



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: September 8, 2015

TO: Mayor and Councilmembers

FROM: Business Services Division, Waterfront Department

SUBJECT: Assignment Of Lease With Madame Rosinka At Stearns Wharf

RECOMMENDATION:

That Council approve the assignment of Lease Agreement No. 23,986 from Barbara Adams, d.b.a. Madame Rosinka, to John and Dolly Adams, for the 153 square-foot retail space located at 221-B Stearns Wharf, at a monthly rent of \$786.40.

DISCUSSION:

The Rosinka Family has operated the spiritual consultancy, Madame Rosinka, on Stearns Wharf since 1951, long before the City owned Stearns Wharf. The 153 square feet of commercial space is located at 221-B Stearns Wharf (Attached). The base rent is currently \$789.40 (\$5.15/square foot), subject to annual Cost of Living increases based on the Consumer Price Index.

In late 2014, Ms. Barbara Adams passed away and, as part of her will, stated her wishes that the lease be assigned to John and Dolly Adams upon her death. Dolly Adams has been involved with Madame Rosinka's spiritual consultancy for many years. The Department has processed the transfer as a normal lease assignment and reviewed Mr. and Mrs. Adams' credit, financial information, and other documentation relevant to the transaction.

Ms. Barbara Adams was considered a tenant in good standing for the purpose of assigning the lease since she had no default notices on file and was prompt with rent payments.

In accordance with the Department's lease assignment procedure, no changes to the business terms of the lease will occur as part of this lease assignment. Madame Rosinka, under Mr. and Mrs. Adams, will continue to provide spiritual consultancy services similar to those provided for the past 64 years on Stearns Wharf.

The Harbor Commission recommended approval of the lease assignment at the August 13, 2015, meeting.

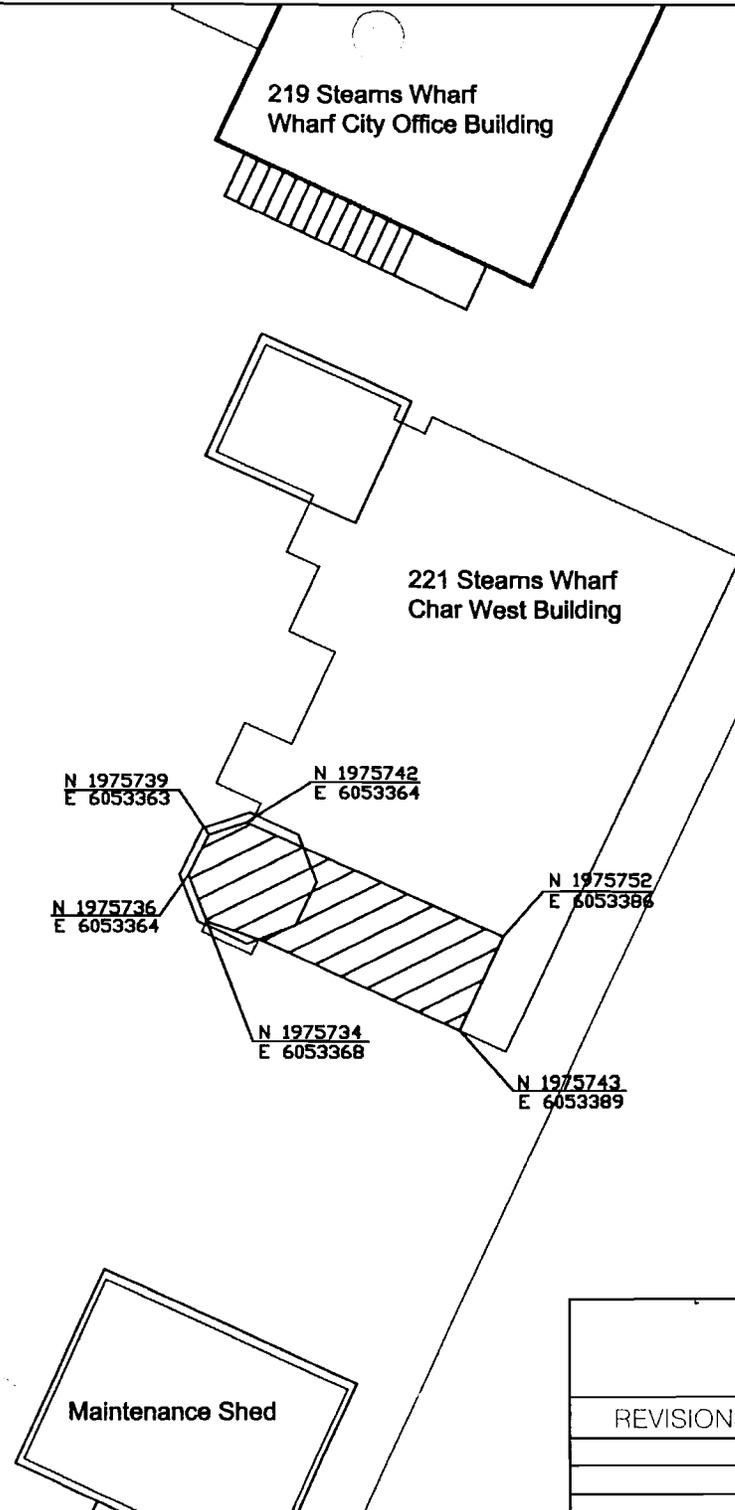
ATTACHMENT: Site Plan

PREPARED BY: Brian J. Bosse, Waterfront Business Manager

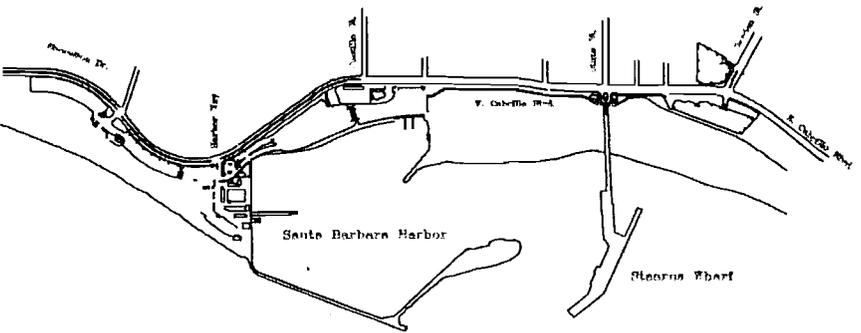
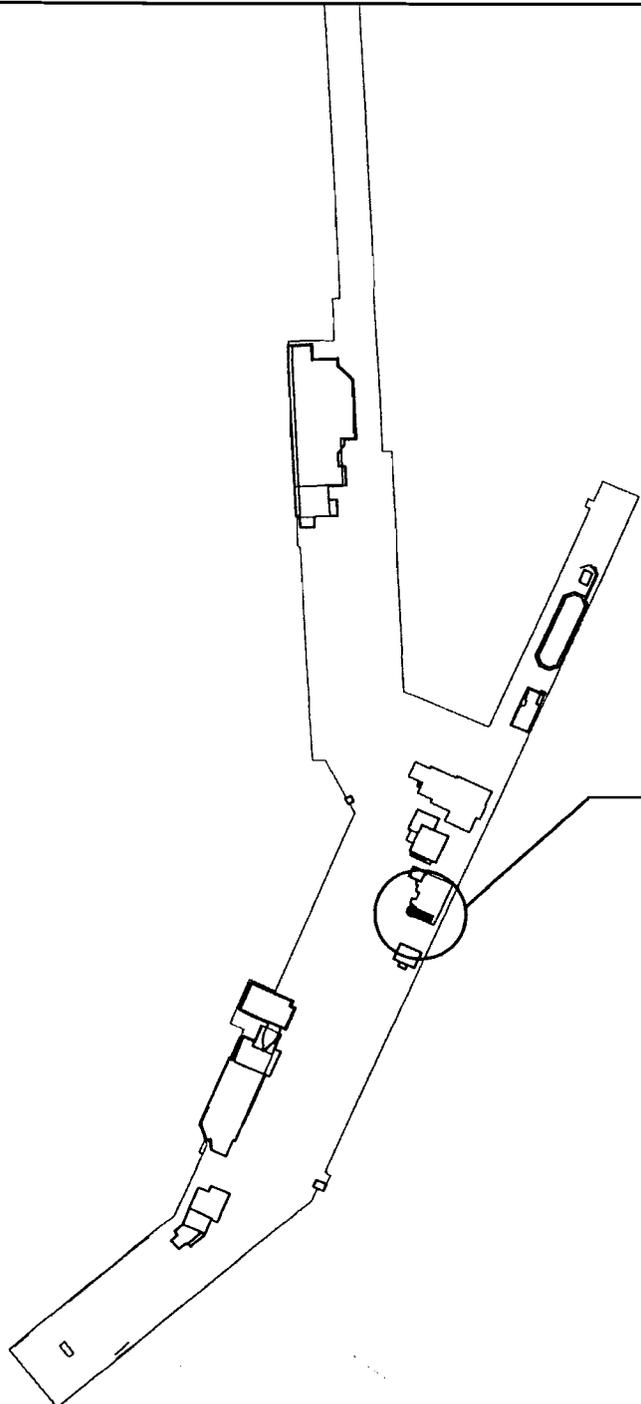
SUBMITTED BY: Scott Riedman, Waterfront Director

APPROVED BY: City Administrator's Office

**Madame Rosinka
Exhibit "A"
153 Square Feet**



Proposed Lease Area Exhibit A						
REVISIONS	DATE:	4/23/03	APPROVED BY:	A.W.Pryor	DRAWN BY:	L.Nelson
	ADDRESS:	221 Stearns Wharf		SHEET NO.	2 of 2	
	City of Santa Barbara Waterfront Department				DRAWING NO.	2210-008



HARBOR VICINITY

HTS

Proposed
Lease Area

Proposed Lease Area
Exhibit A

REVISIONS	DATE	4/23/03	APPROVED BY:	A.W.Pryor	DRAWN BY:	L.Nelson
	ADDRESS:	221 Stearns Wharf			SHEET NO	1 of 2
			City of Santa Barbara Waterfront Department		DRAWING NO.	2210-008