



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** November 15, 2011

**TO:** Mayor and Councilmembers

**FROM:** Business Division, Waterfront Department

**SUBJECT:** Introduction Of Ordinance For A Lease Agreement With Stearns Wharf Bait & Tackle

### RECOMMENDATION:

That Council 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 Agreement with One Five-Year Option with Reggie Drew, Doing Business As Stearns Wharf Bait & Tackle, for the Lease Space at 232 Stearns Wharf, Effective December 15, 2011.

### DISCUSSION:

Reggie Drew has leased the 260 square foot tackle shop at 232 Stearns Wharf since assuming the lease agreement through a lease assignment process in August 2005. The current lease expired on July 31, 2011. The rent is currently \$688 per month (\$2.65 /square foot), or 10% of gross sales, whichever is greater. The base rent is subject to annual CPI increases.

The Bait & Tackle concession on Stearns Wharf has had four owners in the last 10 years and has been a marginal business during that time. However, Mr. Drew and his brother Frank have invigorated the business by maintaining regular hours of operation, keeping popular pier fishing tackle in stock and maintaining a supply of rental rods on hand.

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

- **Term:** Five-year term with one five-year option
- **Rent:** \$688 per month, subject to annual CPI increases
- **Percentage Rent:** Base rent or 10% of gross sales, whichever is greater
- **Permitted Uses:**
  - Primary: Tenant shall use the Premises as a bait and tackle shop.
  - Secondary: Tenant shall also use the site for the sale of candy, pre-packaged snacks and beverages limited to a maximum of 20% of inventory display area.
  - Tenant may also sell tickets to the Santa Barbara Trolley (No change).

- **Lease Restrictions:** Tenant shall not permit the sale of frozen ice cream cones, ice cream packaged in cups, heated or prepared food and snacks.

All other terms of the lease remain unchanged. The tackle shop is an important amenity for the Wharf and provides a low-cost recreational opportunity for both residents and visitors.

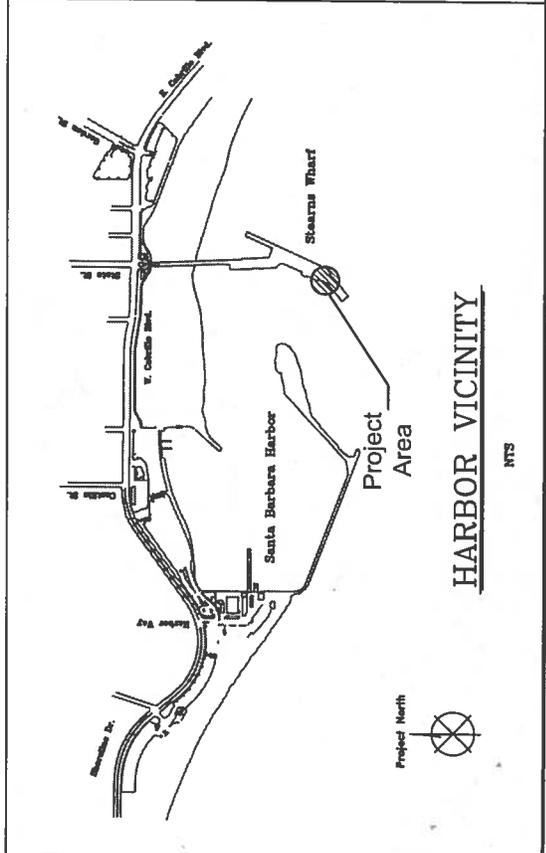
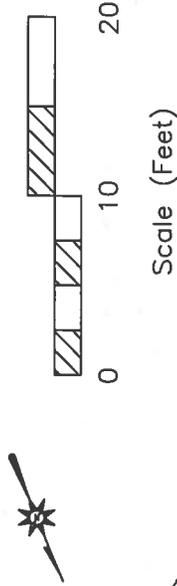
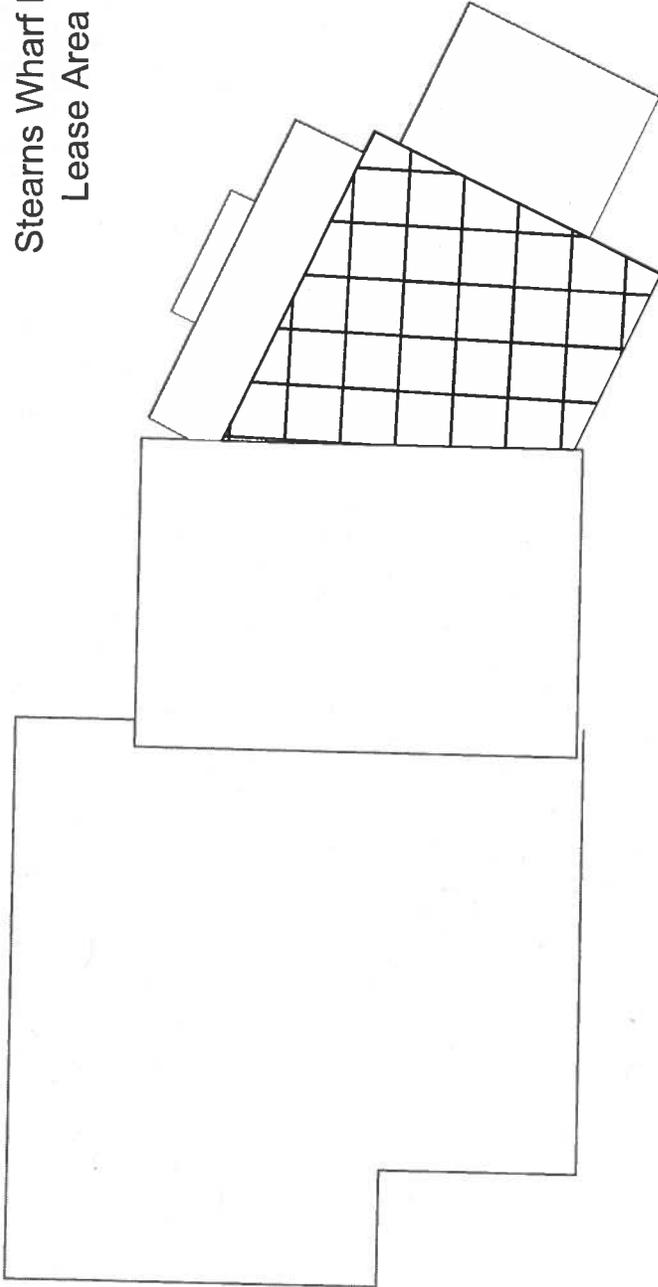
Stearns Wharf Bait & Tackle is considered by the Department to be a tenant in good standing as they are prompt with rent payments and have no default notices on file. The Harbor Commission recommended approval of the lease agreement at the October 20, 2011, meeting.

**ATTACHMENT:** Site Plan

**PREPARED BY:** Scott Riedman, Interim Waterfront Director

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

232 Stearns Wharf  
 Stearns Wharf Bait & Tackle  
 Lease Area - 260 S.F.



**HARBOR VICINITY**  
 NTS

Lease Area Exhibit A		DRAWN BY: J. Johnson
DATE: 03/03/06	APPROVED BY: S. Feldman	SHEET NO. 1 of 1
REVISIONS	ADDRESS: 232 Stearns Wharf	DRAWING NO. 2300-006
	City of Santa Barbara	
	Waterfront Department	