



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: February 23, 2016

TO: Mayor and Councilmembers

FROM: Business Services Division, Waterfront Department

SUBJECT: Introduction Of An Ordinance For A Lease Agreement With Chandlery On The Breakwater, Inc.

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 Chandlery on the Breakwater, Inc., at an Average Initial Base Rent of \$1,541.15 per Month, For the Premises Located at 125 Harbor Way, Suites # 3, 4, and 5, Effective April 1, 2016.

DISCUSSION:

The Chandlery on the Breakwater, Inc. better known as Chandlery Yacht Sales is a family operated yacht brokerage that has operated at 125 Harbor way for the past ten years and, prior to that, it operated in various locations throughout the Harbor since 1946. It is the oldest J Boat and Catalina Yacht dealer on the West Coast and provides sales in both pre-owned and new yachts. The staff of five salesmen collectively have over 180 years of boating experience and a wealth of hands-on knowledge of both sailboats and power boats. Chandlery currently occupies three offices in the 125 Harbor Way building immediately across from Blue Water Hunter and On the Alley Café.

The business terms of the proposed lease are as follows:

- **Term:** Five-year term with one, five-year option
- **Base Rent:** An initial rate of \$ 1,541.15 per month
- **Annual Rent Adjustment:** Cost of Living increases based on the Consumer Price Index (CPI)
- **Percentage Rent:** Variable depending on type of sales activity.

Chandlery Yacht Sales is considered a tenant in good standing by the Department as it has no outstanding default notices on file and has been prompt with rent payments.

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The Harbor Commission recommended City Council approval of the proposed lease agreement with Chandlery Yacht Sales at its meeting on January 14, 2016.

ATTACHMENT: Site Plan

PREPARED BY: Brian Bosse, Waterfront Business Manager

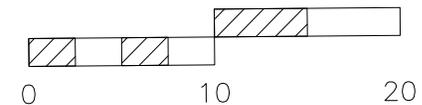
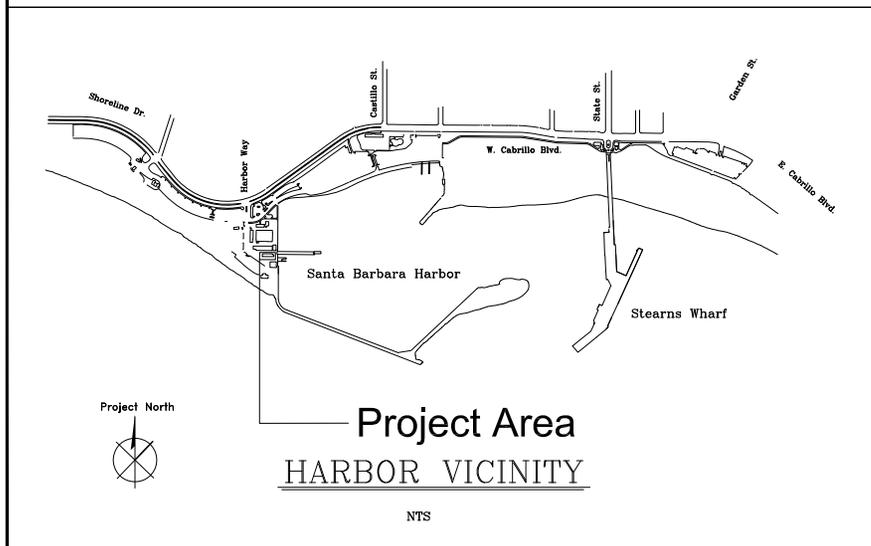
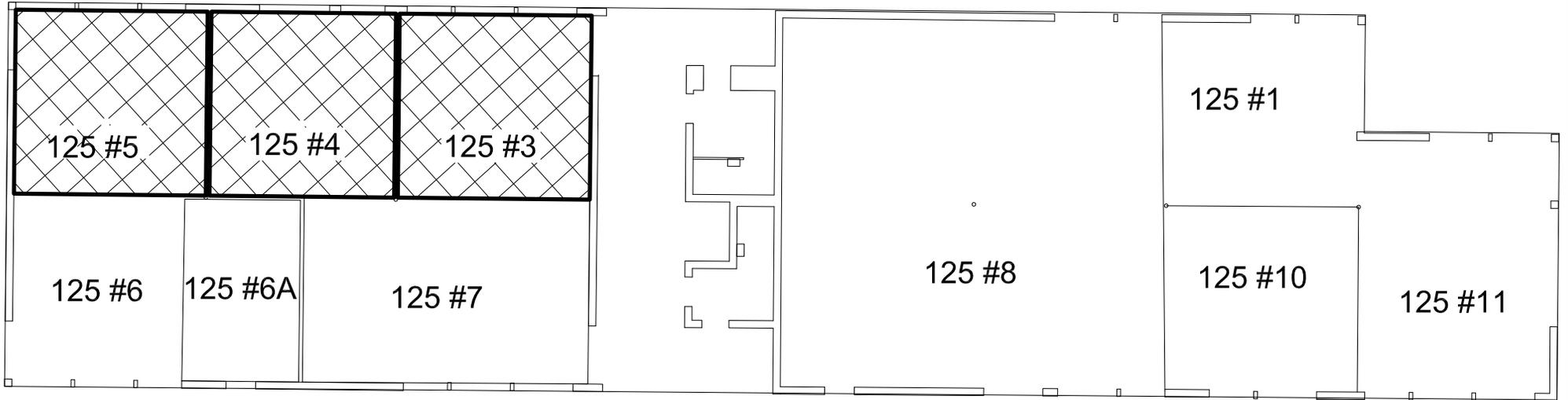
SUBMITTED BY: Scott Riedman, Waterfront Director

APPROVED BY: City Administrator's Office

Unit #3: 166 SQ FT
 Unit #4: 160 SQ FT
 Unit #5: 166 SQ FT
 TOTAL 492 SQ FT

First Floor Plan
 125 Harbor Way
 The Chandlery on the Breakwater, Inc.

Project North



Scale (Feet)

Lease Area
 Exhibit A

REVISIONS	DATE: 10/5/2015	APPROVED BY: T.Lawler	DRAWN BY: T.Lawler
	ADDRESS: 125 Harbor Way		SHEET NO. 1 of 1
	City of Santa Barbara Waterfront Department		DRAWING NO. 1250-022