



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** June 7, 2016

**TO:** Mayor and Councilmembers

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

**SUBJECT:** Introduction Of Ordinance For A Lease Agreement With Great Pacific Ice Cream

### 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 John K. Williams, Inc., a California Corporation, Doing Business as Great Pacific Ice Cream, at an Average Initial Base Rent of \$4,053 Per Month for the 395 Square Foot Restaurant Located at 219-A Stearns Wharf.

### DISCUSSION:

John K. Williams, Inc. has operated Great Pacific Ice Cream at 219-A Stearns Wharf since 1988. The lease area consists of 395 square feet of commercial space. The rent is currently \$4,053 per month, or 15% of gross sales, whichever is greater.

The business terms of the proposed lease are as follows:

- **Term:** Five-year initial term with one, five-year option.
- **Base Rent:** An average of \$ 4,053 per month.
- **Annual Rent Adjustment:** Cost of Living increases based on the Consumer Price Index (CPI).
- **Percentage Rent:** 15% of Tenant's Gross Receipts.

Great Pacific is considered a tenant in good standing by the Department as they have no outstanding default notices on file and have been prompt with rent payments.

The Harbor Commission recommended that the City Council approve the lease agreement at their May 19, 2016, meeting. A copy of the lease is available for review at the Waterfront Administration office.

**ATTACHMENT:** Lease Area

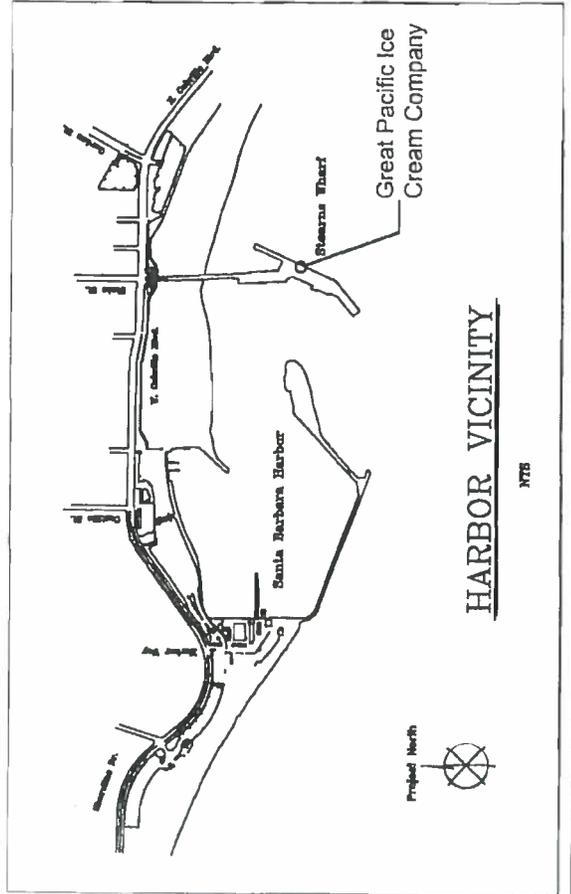
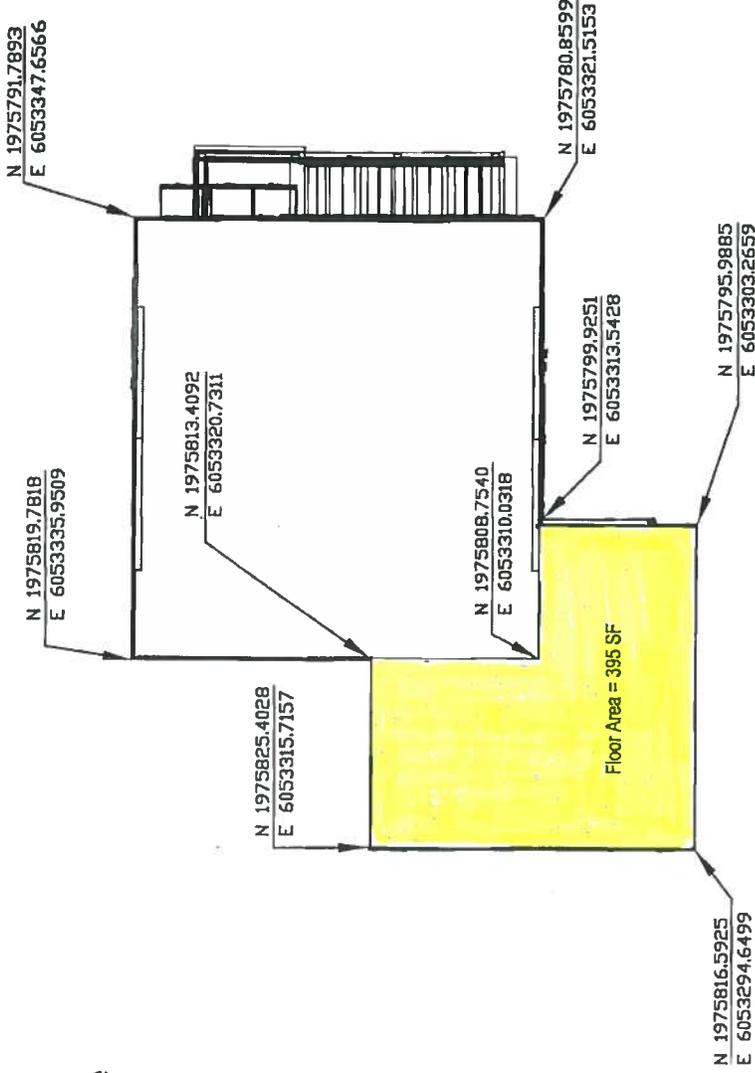
**PREPARED BY:** Brian Bosse, Waterfront Business Manager

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

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

# Lease Area

Great Pacific Ice Cream Company - Lessee  
 219 Stearns Wharf #A  
 Floor Area 395 SF



## HARBOR VICINITY

NTS

### Lease Area (Great Pacific Ice Cream Company) Exhibit A

REVISIONS	DATE 11/27/02	APPROVED BY Sierina Wharf	DRAWN BY L. Nelson
	ADDRESS		NO 1 of 1
		City of Santa Barbara	3 NO
		Waterfront Department	2190