



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: March 29, 2011
TO: Mayor and Councilmembers
FROM: Business Division, Waterfront Department
SUBJECT: Lease Agreement With Blue Water Hunter For Harbor Retail Space

RECOMMENDATION:

That Council approve a five-year lease with Andrew Taylor, doing business as Blue Water Hunter, at a monthly rent of \$2,221, subject to annual CPI increases, for the 878 square-foot retail store located at 117-D Harbor Way.

DISCUSSION:

Andy Taylor relocated Blue Water Hunter from its former location in Goleta to 117-D, Harbor Way, following a competitive Request for Proposals process in February 2001. Blue Water Hunter (BWH) specializes in freediving and spearfishing equipment, and "Deep Thought" brand custom-made wet suits. In addition to freediving supplies, BWH also sells and services scuba equipment and provides air fills, inspection and testing for scuba tanks. The company has a website and sells equipment via the Internet at www.blueh20.com.

BWH coordinates multi-day boat trips catering to freedivers to the Channel Islands and Cortez Bank and has nine trips scheduled between March and September 2011.

- **Term:** Five years
- **Base Rent:** \$2,221 per month (\$2.52 / square foot), subject to annual Cost of Living increases based on the Consumer Price Index (CPI)
- **Percentage Rent:**
 - **1%-** Fees collected for organizing charter boat trips
 - **2%-** Air fills, custom wetsuits, wetsuit repairs and alterations, equipment repair, video equipment, and dive instruction
 - **5%-** Non-custom "rack" wetsuits, scuba equipment and spearfishing equipment
 - **10%-** Rentals, books, videotapes, clothing, and all other Gross Receipts which are not specifically identified in the above categories
- **Permitted Uses:** Sale, rental and repair of snorkeling and diving equipment, diving instruction, books, videotapes, CD's, and DVD's relating to diving, underwater camera and underwater video equipment

Blue Water Hunter is in good standing with the Department. The Harbor Commission recommended approval of the lease at the March 17, 2011, meeting.

ATTACHMENT: Site Plan

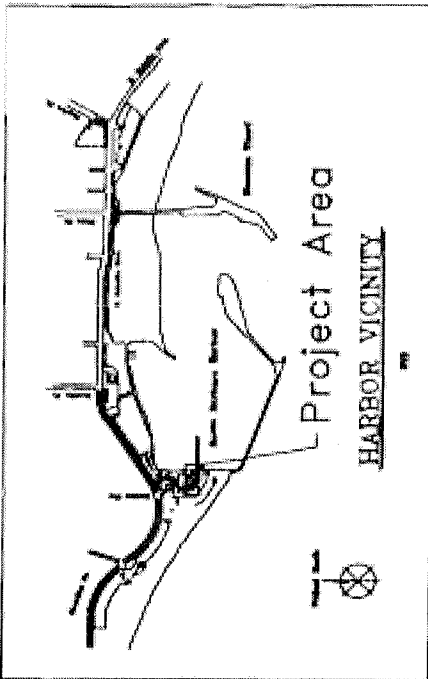
PREPARED BY: Scott Riedman, Waterfront Business Manager

SUBMITTED BY: John N. Bridley, Waterfront Director

APPROVED BY: City Administrator's Office

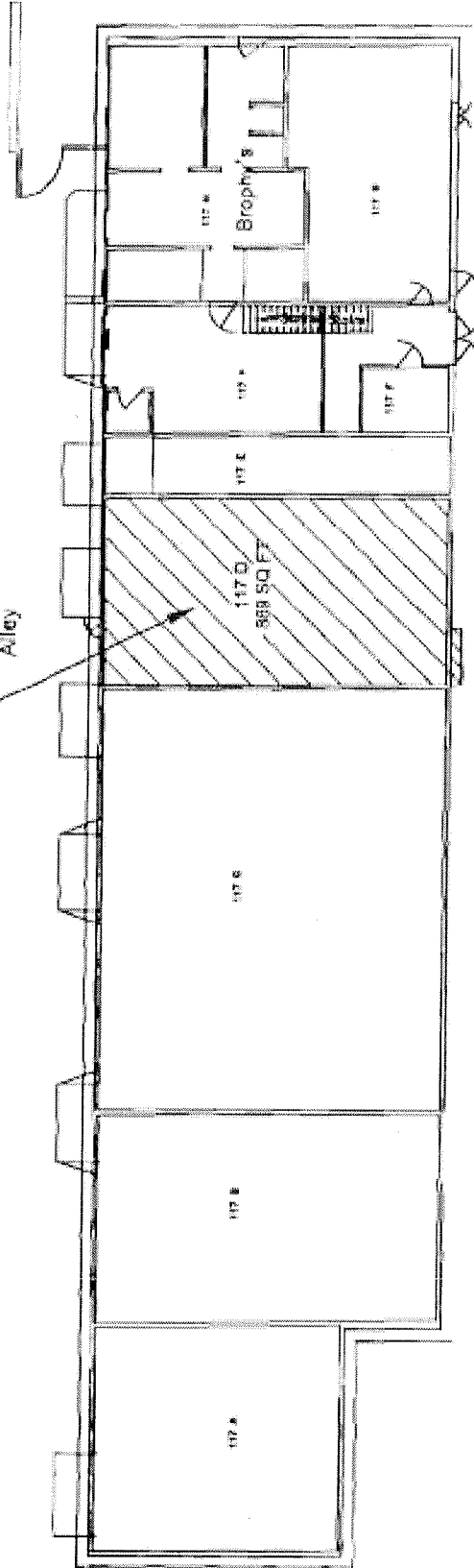
FIRST FLOOR PLAN
117 D Harbor Way

Inside Area 869 SQ FT
Outside Area 9 SQ FT
Total Area 878 SQ FT



Proposed Lease Area

Alley

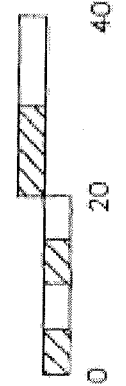


Harbor Way

Project North



REVISIONS



Lease Area
Exhibit A

DATE	1/13/2011	BY	J. Leiber
NO.	117 D Harbor Way	NO.	1170-010
CITY OF Mobile		Waterfront Department	
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