



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** February 10, 2009

**TO:** Mayor and Councilmembers

**FROM:** Business Division, Waterfront Department

**SUBJECT:** Introduction Of Ordinance For Ten-Year License Agreement With The Santa Barbara Youth Sailing Foundation

### RECOMMENDATION:

That Council approve a license agreement with the Santa Barbara Youth Sailing Foundation, and introduce and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Approving a Ten-Year License Agreement With The Santa Barbara Youth Sailing Foundation, Effective March 26, 2009, For A 2,500 Square-Foot Water Space In Marina 1, At An Initial Rent Of \$595 Per Month.

### DISCUSSION:

The Santa Barbara Youth Sailing Foundation, an ocean dependent use as defined in the Harbor Master Plan, has been in the Harbor since 1968. The 2,500 square foot site in Marina 1 is used as a dock facility and dry boat storage area for the Foundation and its sailing lessons and activities. The Foundation is a nonprofit corporation and its primary purpose is to "develop in young people, through the sport of sailing, attributes of self-reliance, responsibility, teamwork and sportsmanship, together with a constant awareness of the requirements of safety." The current license agreement commenced in 1985 and is an "evergreen" agreement, continuing until terminated by either the Landlord or Tenant upon 180 days' notice.

The Foundation is in the process of replacing its dock system and it is appropriate to update the 23 year old agreement at this time. The business terms of the proposed license agreement are as follows:

- **Term:** Ten years
- **Base Rent:** \$595 per month (same as existing agreement)
- **Rent Adjustment:** Based on increases in slip fees (same as existing agreement)
- **Percentage Rent:** N/A

The rent is to be adjusted by the same percentage as marina slip fees, when they are adjusted by City Council. This is the same rent adjustment formula used on other water area leases such as Sea Urchin Harvesters' Association (SUHAC/Cabrillo Landing), Santa Barbara Drydock and Santa Barbara Marine Mammal Center.

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The Harbor Commission recommended approval of the license agreement with the Santa Barbara Youth Sailing Foundation at the January 15, 2009, meeting.

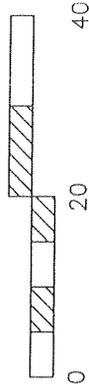
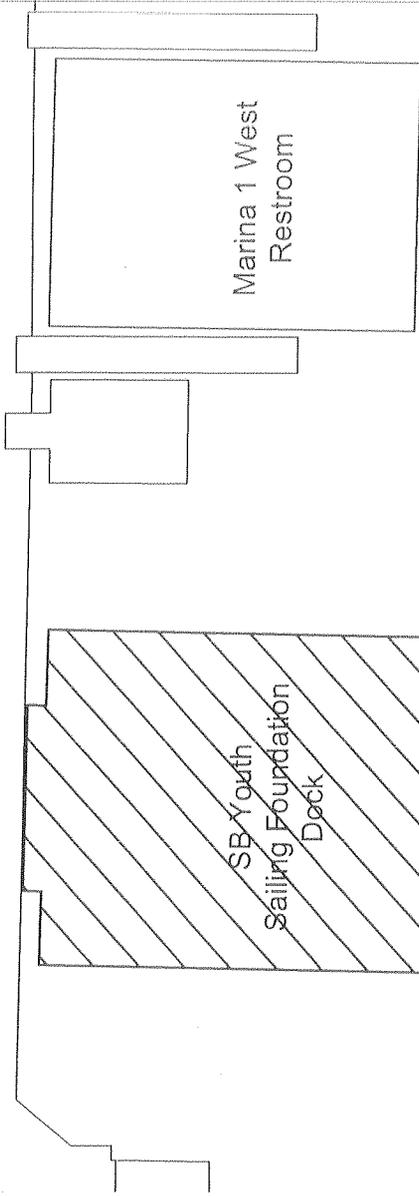
**ATTACHMENT:** Site Plan

**PREPARED BY:** Scott Riedman, Waterfront Business Manager

**SUBMITTED BY:** John N. Bridley, Waterfront Director

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

Marina 1  
 SB Youth Sailing Foundation  
 Water Lease Area - 2,500 SQ FT



Scale (Feet)

**ATTACHMENT**

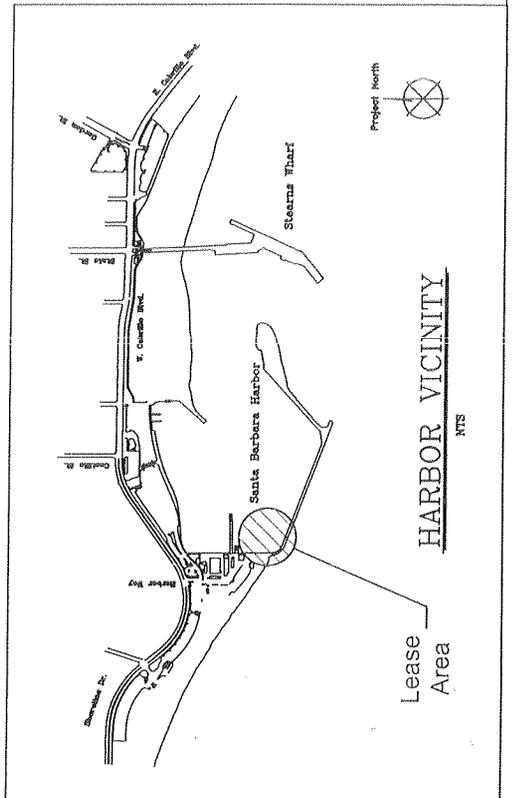


Exhibit A: Lease Area  
 SB Youth Sailing Foundation

REVISIONS	DATE	12/5/2008	APPROVED BY	S. Reichman	DRAWN BY	
	ADDRESS			Marina 1	SHEET NO	1 of 1
				City of Santa Barbara	DRAWING NO	1010-092
				Waterfront Department		