



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** March 8, 2016

**TO:** Mayor and Councilmembers

**FROM:** Business Services Division, Waterfront Department

**SUBJECT:** Five-Year Lease Agreement With The Blue Water Hunter Dive Shop Located At 117-D Harbor Way

### RECOMMENDATION:

That Council approve a five-year lease agreement with Andrew M. Taylor, a Sole Proprietor, doing business as The Blue Water Hunter, at an initial base rent of \$2,430.50 per month, for the 878 square-foot lease space located at 117-D Harbor Way.

### DISCUSSION:

Mr. Andy Taylor has operated The Blue Water Hunter since late-2000 when he assumed ownership of the business through a Request for Proposals process. The 878 square feet of commercial space is located at 117-D Harbor Way (site map attached). Over the past 18 months, Mr. Taylor has significantly upgraded the lease space to include new and expanded offerings including a large variety of wetsuits, face masks, fins, and air tanks as well as comprehensive repair services. Mr. Taylor brings over 30 years of spearfishing experience to Blue Water Hunter and can assist the beginner through the expert ranks with local knowledge, trip ideas, charters and everything else one needs to have a great spearfishing and diving experience. These improvements and offerings have significantly improved The Blue Water Hunter's presence in the Waterfront community.

The business terms of the proposed lease are as follows:

- **Term:** Five-year term.
- **Base Rent:** Initial rate of \$2,430.50 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.

The Blue Water Hunter 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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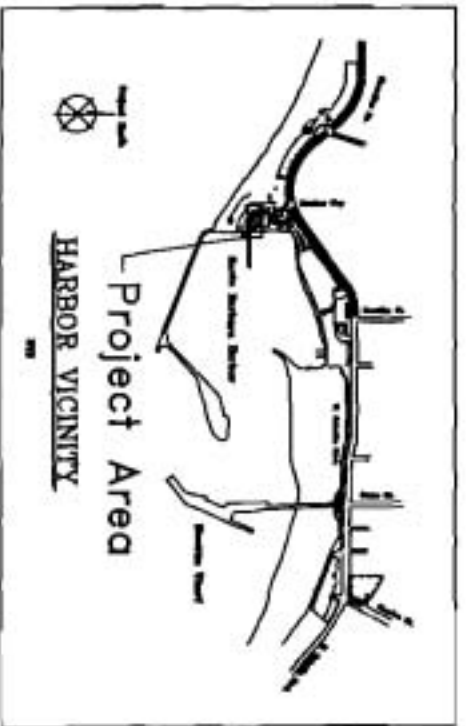
The Harbor Commission recommended City Council approval of the proposed lease agreement with The Blue Water Hunter at its meeting on February 18, 2016.

**ATTACHMENT:** Site Plan

**PREPARED BY:** Brian J. Bosse, Waterfront Business Manager

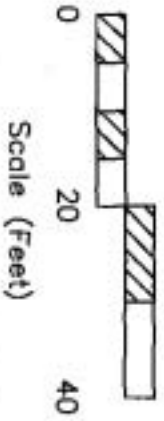
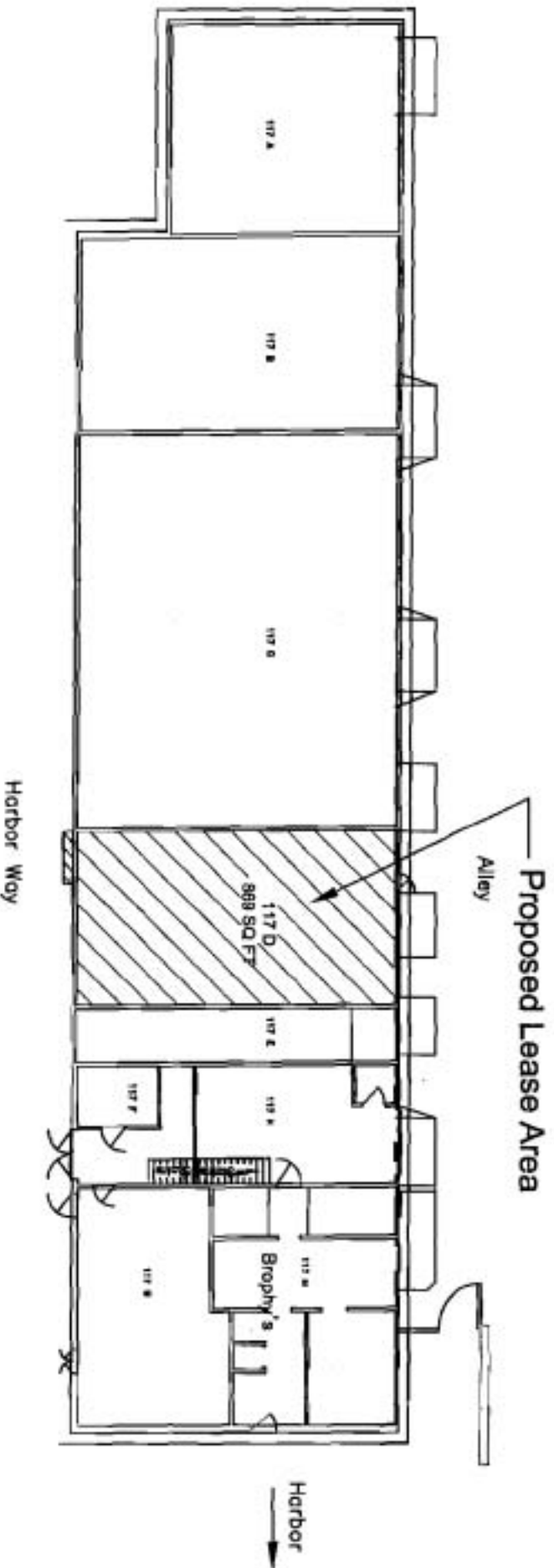
**SUBMITTED BY:** Scott Riedman, Waterfront Department

**APPROVED BY:** City Administrator's Office



# FIRST FLOOR PLAN 117 D Harbor Way

Inside Area	869 SQ FT
Outside Area	9 SQ FT
<b>Total Area</b>	<b>878 SQ FT</b>



### REVISIONS

### Lease Area Exhibit A

DATE	1-4	PROJECT NO.	117 D Harbor Way
BY	1/18/2011	CITY OF SANTA BARBARA	
Waterfront Department			
DATE	5/1/2011	BY	T. Landier
NO.		PROJECT NO.	117D-015
1 of 1			