



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: January 12, 2010
TO: Mayor and Councilmembers
FROM: Business Division, Waterfront Department
SUBJECT: Introduction Of Ordinance For Five-Year Lease With One Five-Year Option With Boat Launch Mini Mart, L.L.C.

RECOMMENDATION:

That Council approve a lease with Boat Launch Mini Mart, L.L.C., and 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 with One Five-Year Option with Boat Launch Mini Mart, L.L.C., Effective February 11, 2010, for a 536 Square Foot Convenience Store at 305 West Cabrillo Boulevard.

DISCUSSION:

The Lawrence family has operated the Boat Launch Mini Mart since assuming the lease through a lease assignment process in December 2003. The current lease expired on July 31, 2009, and the tenant has occupied the space on a holdover status with the Department's approval since that time.

The basic lease terms of the proposed lease are as follows:

- **Term:** Five years, with one five-year option
- **Base Rent:** \$1,600 per month, subject to annual Cost of Living increases based on the Consumer Price Index
- **Percentage Rent:** Base rent or 6% of gross sales, whichever is greater (consistent with the Harbor Market)
- **Utilities:** Separately metered, paid by tenant
- **Permitted uses:** Convenience store for the retail sale of food, beverages and sundries. Tenant may sell ready-to-eat food items commonly found in convenience stores.

The business terms and conditions of the proposed lease are identical to the current lease. Since the lease is with a Limited Liability Company, owner Mark Lawrence has signed the City's personal guaranty.

The Harbor Commission recommended approval of the lease agreement at the November 19, 2009, meeting.

ATTACHMENT: Site Plan
PREPARED BY: Scott Riedman, Waterfront Business Manager
SUBMITTED BY: John N. Bridley, Waterfront Director
APPROVED BY: City Administrator's Office

Lease Area

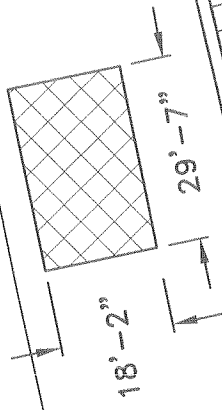
Boat Launch Mini Mart

305 W. Cabrillo Blvd.

536 SQ FT

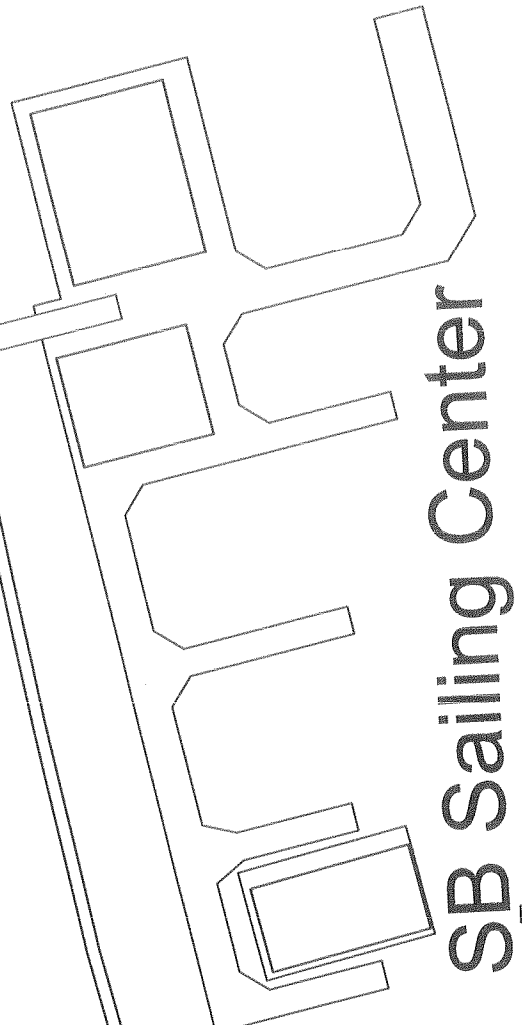
Boat Launch

Mini Mart



Launch Ramp

ATTACHMENT



SB Sailing Center

REVISIONS

Lease Area
Exhibit A

DATE: 11/10/09

BY: T. Lettier

PROJECT: 305 W. Cabrillo Blvd.

CITY OF SANTA BARBARA

Waterfront Department

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