



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: June 7, 2016

TO: Mayor and Councilmembers

FROM: Business Services Division, Waterfront Department

SUBJECT: Lease Agreement With Dollyia And John Adams, Doing Business As Madame Rosinka

RECOMMENDATION:

That Council approve a five-year lease agreement with Dollyia and John Adams, doing business as Madame Rosinka at 221-B Stearns Wharf, at an initial rent of \$797.30 per month.

DISCUSSION:

The Rosinka Family has operated the spiritual consultancy, Madame Rosinka, on Stearns Wharf since 1951. They are the longest operating tenant on Stearns Wharf. The 153 square feet of commercial space is located at 221-B Stearns Wharf (Attachment 1). The base rent is currently \$797.30 (\$5.21/square foot), subject to annual Cost of Living increases based on the Consumer Price Index.

In late 2014, Ms. Barbara Adams passed away. Prior to her death, Ms. Adams had requested that the lease be transferred to Dollyia and John Adams. In September 2015, Dollyia and John Adams were assigned the Lease on a month-to-month basis. A new lease with the Adams' is now proposed.

The basic lease terms of the proposed lease are:

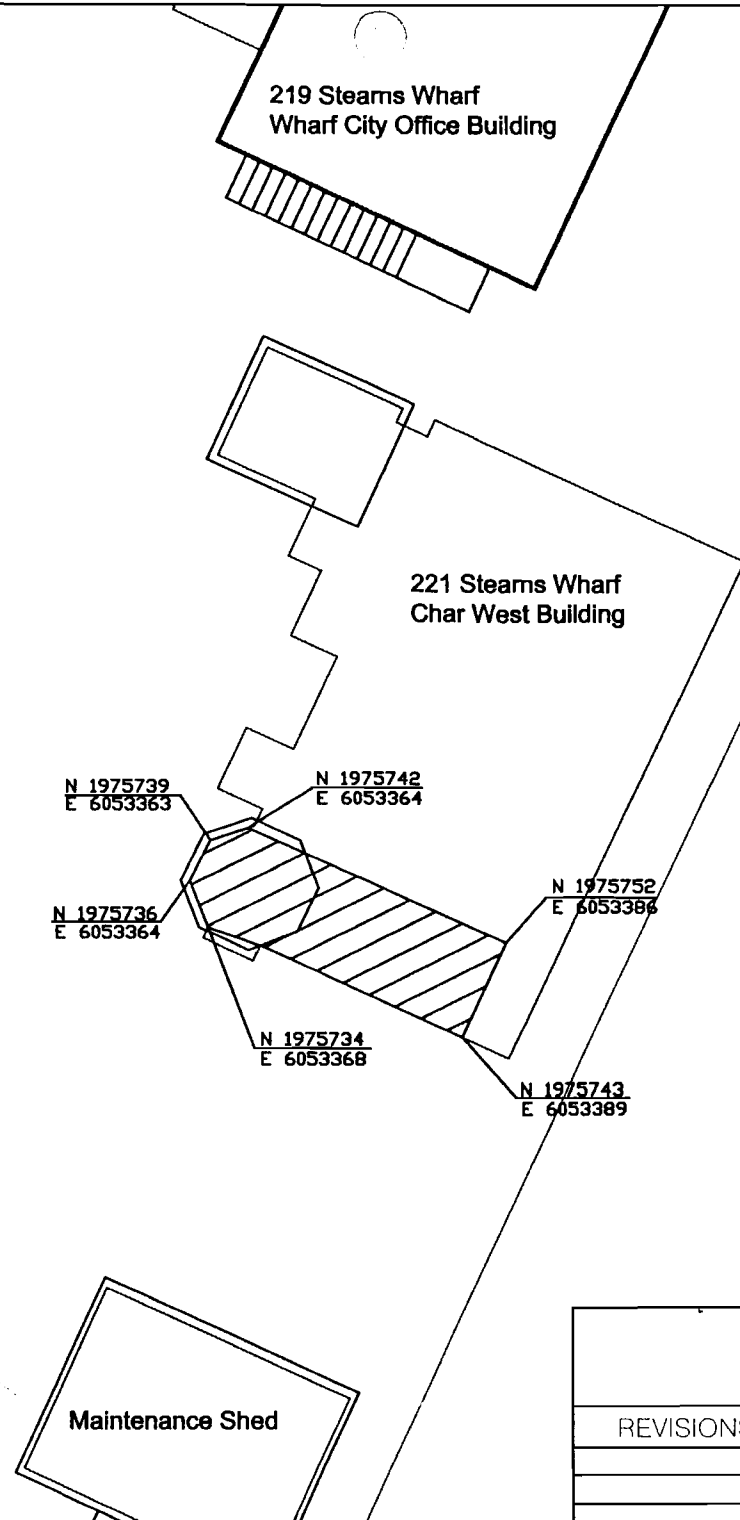
- **Term:** Five-year term.
- **Base Rent:** Initial base rent of \$797.30 per month.
- **Annual Rent Adjustment:** Cost of Living increases based on the Consumer Price Index (CPI).
- **Permitted uses:** Only as a family operated palm reading establishment and for the sale of promotional material carrying the Tenant's logo.

Dollyia and John Adams are considered by the Department to be a tenant in good standing. They are always prompt with rent payments, are members of the Stearns Wharf Business Association, and have no lease compliance problems on file.

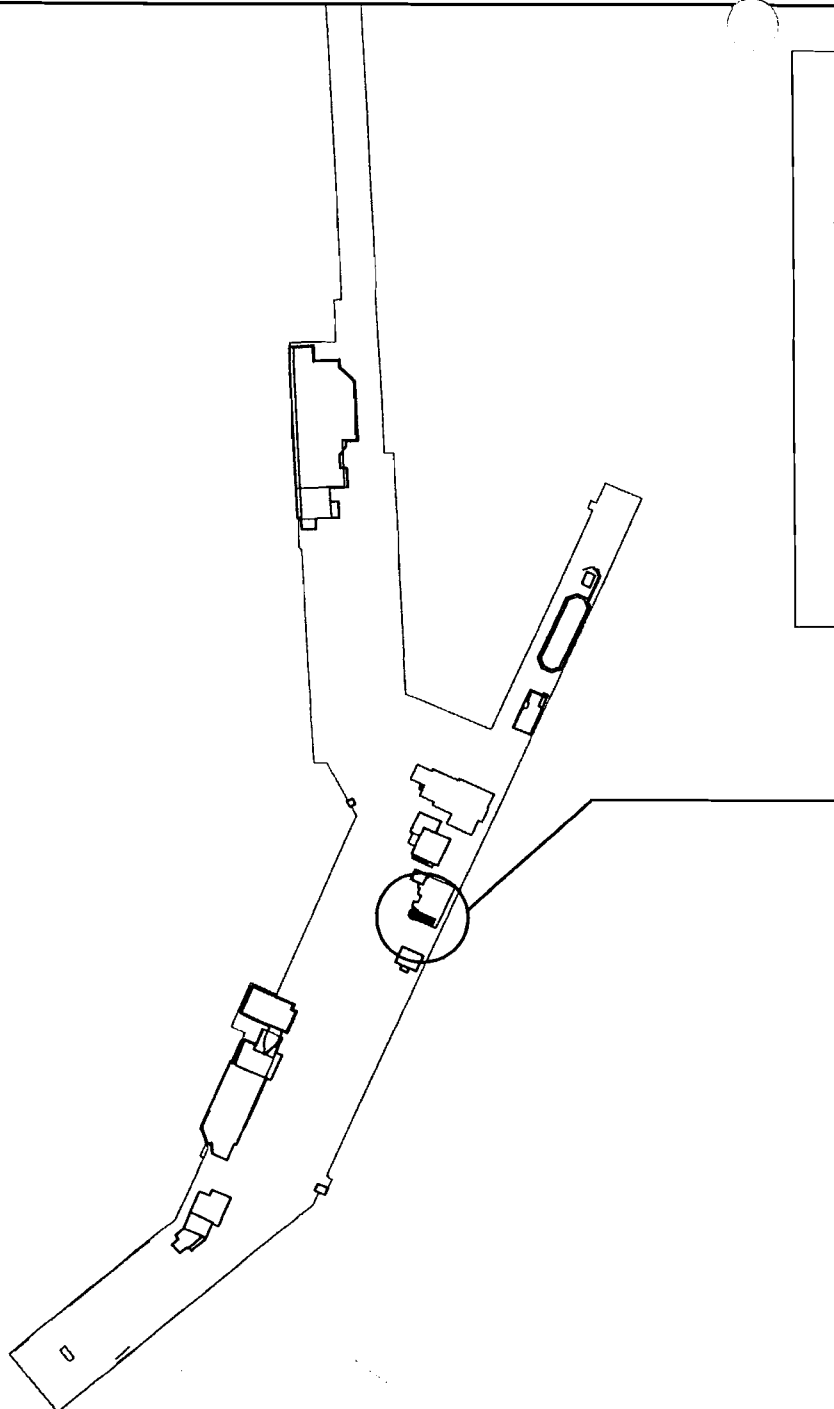
The Harbor Commission recommended approval of the lease at their May 19, 2016, meeting.

ATTACHMENT: Lease Area
PREPARED BY: Brian Bosse, Waterfront Business Manager
SUBMITTED BY: Scott Riedman, Waterfront Director
APPROVED BY: City Administrator's Office

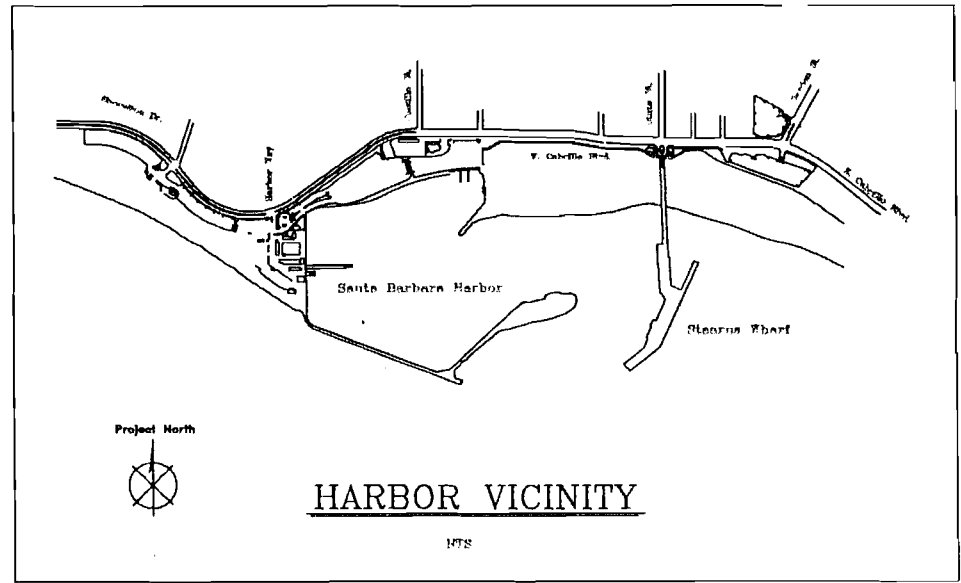
**Madame Rosinka
Exhibit "A"
153 Square Feet**



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|----------------------------------|--|-------------------|--------------|-----------|-------------|----------|
| Proposed Lease Area Exhibit A | | | | | | |
| REVISIONS | DATE: | 4/23/03 | APPROVED BY: | A.W.Pryor | DRAWN BY: | L.Nelson |
| | ADDRESS: | 221 Stearns Wharf | | SHEET NO. | 2 of 2 | |
| | City of Santa Barbara Waterfront Department | | | | DRAWING NO. | 2210-008 |



Proposed
Lease Area



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|----------------------------------|--|-------------------|------------------------|
| Proposed Lease Area Exhibit A | | | |
| REVISIONS | DATE | 4/23/03 | APPROVED BY: A.W.Pryor |
| | ADDRESS: | 221 Stearns Wharf | |
| | City of Santa Barbara Waterfront Department | | DRAWN BY: L.Nelson |
| | | | SHEET NO: 1 of 2 |
| | | | DRAWING NO: 2210-008 |