

**CITY OF SANTA BARBARA WATERFRONT DEPARTMENT**

**MEMORANDUM**

**Date:** November 17, 2011  
**To:** Harbor Commission  
**From:** Scott Riedman, Interim Waterfront Director  
**Subject:** **Lease Agreement with Sushi Go Go**

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**RECOMMENDATION:**

That Harbor Commission recommend approval to City Council of a five-year lease agreement with one five-year option with Kyung and Sarah Wang for the 198 square foot restaurant located at 119-B Harbor Way.

**DISCUSSION:**

Mr. and Mrs. Wang have operated Sushi Go Go since assuming the lease through a lease assignment process in September 2006. The current lease will expire on November 30, 2011. The base rent is currently \$633, subject to annual Cost of Living increases based on the Consumer Price Index. The lease requires a percentage rent of 11.4% of food, beverage and ice cream sales, or the base rent, whichever is greater. The use of the site is limited to the retail and wholesale sales of seafood, fish, fish products, smoked fish, Asian food items, sushi, and ice cream. The sale of beer and wine for on-site consumption is also permitted.

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

- Five years with one five-year option
- Base rent of \$633 per month (\$3.20 p.s.f.), subject to annual CPI increases (no change)
- Percentage rent 11.4% of gross sales (no change)

All business terms of the lease remain unchanged. Mr. and Mrs. Wang are considered by the Department to be tenants in good standing as they have been prompt with rental payments and have no lease compliance problems on file.

A copy of the lease agreement is available for review at the Waterfront Administration office.

Attachment: Site Plan