



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: October 4, 2016

TO: Mayor and Councilmembers

FROM: Business Services Division, Waterfront Department

SUBJECT: Introduction Of An Ordinance For A Lease Agreement With Nature's Own Gallery, 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 and Authorizing the Waterfront Director to Execute a Lease Agreement with Nature's Own Gallery Inc., Located at 217 Stearns Wharf, Suite C, Commencing Upon the Effective of the Enabling Ordinance.

DISCUSSION:

The Marshall family has owned Nature's Own through their family corporation since 1981. The business is managed by Jon Marshall, who staffs the store on a daily basis.

The business terms of the proposed lease are as follows:

- **Term:** Five-year term, with one five-year option
- **Base Rent:** An average of \$ 2,221 per month (\$5.25 p.s.f.), adjusted seasonally
- **Annual Rent Adjustment:** Cost of Living increases based on the Consumer Price Index (CPI)
- **Permitted Uses:** Primary Specialty: Tenant shall use the Premises as a store carrying shells, minerals, fossils and related products. Secondary Specialty: Tenant shall also use the Premises for the sale of gifts that are found in nature-related stores, such as nature rocks, science-related items, environmental items and prehistoric to modern day sculptures of animals, birds and fish made of wood, plastic and metal, jewelry with shell, rock and mineral content, and souvenirs, limited to a maximum of twenty percent (20%) of inventory display area. Tenant may carry one model of T-shirt and sweatshirt that carries a design/logo featuring the name of the shop.
- **Percentage Rent:** 10% of Tenant's Gross Receipts

Nature's Own is considered by the Department to be a tenant in good standing as they are always prompt with rent payments, are active members of the Stearns Wharf Business Association, and have no lease compliance problems on file.

The Harbor Commission recommended approval of the lease agreement for Nature's Own at the August 18, 2016, meeting.

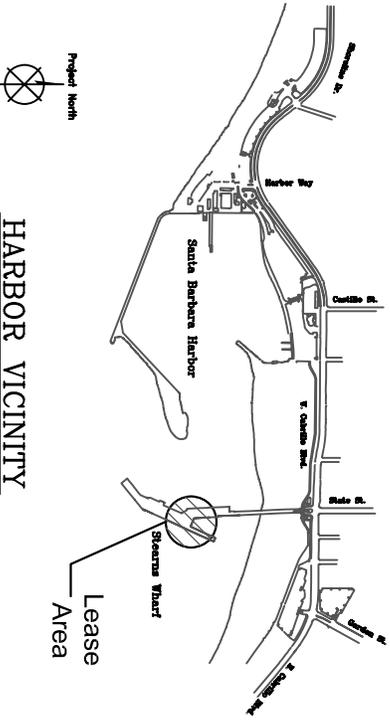
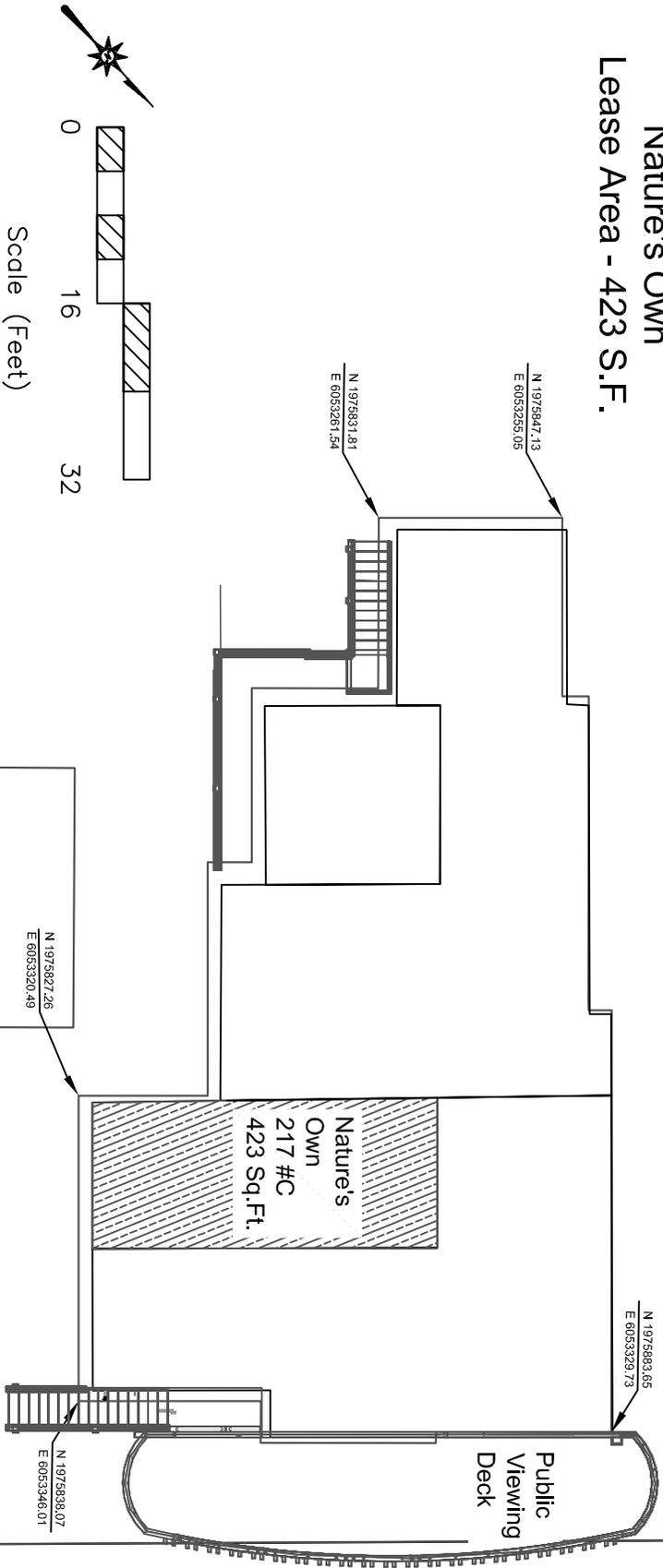
ATTACHMENT: Site Plan

PREPARED BY: Brian Bosse, Waterfront Business Manager

SUBMITTED BY: Scott Riedman, Waterfront Director

APPROVED BY: City Administrator's Office

First Floor Plan
 Old Wharf Building
 217 #C Stearns Wharf
 Nature's Own
 Lease Area - 423 S.F.



HARBOR VICINITY

NTS

Exhibit A: Lease Area

Nature's Own

REVISIONS

DATE:	04/11/06	APPROVED BY:	S. Roldman	DRAWN BY:	J.L.
ADDRESS:	217 #C Stearns Wharf			SHEET NO.	1 of 1
				DRAWING NO.	2170-012

City of Santa Barbara
 Waterfront Department