



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: October 11, 2016

TO: Mayor and Councilmembers

FROM: Business Services Division, Waterfront Department

SUBJECT: Introduction Of An Ordinance For A Lease Agreement With Jon Marshall And Melissa Schumacher, Doing Business As Deep Blue Sea

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 Jon Marshall and Melissa Schumacher, Doing Business as Deep Blue Sea, Located at 219 Stearns Wharf, Suite C, Commencing Upon the Effective Date of the Enabling Ordinance.

DISCUSSION:

Jon Marshall purchased Deep Blue Sea from Doris Ewing/Ewing Family Corporation and assumed the lease through an assignment process in June 2002.

The business terms of the proposed lease are as follows:

- **Term:** Five-year term, with one five-year option
- **Base Rent:** An average of \$2,248 per month (\$5.74 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 novelty items, gifts, souvenirs and toys. Secondary Specialty: Tenant shall also use the Premises for the sale of T-shirts and sweatshirts (six designs), general merchandise and costume jewelry limited to a maximum of twenty percent (20%) of inventory display area.
- **Percentage Rent:** 10% of Tenant's Gross Receipts

Council Agenda Report

Introduction Of An Ordinance For A Lease Agreement With Jon Marshall And Melissa Schumacher, Doing Business As Deep Blue Sea

October 11, 2016

Page 2

Deep Blue Sea 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 Deep Blue Sea at the August 18, 2016, meeting.

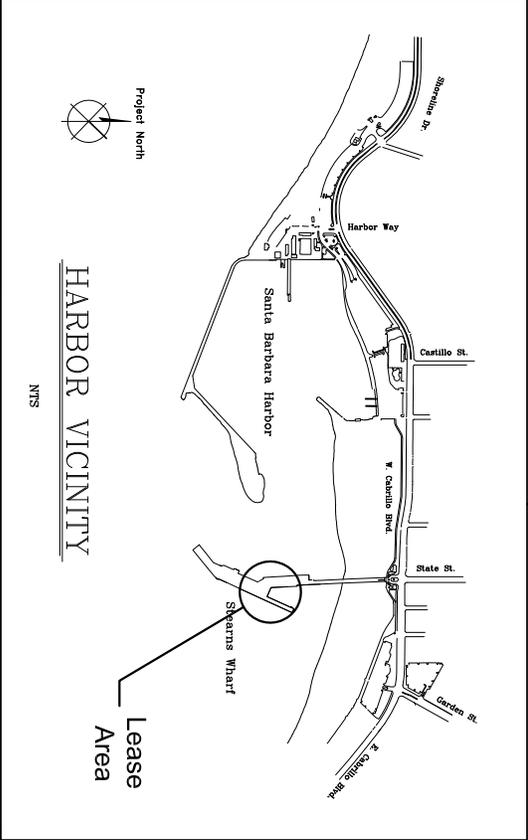
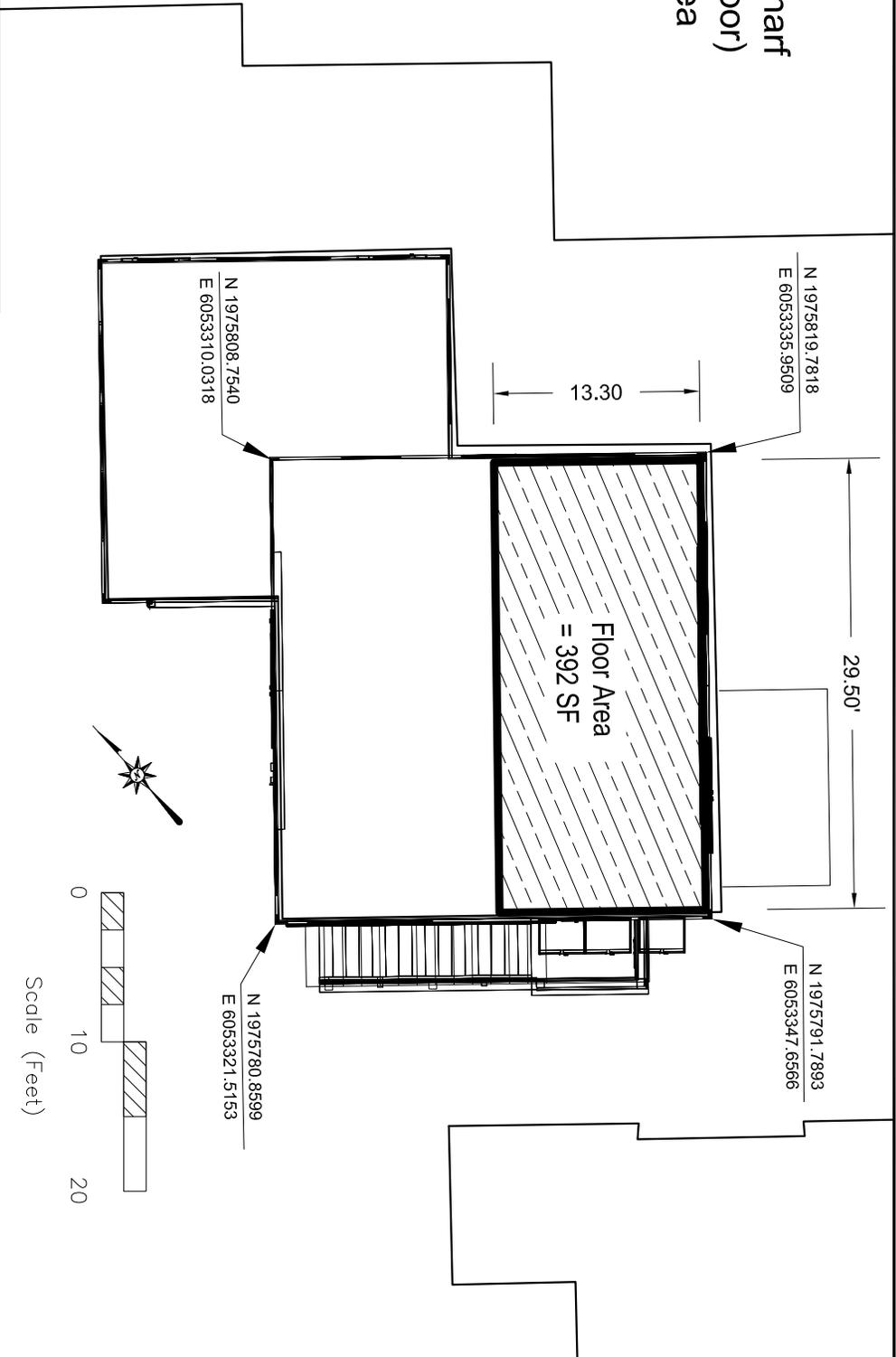
ATTACHMENT: Site Plan

PREPARED BY: Brian Bosse, Business Services Manager

SUBMITTED BY: Scott Riedman, Waterfront Director

APPROVED BY: City Administrator's Office

219 Stearns Wharf
 Suite C (1st Floor)
 Deep Blue Sea
 392 SQ FT



HARBOR VICINITY

Project North

Exhibit A: Lease Area
 Deep Blue Sea

DATE:	6/23/2016	APPROVED BY:	P. Henry	DRAWN BY:	
ADDRESS:	219 #C Stearns Wharf		CITY OF SANTA BARBARA		SHEET NO.:
City of Santa Barbara			Waterfront Department		1 of 1
					DRAWING NO.:
					2190-015

REVISIONS