

CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

MEMORANDUM

Date: May 19, 2016
To: Harbor Commission
From: Scott Riedman, Waterfront Director
Subject: **Proposed Lease Agreement with Char West**

RECOMMENDATION:

That Harbor Commission review and recommend City Council approval of a five-year lease agreement with one five-year option with John K. Williams, Inc., a California corporation, doing business as Char West, at an average initial base rent of \$4,231 per month for the 1,069 square foot space located at 221 Stearns Wharf.

DISCUSSION:

John Williams has operated Char West restaurant at 221 Stearns Wharf since 1981. In March 2008, Mr. Williams sold the business and assigned the lease to his longtime manager Francisco Aguilera. The lease area consists of 925 square feet of restaurant space and 144 square feet of second floor office. The rent is currently \$4,231 per month, or 11.4% of gross sales, whichever is greater.

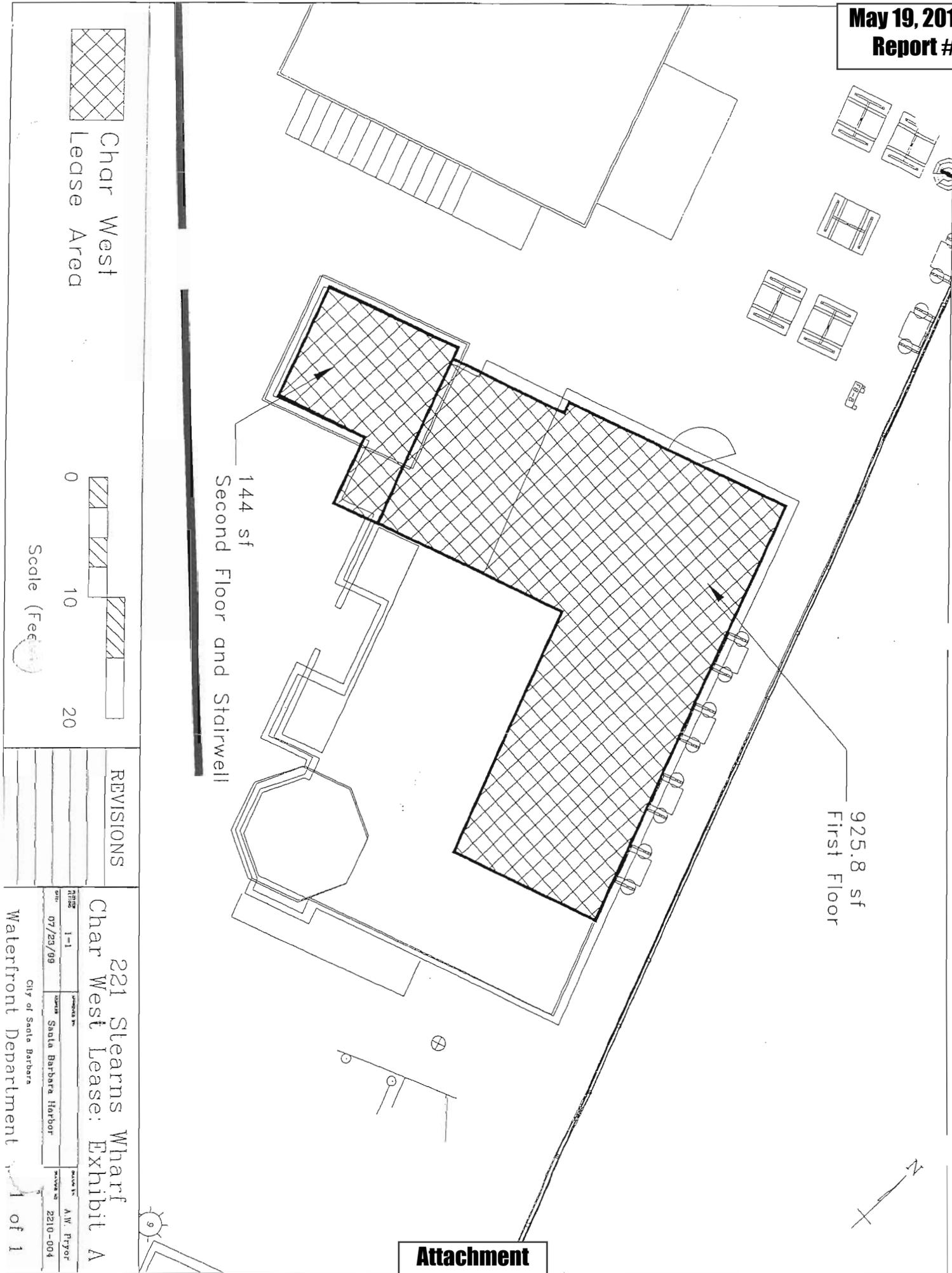
The business terms of the proposed lease are as follows:

- **Term:** Five-year initial term with one, five-year option.
- **Base Rent:** An average of \$ 4,231 per month. (\$4.58 p.s.f.)
- **Annual Rent Adjustment:** Cost of Living increases based on the Consumer Price Index (CPI).
- **Percentage Rent:** 11.4% of Tenant's Gross Receipts.

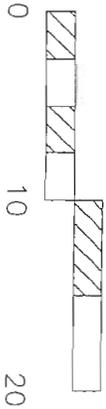
Char West is considered by the Department to be a tenant in good standing as they are always prompt with rent payments, are active member of the Stearns Wharf Business Association, and has no lease compliance problems on file.

Attachment: Site Map

Prepared by: Brian Bosse, Waterfront Business Manager



Char West
Lease Area



Scale (Feet)

REVISIONS

NO.	DATE	DESCRIPTION

221 Stearns Wharf
Char West Lease: Exhibit A

DATE	1-1	DESIGNED BY	SAULA BARBARA HARBO	DRAWN BY	A.W. FRYOR
DATE	07/23/99	CHECKED BY	SAULA BARBARA HARBO	SCALE	AS SHOWN
CITY OF SAULA BARBARA					
WATERFRONT DEPARTMENT					
1 of 1					