



Agenda Item No. _____

File Code No. 330.04

CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: July 17, 2012

TO: Mayor and Councilmembers

FROM: Business Division, Waterfront Department

SUBJECT: Introduction Of Ordinance For A Lease Agreement With Channel Island Outfitters, Inc., Doing Business As Paddle Sports Of Santa Barbara

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 Channel Island Outfitters, Inc., Doing Business As Paddle Sports of Santa Barbara, at a Monthly Rent of \$2,762.75, for Approximately 956 Square Feet of Retail Space and 374 Square Feet of Water Area Adjacent to the Navy Pier in the Santa Barbara Harbor, Effective August 24, 2012.

DISCUSSION:

Paddle Sports has leased space from the City since 2002 (Site Plan Attached). The current lease expired on May 31, 2012, and the tenant has continued to occupy and use the site on a holdover status, with the Department's approval, since that time.

The current owners, Channel Islands Outfitters, Inc., have operated Paddle Sports since October 2010. The permitted uses under their lease are kayak rentals, sales and demonstration of kayaks and equipment related to the sport of kayaking, a staging area for guided kayak trips, kayak instruction, the sale of clothing imprinted with the tenant's logo, clothing imprinted with a kayak design, clothing pertaining to the kayak/paddling industry, clothing with design features specific to the sport of kayaking, sunscreen, sunglasses, sandals, surfboards and body boards, memberships, lessons, and stand-up paddle board (SUPs) sales and rentals.

The basic terms of the proposed lease are as follows:

- **Term:** Five years with one five-year option to extend
- **Rent:** \$2,762.75 per month
- **Percentage Rent:** 5 percent of gross receipts or the base rent, whichever is greater
- **Annual Rent Adjustment:** Cost of Living increases based on the Consumer Price Index (CPI)

The Harbor Commission recommended approval of the lease agreement at its June 21, 2012, meeting.

ATTACHMENT: Lease Space – Site Plan

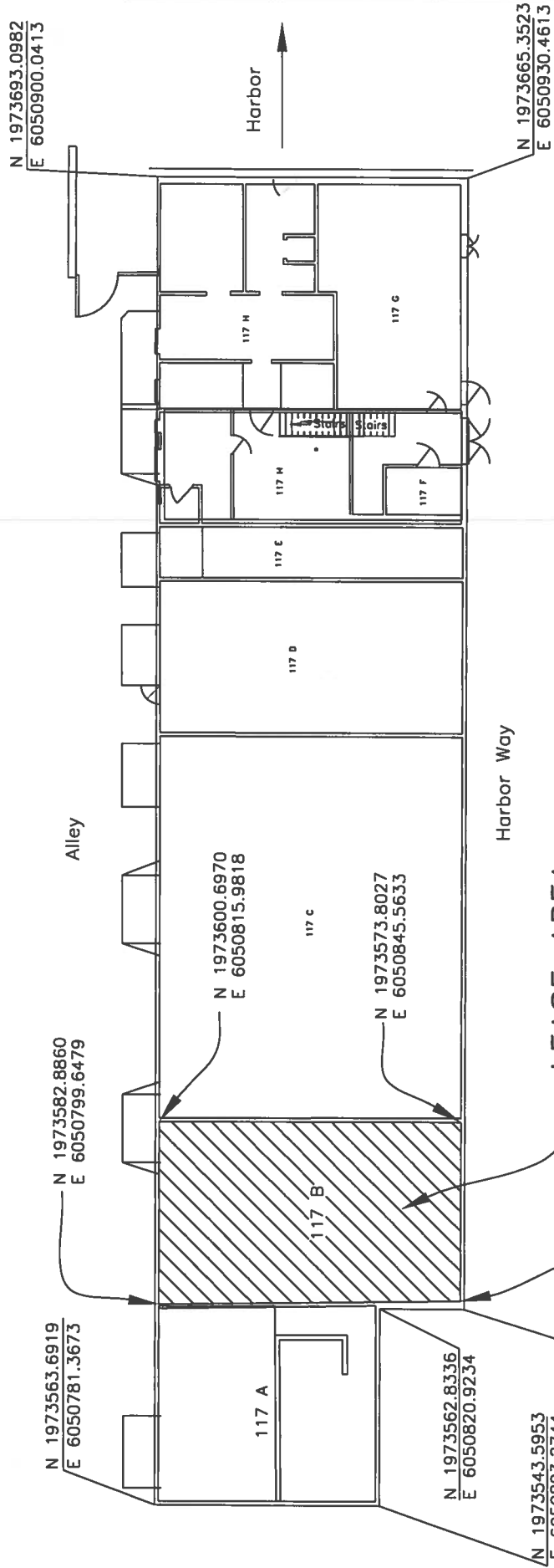
PREPARED BY: Brian Bosse, Waterfront Business Manager

SUBMITTED BY: Scott Riedman, Waterfront Director

APPROVED BY: City Administrator's Office

117-B HARBOR WAY

FIRST FLOOR AREA 956 SF
 SECOND FLOOR AREA 000 SF
 KAYAK AREA 374 SF
 TOTAL AREA 1330 SF



LEASE AREA

ATTACHMENT

Lease Area Exhibit A

REVISIONS	
T. Remelka	1/22/01

DATE	10/12/00
SCALE	1 = 1
PROJECT NO.	117 B HARBOR WAY
PROJECT NAME	City of Santa Barbara Waterfront Department
SHEET NO.	2 of 2

