



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 To Approve An Amendment To The Lease Agreement With West Marine Products, 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 an Amendment to Lease Agreement No. 22,237 with West Marine Products, Inc., Located at 132-C Harbor Way Commencing Upon the Effective Date of the Enabling Ordinance.

DISCUSSION:

West Marine Products, Inc. (West Marine) bought the Chandlery business and assumed control of the lease through the lease assignment process in June 2002. West Marine then entered into the current lease, Lease Agreement 22,237, in November 2006. The current option is due to expire in November 2016.

West Marine is committed to maintaining a presence at the Harbor and recently approached the Waterfront Department with a request to amend their current lease to extend the lease term. Staff believes it is important to maintain a retail boat supplies dealer in the Harbor as an 'anchor' tenant and West Marine fits that role.

The basic lease terms of the proposed amendment to the West Marine lease are as follows:

- **Term:** Ten-year initial term with two, five-year options
- **Base Rent:** Average base rent of \$8,303 per month (\$1.94 p.s.f.).
- **Annual Rent Adjustment:** Cost of Living increases based on the Consumer Price Index (CPI).

All other provisions of Lease Agreement 22,237 remain the same.

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The Harbor Commission recommended that City Council approve an amendment to the lease agreement, at their September 15, 2016, meeting.

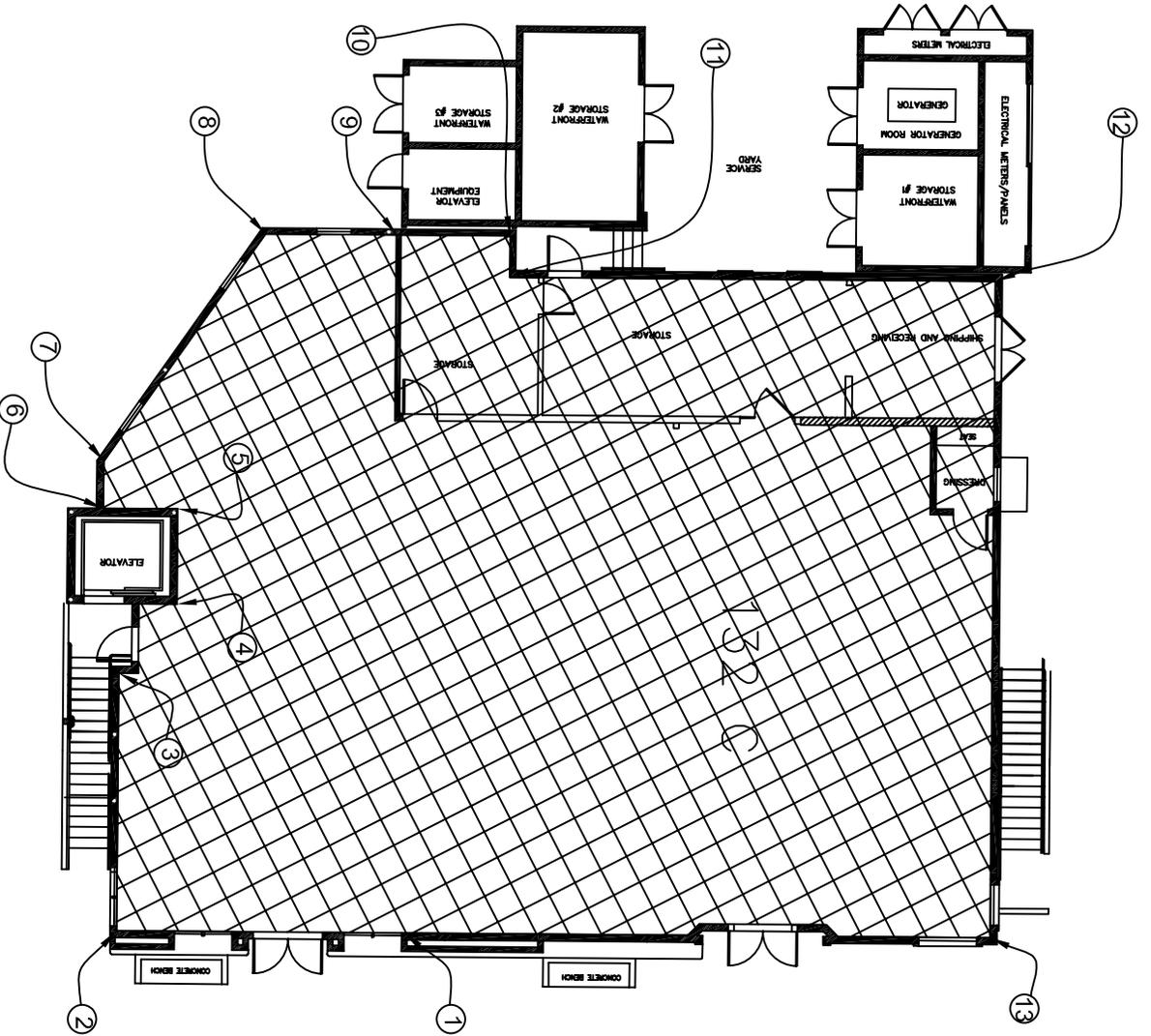
ATTACHMENT: Site Plan

PREPARED BY: Brian Bosse, Business Services Manager

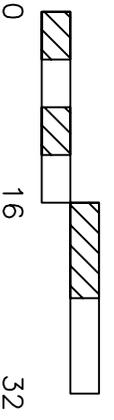
SUBMITTED BY: Scott Riedman, Waterfront Director

APPROVED BY: City Administrator's Office

132 "C" Harbor Way
 Lease Area = 4,258 S.F.



Corner #	Coordinate
1	N 1973588.3874 E 6051070.1306
2	N 1973571.5572 E 6051088.5196
3	N 1973555.0846 E 6051073.4432
4	N 1973554.0244 E 6051065.7079
5	N 1973547.9319 E 6051060.1318
6	N 1973543.5950 E 6051064.8704
7	N 1973540.5668 E 6051062.0989
8	N 1973535.3255 E 6051038.5231
9	N 1973542.9682 E 6051030.1727
10	N 1973549.6285 E 6051022.8956
11	N 1973552.2478 E 6051025.3175
12	N 1973580.6621 E 6050994.3013
13	N 1973622.6324 E 6051032.7142



Scale (Feet)

<p>Lease Area Exhibit A</p>		DATE: 5/4/04	APPROVED BY:	DRAWN BY: L.Nelson
REVISIONS	ADDRESS: 132 Harbor Way	CITY: City of Santa Barbara	SHEET NO. 2 of 2	DRAWING NO. 1320-032
	Waterfront Department			