



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: June 19, 2012
TO: Mayor and Councilmembers
FROM: Business Division, Waterfront Department
SUBJECT: Lease Agreement With Santa Barbara Fish Market

RECOMMENDATION:

That Council approve a four-year lease agreement with Santa Barbara Fish Market, Inc., for approximately 734 square feet of office space at 132-B Harbor Way, at a base rent of \$1,995 per month, with annual Consumer Price Index adjustments, plus a \$110 monthly utility charge.

DISCUSSION:

The Department began advertising office space for lease at 132-B Harbor Way (second floor of the Chandlery Building) on September 28, 2011. The leasable area is approximately 734 square feet consisting of 5 offices approximately 100 square feet each (Attachment). The offices are on the west side of the building, facing Leadbetter Point.

A Request for Proposals (RFP) was issued, indicating the business terms of a potential lease and that priority would be given to an ocean-related business per the Municipal Code and Harbor Master Plan. Two responses were received by the April 2 deadline from Club Travel and the Santa Barbara Fish Market.

The Selection Committee met with staff on April 4 to review and discuss the proposals. Additionally, the Committee received presentations from the two candidates, Bob and Brook Mecay of Club Travel and Brian Colgate, owner of the Santa Barbara Fish Market. After carefully considering the two proposals, the Selection Committee recommended the Santa Barbara Fish Market proposal as being the most appropriate to lease the office space.

The business terms of the lease are summarized as follows:

- **Permitted Use:** Administrative and accounting office; no food processing permitted.
- **Proposed Term:** Four Years.

- **Base Rent:** \$1,995 per month (approx. \$2.72 per square foot), subject to annual increases based on changes to the Consumer Price Index; plus \$110 monthly utility charge.
- **Required Insurance:** The City's new standard minimum \$2 million commercial general liability, naming the City as additional insured.

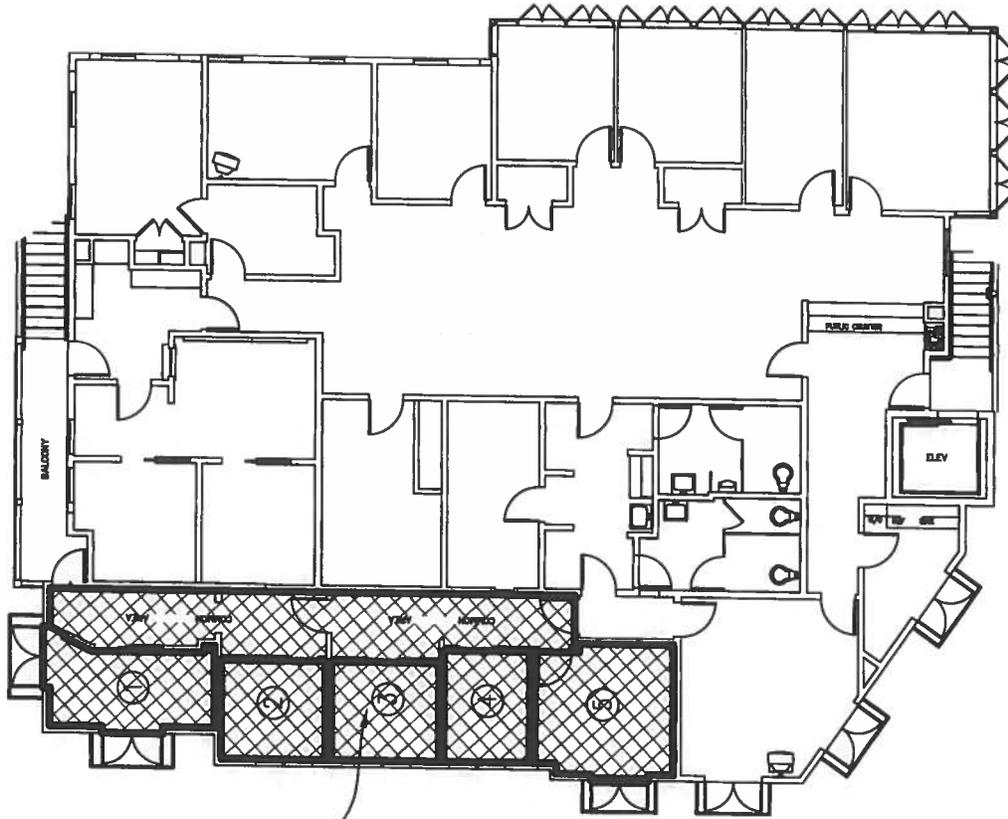
The Harbor Commission recommended approval of the Santa Barbara Fish Market lease at its April 19, 2012, meeting.

ATTACHMENT: Site Plan

PREPARED BY: Scott Riedman, Waterfront Director

APPROVED BY: City Administrator's Office

132 "B" Harbor Way
Lease Area

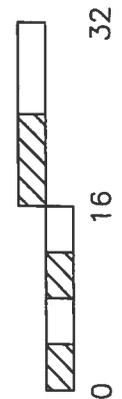


Lease Area

- 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: 245 SQ. FT.
- TOTAL AREA: 734 SQ. FT.

ATTACHMENT

| | | | | |
|---------------------------|-----|------------------------------|--|-------------------------|
| Lease Area Exhibit "A" | | DATE: 10/13/2003 | APPROVED BY: S. Friedman, Business Manager | DRAWN BY: T. Lawler |
| REVISIONS | | ADDRESS: 132-B Harbor Way | | SHEET NO: 1 of 1 |
| 8/3/06 | TML | | | DRAWING NO: 1320-026 |
| 9/17/11 | TML | | City of Santa Barbara Waterfront Department | |



Scale (Feet)

