



Legislation Details (With Text)

File #: 15-514 **Version:** 1 **Name:** SR Spinnaker Lease Amendment
Type: Staff Report **Status:** Filed
In control: City Council
On agenda: 9/8/2015 **Final action:** 9/8/2015
Enactment date: **Enactment #:**
Title: Staff Report for Resolution Approving Amendment to Lease with San Leandro Sailing Club, Inc., dba Spinnaker Yacht Club of San Leandro, for Property at 75 Pescador Point Drive in the San Leandro Shoreline Area

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
9/8/2015	1	City Council	Received and Filed	

Staff Report for Resolution Approving Amendment to Lease with San Leandro Sailing Club, Inc., dba Spinnaker Yacht Club of San Leandro, for Property at 75 Pescador Point Drive in the San Leandro Shoreline Area

SUMMARY AND RECOMMENDATIONS

The current lease between the City of San Leandro and the San Leandro Sailing Club, Inc., dba Spinnaker Yacht Club of San Leandro (Spinnaker), originally dated August 9, 1971 and amended on numerous occasions, is set to expire on December 31, 2015. A five-year extension of the lease through 2021 has been requested by Spinnaker. City Council adoption of the Resolution Approving Amendment to Lease with San Leandro Sailing Club, Inc., dba Spinnaker Yacht Club of San Leandro is recommended.

BACKGROUND AND ANALYSIS

Spinnaker currently leases an area of approximately 18,700 square feet which includes a 2,020 square foot building, decks, storage cabinets, and a 160-foot dock. Spinnaker currently has approximately 80 members. In addition to social functions, Spinnaker promotes a number of activities which benefit the Marina, including "cruise-ins" by other yacht clubs, the annual lighted boat parade and the junior sailing program during the summer.

The City and Spinnaker have agreed upon the following proposed amendments to the lease:

- A five-year extension of the lease through December 31, 2021.
- A prescribed right for the City to terminate the lease agreement with six months notice between January 1, 2016 and December 31, 2021.
- Elimination of the additional rental fee based upon 10% of gross annual membership income, effective January 1, 2016.

These proposed amendments are generally consistent with other leases in the Shoreline Recreation Area. This lease currently generates \$4,200 annually for the Shoreline Enterprise Fund. The lease modifications do not impact the annual revenue as the requirement for additional rent was never triggered.

Previous Actions

- Resolution No.71-159, adopted August 9, 1971, approving Lease with San Leandro Sailing Club Inc.
- Resolution No.74-128, adopted May 6, 1974, approving Amendment to Lease with the San Leandro Sailing Club, Inc.
- Resolution No.74-232, adopted August 5, 1974, approving Amendment to Lease with the San Leandro Sailing Club, Inc.
- Resolution No.75-95, adopted May 5, 1975 approving Amendment to Lease with the Spinnaker Yacht Club.
- Resolution No.87-212, adopted October 12, 1987, approving Amendment to Lease with the Spinnaker Yacht Club.
- Resolution No.96-126, adopted August 5, 1996, approving Amendment to Lease with the San Leandro Sailing Club, dba Spinnaker Yacht Club.
- Resolution No.2000-136, adopted November 6, 2000, approving Amendment to Lease with the San Leandro Sailing Club, Inc., dba Spinnaker Yacht Club of San Leandro.
- Resolution No.2007-152, adopted December 17, 2007, approving Amendment Lease with the San Leandro Sailing Club, Inc., dba Spinnaker Yacht Club of San Leandro.

ATTACHMENT

Attachment to Resolution

- Amendment to Lease

PREPARED BY: Cynthia Battenberg, Community Development Director