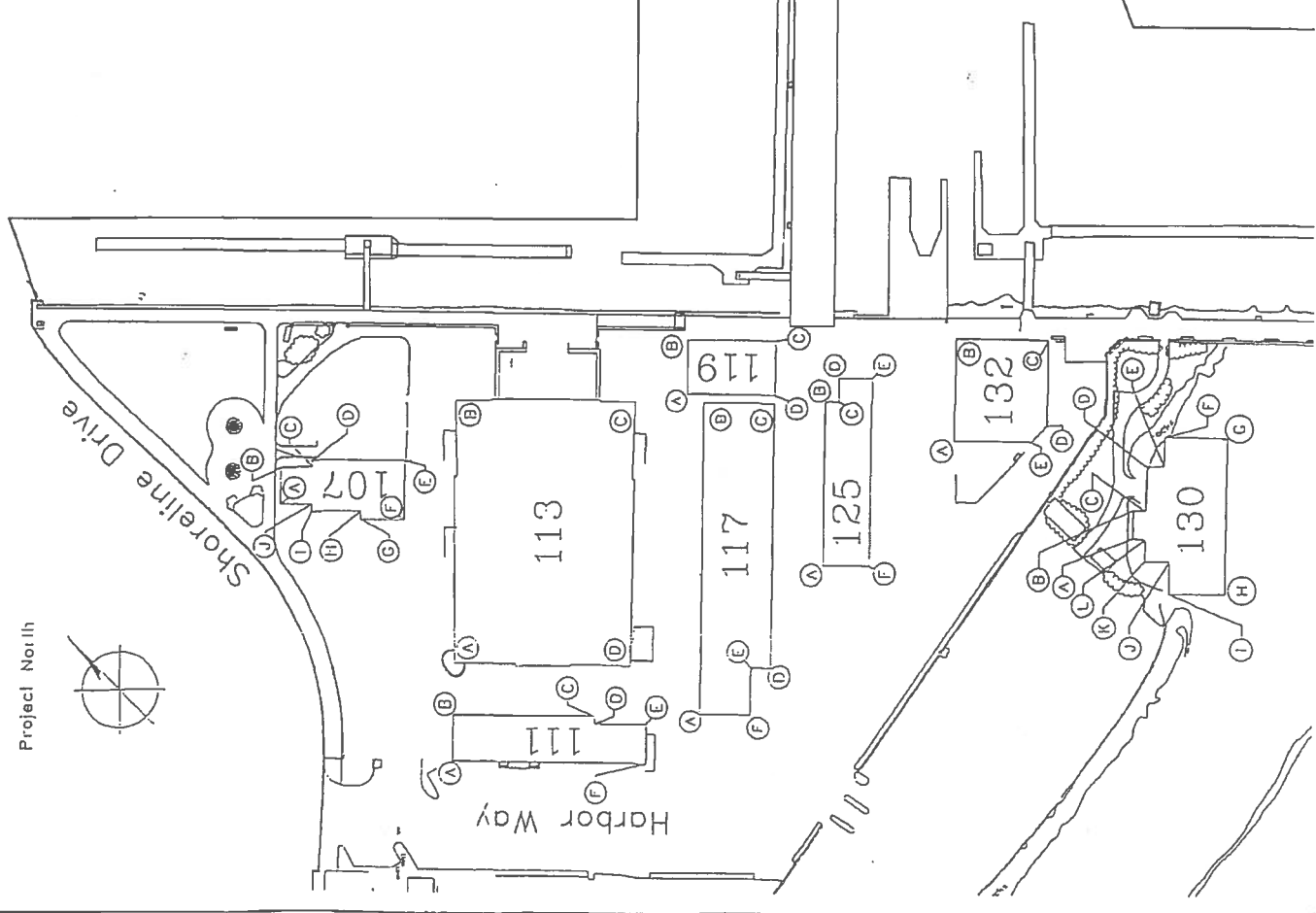
ATTACHMENT

Lease Area Exhibit A

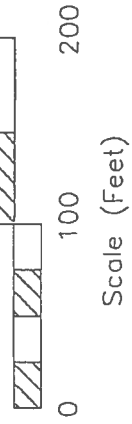
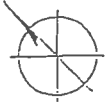
City of Santa Barbara
Waterfront Department

1 OF 2

BUILDING #	CORNER	COORDINATE VALUE	BUILDING #	CORNER	COORDINATE VALUE	BUILDING #	CORNER	COORDINATE VALUE
107	A	N 1973813.9289 E 6050678.0097 N 1973879.4872 E 6050682.0207	113	A	N 1973680.6310 E 6050682.7917 N 1973790.7578 E 6050791.8661	125	A	N 1973578.0956 E 6050890.4338 N 1973646.5752 E 6050953.2727
	B	N 1973817.4652 E 6050705.6711 N 1973870.3455 E 6050708.2039		B	N 1973720.2135 E 6050869.9948 N 1973611.0447 E 6050768.4966		B	N 1973641.1776 E 6050959.1550 N 1973651.0257 E 6050968.1778
	C	N 1973870.3455 E 6050708.2039 N 1973794.8875 E 6050774.1875		C	N 1973583.0962 E 6050900.0415 N 1973663.3523 E 6050890.4913		C	N 1973636.7033 E 6050981.6280 N 1973580.2955 E 6050909.7911
	D	N 1973765.5587 E 6050706.5376 N 1973780.1206 E 6050709.7244		D	N 1973653.4919 E 6050833.7119 N 1973652.8236 E 6050870.5653		D	N 1973492.0555 E 6051032.1950 N 1973494.0258 E 6051043.2075
	E	N 1973765.5587 E 6050706.5376 N 1973780.1206 E 6050709.7244		E	N 1973683.1719 E 6050833.7119 N 1973652.8236 E 6050870.5653		E	N 1973497.9182 E 6051047.9182 N 1973491.5833 E 6051085.3793
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111	A	N 1973639.9012 E 6050655.6031 N 1973659.4990 E 6050673.5968	117	A	N 1973703.9383 E 6050895.8802 N 1973726.3519 E 6050916.3790	130	A	N 1973501.8217 E 6051083.5283 N 1973478.5576 E 6051110.2844
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	C	N 1973579.9329 E 6050754.0774 N 1973563.5185 E 6050738.8909		C	N 1973691.6513 E 6050954.2891 N 1973669.2535 E 6050933.7186		C	N 1973436.7921 E 6051023.7624 N 1973494.0258 E 6051038.0723
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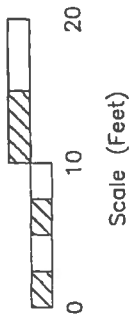
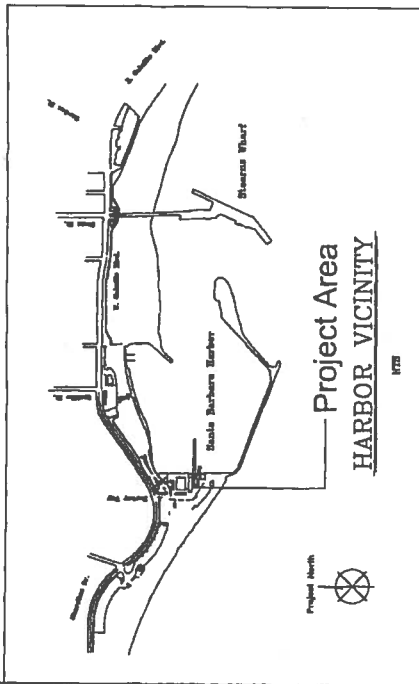
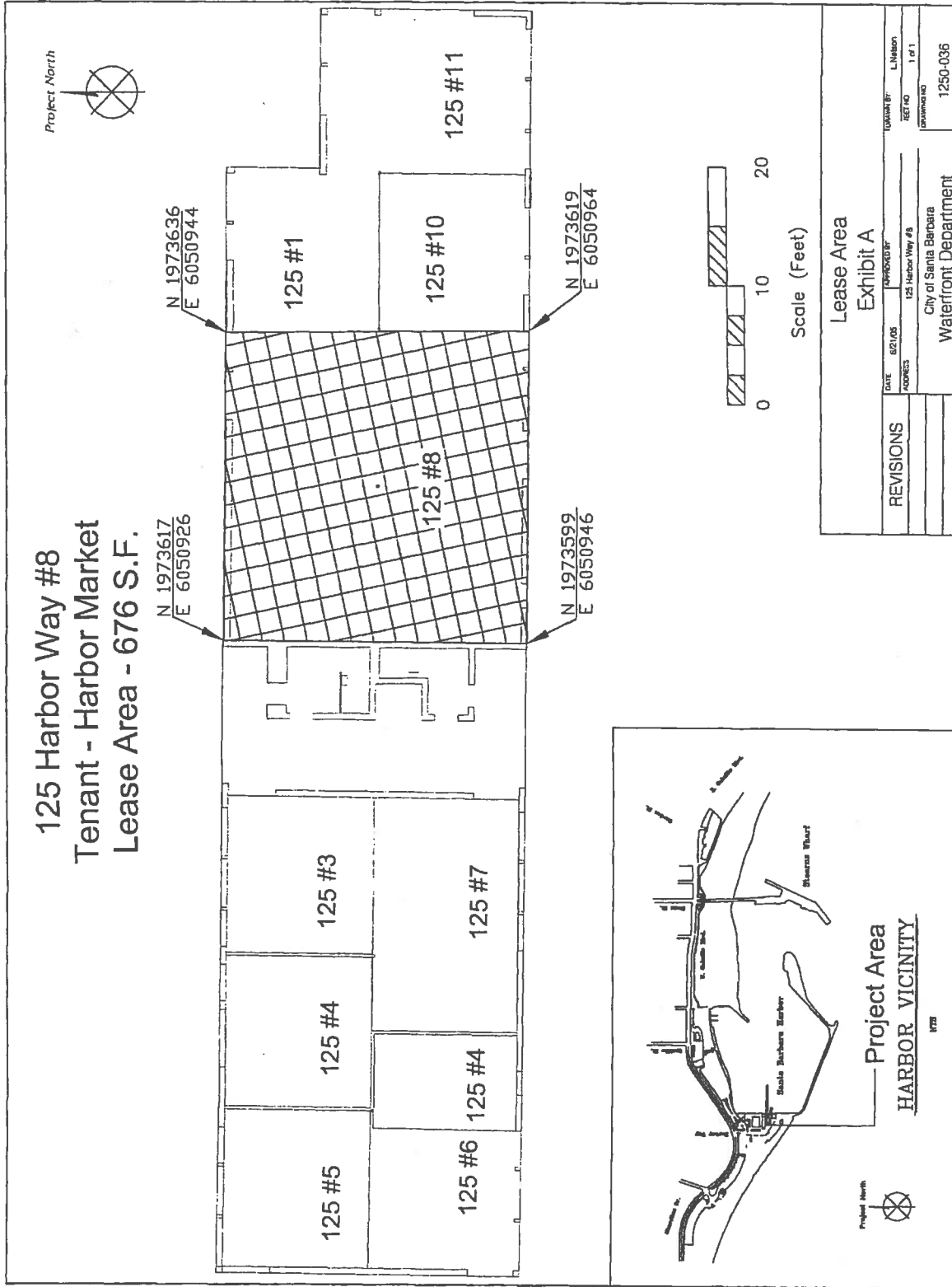


Project North



City of Santa Barbara
Waterfront Department

DATE: 01/04/01	PROJECT: HARBOR COMMERCIAL AREA	SCALE: 1"=1'	REVISION: 1800-000-LA
City of Santa Barbara		Waterfront Department	



REVISIONS	DATE	BY	APPROVED BY	DATE	REVISION NO
	02/10/05		L. Nelson		1 of 1
Lease Area			125 Harbor Way #8		
Exhibit A			City of Santa Barbara		
			Waterfront Department		
			1250-036		