

CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

MEMORANDUM

Date: May 19, 2022
To: Harbor Commission
From: Mike Wiltshire, Waterfront Director
Subject: **Proposed Amendments To License Agreement No. 26,378 – Santa Barbara Youth Sailing Foundation**

RECOMMENDATION:

That Harbor Commission recommend City Council approve an amendment to License Agreement 26,378 with the Santa Barbara Youth Sailing Foundation, to add 146 square feet of new dock space in Marina 1 and adjust the monthly license rate accordingly.

DISCUSSION:

The Santa Barbara Youth Sailing Foundation (SBYSF), an ocean-dependent use as defined in the Local Coastal Plan, has been in the Harbor since 1968. The currently 2,500 square foot site in Marina 1 is used as a dock facility and dry boat storage area for SBYSF and its sailing lessons and activities. SBYSF is a nonprofit corporation and its primary purpose is to “teach seamanship, sailing and sailboat racing while instilling the values of fitness, self-reliance, responsibility, teamwork, and sportsmanship.” The current option on the initial license agreement term ends on March 31, 2024 with one, five-year option available extending to March 31, 2029.

SBYSF approached the Waterfront Department approximately one year ago with the overall idea of improving their license space by adding square footage to the dock area and replacing and upgrading the existing storage sheds on the dock in a manner that would better serve their activities and create a safer space for their participants. SBYSF is currently completing the City’s design review and permitting process for the new shed design and 146 square foot dock addition and plan to construct the improvements in the fall, after the busy summer season.

The Proposed amendment to the license agreement includes the following:

- **Site:** Add 146 square feet to existing 2,500 square foot license site
- **Adjust Monthly Rent:** increase rate by \$48.18 based on addition of 146 square feet of license space to \$872.52 per month
- **Utility Fee:** Include monthly fee of \$50 for utilities
- All other license terms remain the same

The Santa Barbara Youth Foundation is considered a tenant in good standing by the Department and has no outstanding default notices on file.

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Compliance with Coastal Land Use Plan: The purpose of the Santa Barbara Youth Sailing Foundation is to teach seamanship, sailing and sailboat racing to youth. SBYSF is considered an ocean-dependent use per the Waterfront Department's Five-Year Review of Uses in the Harbor Commercial Zone. The Waterfront Department's leasing priorities are as follows: 1st Priority: ocean-dependent business, 2nd Priority: ocean-related business, and 3rd Priority: visitor-serving business. Ocean-dependent uses include those uses that assure the Harbor will remain a working harbor. The Harbor currently includes 20 ocean-dependent uses occupying 15,840 square feet of industrial space and 176,012 square feet of exterior space. Ocean-dependent uses range from boat mooring and marine-oriented government facilities (Channel Islands National Marine Sanctuary offices) to a boatyard/repair facility and a marine fuel dock. The proposed uses by SBYSF meet the Waterfront's leasing priorities and conform to the City's Coastal Land Use Plan.

A copy of the proposed lease assignment is available for public review in the Waterfront Department Office located at 132-A Harbor Way. If the Harbor Commission recommends City Council approval of this amendment, the item will be considered by City Council in June.

Prepared by: Brian Bosse, Waterfront Business Manager