



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 Char West

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 Char West, at an Average Initial Base Rent of \$4,231 Per Month for the 1,069 Square Foot Space Located at 221 Stearns Wharf.

DISCUSSION:

John K. Williams, Inc. has operated Char West restaurant at 221 Stearns Wharf since 1981. The lease area consists of 925 square feet of restaurant space and 144 square feet of second floor office. The rent is currently \$4,231 per month, or 11.4% 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 \$4,231 per month.
- **Annual Rent Adjustment:** Cost of Living increases based on the Consumer Price Index (CPI).
- **Percentage Rent:** 11.4% of Tenant's Gross Receipts.

Char West is considered by the Department to be a tenant in good standing as they are always prompt with rent payments, are active member of the Stearns Wharf Business Association, and has no lease compliance problems on file.

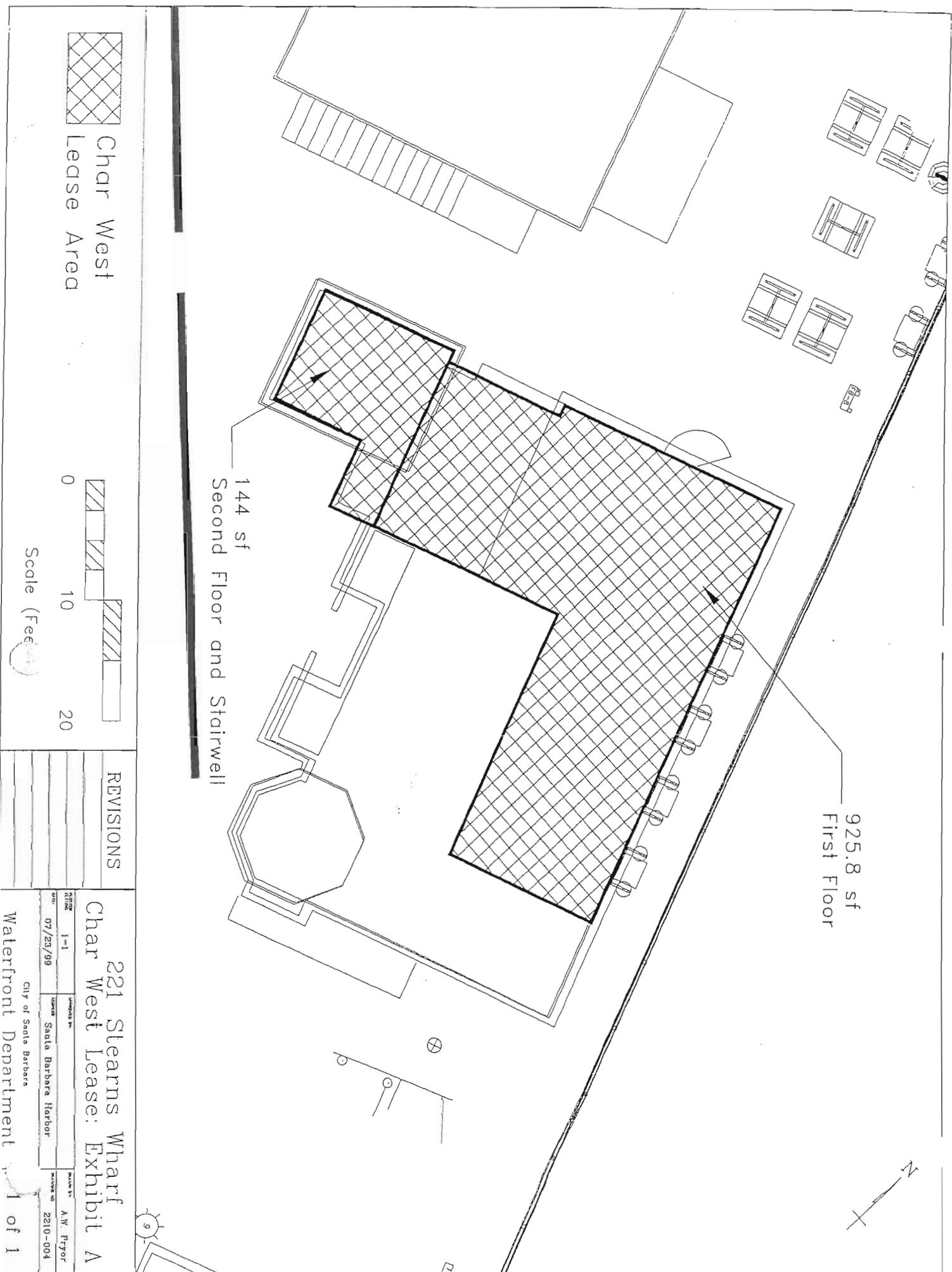
The Harbor Commission recommended that the City Council approve the lease agreement at their May 19, 2016, meeting. A copy of the lease is available for review at the Waterfront Administration office.

ATTACHMENT: Lease Area

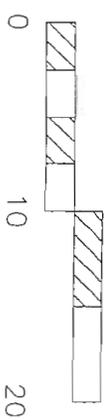
PREPARED BY: Brian Bosse, Waterfront Business Manager

SUBMITTED BY: Scott Riedman, Waterfront Director

APPROVED BY: City Administrator's Office



Char West
Lease Area



Scale (Feet)

REVISIONS

221 Stearns Wharf
Char West Lease: Exhibit A

DATE	REVISION	BY	APPROVED BY
07/23/99	1-1	Saala Barbara Harbor	A.W. Pryor

City of Saale Barbara
Waterfront Department
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