



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** January 10, 2017

**TO:** Mayor and Councilmembers

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

**SUBJECT:** Office Lease Agreement With Santa Barbara Fish Market

### RECOMMENDATION:

That Council approve a five-year lease agreement with Santa Barbara Fish Market, Inc., at an average initial base rent of \$2,187.85 per month, for the 734 square foot office space located at 132 Harbor Way, Suite B, which is located above the West Marine store.

### DISCUSSION:

The Santa Barbara Fish Market (SB Fish Market) has leased office space from the Waterfront Department since June 2012. SB Fish Market was chosen by the Harbor Commission and approved by the City Council to lease the space in 2012 through a competitive Request for Proposals process. The SB Fish Market uses the space to house its administrative and office operations related to its retail space in the Harbor (117 Harbor Way, Suite A) and its warehouse operation in the eastside of Santa Barbara.

The business terms of the proposed lease are as follows:

- **Term:** Five-year term
- **Base Rent:** Initial rate of \$ 2,187.85 per month (\$2.98 per square foot)
- **Annual Rent Adjustment:** Cost of living increases based on the Consumer Price Index (CPI)
- **Permitted Use:** Administrative and accounting office; no food processing permitted.

SB Fish Market is considered by the Department to be a tenant in good standing as it is prompt with rent payments and has no lease compliance problems on file.

The Harbor Commission recommended approval of the office lease agreement for SB Fish Market at its October 20, 2016 meeting.

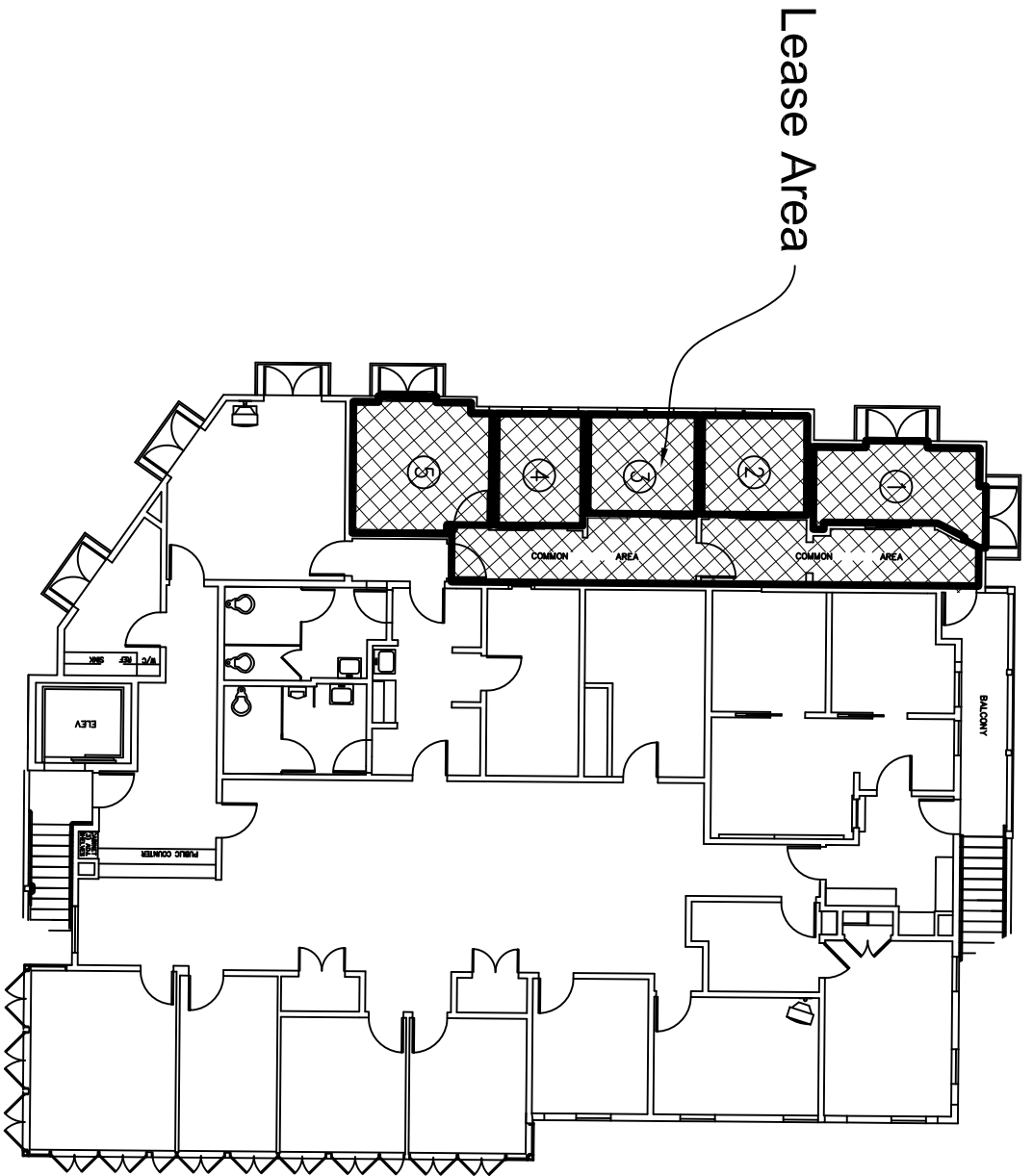
**ATTACHMENT:** Site Plan

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

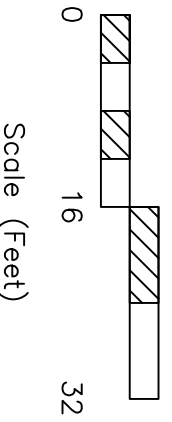
**SUBMITTED BY:** Scott Riedman, Waterfront Director

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

132 "B" Harbor Way  
Lease Area



OFFICE #1:	109 SQ. FT.
OFFICE #2:	83 SQ. FT.
OFFICE #3:	81 SQ. FT.
OFFICE #4:	77 SQ. FT.
OFFICE #5:	139 SQ. FT.
COMMON AREA:	<u>245 SQ. FT.</u>
<b>TOTAL AREA:</b>	<b>734 SQ. FT.</b>



<p>Revisions</p> <table border="1"> <tr> <td>8/3/06</td> <td>TML</td> </tr> <tr> <td>9/17/11</td> <td>TML</td> </tr> </table>		8/3/06	TML	9/17/11	TML	DATE:	10/19/2003	APPROVED BY:	S. Flechtman, Business Manager	DRAWN BY:	T. Leamer
		8/3/06	TML								
9/17/11	TML										
		ADDRESS:	132-B Harbor Way			SHEET NO.	1 of 1				
		City of Santa Barbara				DRAWING NO.	1320-026				
		Waterfront Department									

Lease Area  
Exhibit "A"