

**CURRENT RESTAURANT ENCROACHMENTS
SHOWN IN RECOMMENDED NEW CATEGORIES**

**STAFF RECOMMENDATION
4/25/2023**

BUSINESS NAME	SQ. FOOTAGE	RENT/ MONTH @ \$5/sq. ft. OPEN AFTER MIDNIGHT	TEMPORARY AMT PAID @ \$1.50/SQ. FT.	ANNUAL RATE	SQ. FOOTAGE	RENT/ SF/MONTH	RENT/ MONTH	ANNUAL RATE	DIFFERENCE	% INCREASE
Plaza Late Night										
BAJA SHARKEEZ	750	1,950.00	540.00	29,880.00	750	6.00	4,500.00	54,000.00	24,120.00	80.72%
WATERMANS (FORMERLY BEACH CLUB)	625	1,069.25	450.00	18,231.00	625	6.00	3,750.00	45,000.00	26,769.00	146.83%
HENNESSEY'S TAVERN	1875	4,875.00 Jul - Sep	1,350.00	18,675.00 * 3 months	1875	6.00	11,250.00	33,750.00	15,075.00	80.72% *3 months
PALLMILLA COCINA TEQUILA	267.6	1,338.00	0.00	16,056.00	267.6	6.00	1,605.60	19,267.20	3,211.20	20.00%
PATRICK MOLLOY'S	717	2,145.00	432.00	30,924.00	717	6.00	4,302.00	51,624.00	20,700.00	66.94%
AMERICAN JUNKIE	780	3,900.00	0.00	46,800.00	780	6.00	4,680.00	56,160.00	9,360.00	20.00%
THE LIGHTHOUSE	390	1,950.00 Jul - Sep	0.00	5,850.00 * 3 months	390	6.00	2,340.00	7,020.00	1,170.00	20.00% *3 months
TOWER 12	1095		1,642.50	19,710.00	1095	6.00	6,570.00	78,840.00	59,130.00	300.00%
LORETO PLAZA/TOWER 12 (rate increased 1/1/2023)- Separate contract	884	2,934.88		35,218.56	884	3.32	2,934.88	35,218.56	0.00	0.00% Separate contract
GRAND TOTAL				TOTAL 221,344.56				TOTAL 41,932.48 380,879.76	159,535.20	72.08%

BUSINESS NAME	SQ. FOOTAGE	RENT/ MONTH @ \$2/SQ. FT. CLOSED BEFORE MIDNIGHT	TEMPORARY AMT PAID @ \$1.50/SQ. FT.	ANNUAL RATE	SQ. FOOTAGE	RENT/ SF/MONTH	RENT/ MONTH	ANNUAL RATE	DIFFERENCE	% INCREASE
Plaza Non-Late with Alcohol										
HENNESSEY'S TAVERN (CLOSED BEFORE MIDNIGHT @ \$2/SQ. FT.)	1875	1,950.00 Oct - June	1,350.00	29,700.00 fenced *9 months	1875	3.00	5,625.00	50,625.00	20,925.00	70.45% *9 months
THE LIGHTHOUSE (CLOSED BEFORE MIDNIGHT @ \$2/SQ. FT.)	390	780.00 Oct - June	0.00	7,020.00 fenced *9 months	390	3.00	1,170.00	10,530.00	3,510.00	50.00% *9 months
PLAYA HERMOSA FISH & OYSTER CO	971	652.00	967.50	19,434.00 fenced	971	3.00	2,913.00	34,956.00	15,522.00	79.87%
PALLMILLA COCINA TEQUILA	579.6	379.20	585.00	11,570.40 fenced	579.6	3.00	1,738.80	20,865.60	9,295.20	80.34%
BREW'S HALL (formerly Mediterraneo/Rebel Republic)	1376	780.00	1,479.00	27,108.00 fenced	1376	3.00	4,128.00	49,536.00	22,428.00	82.74%
SILVIO'S BRAZILIAN BBQ	690	780.00	450.00	14,760.00 fenced	690	3.00	2,070.00	24,840.00	10,080.00	68.29%
GREENSPOT (Formerly Greenbelt and Chop Shop)	452	520.00	288.00	9,696.00	452	3.00	1,356.00	16,272.00	6,576.00	67.82%
GRAND TOTAL				TOTAL 119,288.40				TOTAL 19,000.80 207,624.60	88,336.20	74.05%

BUSINESS NAME	SQ. FOOTAGE	RENT/ MONTH @ \$1/SQ. FT.	TEMPORARY AMT PAID @ \$1.50/SQ. FT.	ANNUAL RATE	SQ. FOOTAGE	RENT/ SF/MONTH	RENT/ MONTH	ANNUAL RATE	DIFFERENCE	% INCREASE
Plaza Snack Shops, Off Plaza, Retail, Sidewalk										
CAFÉ BONAPARTE (FORMERLY DOWNTOWN BAKERY) SNACK SHOP	461	341.00	180.00	6,252.00	461	2.00	922.00	11,064.00	4,812.00	76.97%
OAKBERRY ACAI (Formerly ITA Italian Street Food (and Hooked Poke Marke	143	143.00	0.00	1,716.00	143	2.00	286.00	3,432.00	1,716.00	100.00%
JUICED (FORMERLY THE FRESH SPOT) SNACK SHOP	130	130.00		1,560.00	130	2.00	260.00	3,120.00	1,560.00	100.00%
BOTTLE INN	570.0	Varies		2,850.00	570.00	2.00	1,140.00	13,680.00	10,830.00	380.00%
BARNACLES BAR & GRILL	200	200.00		2,400.00	200	2.00	400.00	4,800.00	2,400.00	100.00%
GOOD STUFF	1380	480.00	1,350.00	21,960.00	1380	2.00	2,760.00	33,120.00	11,160.00	50.82%
MARTHA'S 22 ND. ST. GRILL (OWNED BY BOTTLE INN)	914	913.50		10,962.00	913.5	2.00	1,827.00	21,924.00	10,962.00	100.00%
MICKEY'S ITALIAN DELI	384	384.00		4,608.00	384	2.00	768.00	9,216.00	4,608.00	100.00%
PAISANO PIZZA & PASTA	506	50.00	684.00	8,808.00	506	2.00	1,012.00	12,144.00	3,336.00	37.87%
THE BEACH HOUSE (square footage adjusted 4/1/2019)- Separate contract	480.0	480.00		5,760.00	480.00	2.00	960.00	11,520.00	5,760.00	100.00%
THE GREEN STORE	312	312.00		3,744.00	312	2.00	624.00	7,488.00	3,744.00	100.00%

Plaza Snack Shops, Off Plaza, Retail, Sidewalk	SQ. FOOTAGE	AMT PAID @ \$1/SQ. FT.	TEMPORARY AMT PAID @ \$1.50/SQ. FT.	ANNUAL RATE	SQ. FOOTAGE	RENT/SF/MONTH	RENT/MONTH	ANNUAL RATE	DIFFERENCE	% INCREASE
JAVA MAN	112	112.00		\$ 1,344.00	112	2.00	224.00	2,688.00	1,344.00	100.00%
CHEF MELBA'S BISTRO	96		144.00	\$ 1,728.00	96	2.00	192.00	2,304.00	576.00	33.33%
LA PLAYITA CAFÉ	480		720.00	\$ 8,640.00	480	2.00	960.00	11,520.00	2,880.00	33.33%
HERMOSA BREWING CO.	372		558.00	\$ 6,696.00	372	2.00	744.00	8,928.00	2,232.00	33.33%
LOBSTER & BEER	792		1,188.00	\$ 14,256.00	792	2.00	1,584.00	19,008.00	4,752.00	33.33%
JAPONICA	441		661.50	\$ 7,938.00	441	2.00	882.00	10,584.00	2,646.00	33.33%
NORTH END BAR & GRILL	849		1,273.50	\$ 15,282.00	849	2.00	1,698.00	20,376.00	5,094.00	33.33%
PEDONE'S PIZZA	372		558.00	\$ 6,696.00	372	2.00	744.00	8,928.00	2,232.00	33.33%
ZANES	588		882.00	\$ 10,584.00	588	2.00	1,176.00	14,112.00	3,528.00	33.33%
CREME DE LA CREPE	224		336.00	\$ 4,032.00	224	2.00	448.00	5,376.00	1,344.00	33.33%
EL TARASCO	280		420.00	\$ 5,040.00	280	2.00	560.00	6,720.00	1,680.00	33.33%
HOOK & PLOW	660		990.00	\$ 11,880.00	660	2.00	1,320.00	15,840.00	3,960.00	33.33%
ROCKEFELLER	301		451.50	\$ 5,418.00	301	2.00	602.00	7,224.00	1,806.00	33.33%
SOSTA CUCINA	72		108.00	\$ 1,296.00	72	2.00	144.00	1,728.00	432.00	33.33%
UNCORKED	264		396.00	\$ 4,752.00	264	2.00	528.00	6,336.00	1,584.00	33.33%
BROTHERS BURRITOS	450		675.00	\$ 8,100.00	450	2.00	900.00	10,800.00	2,700.00	33.33%
TACOS EL GOLOSO	91		136.50	\$ 1,638.00	91	2.00	182.00	2,184.00	546.00	33.33%
TWO GUNS ESPRESSO	55		82.50	\$ 990.00	55	2.00	110.00	1,320.00	330.00	33.33%
THE SOURCE CAFÉ	620		930.00	\$ 11,160.00	620	2.00	1,240.00	14,880.00	3,720.00	33.33%
HEAVENLY COUTURE	150		225.00	\$ 2,700.00	150	2.00	300.00	3,600.00	900.00	33.33%
PIER SURF	180		270.00	\$ 3,240.00	180	2.00	360.00	4,320.00	1,080.00	33.33%
SPYDER II INC.	200		300.00	\$ 3,600.00	200	2.00	400.00	4,800.00	1,200.00	33.33%
TREASURE CHEST	156		234.00	\$ 2,808.00	156	2.00	312.00	3,744.00	936.00	33.33%
WAVES	247		370.50	\$ 4,446.00	247	2.00	494.00	5,928.00	1,482.00	33.33%
GRAND TOTAL			TOTAL	214,884.00	TOTAL		27,538.00	324,756.00	109,872.00	51.13%
			GRAND TOTAL	555,516.96	GRAND TOTAL		88,471.28	913,260.36	357,743.40	64.40%

Removed decks

	SQ. FOOTAGE	AMT PAID @ \$1.50/SQ. FT.	ANNUAL RATE
AGAVE AZUL	480	720.00	8,640.00
DECADENCE	372	558.00	6,696.00
ROK SUSHI	420	630.00	7,560.00
GRAND TOTAL			TOTAL 22,896.00

Out of Business

	SQ. FOOTAGE	AMT PAID @ \$1.50/SQ. FT.	ANNUAL RATE
THE SPOT (out of business)	100	150.00	1,800.00
GRAND TOTAL			TOTAL 1,800.00

Retail Off Plaza (to be eliminated)	SQ. FOOTAGE	AMT PAID @ \$1.50/SQ. FT.	ANNUAL RATE
MOBI SCOOTERS (to be removed)	96	144.00	1,728.00
BEACH BOUND (to be removed)	36	54.00	648.00
FUNDAMENTAL COAST (to be removed)	15	22.50	270.00
GRAND TOTAL			TOTAL 2,646.00
			27,342.00

Notes:

- ¹ Open after Midnight July - September only
- ² Two different fees - Additional Patio not open after Midnight
- ³ Open after Midnight July - September only
- ⁴ Encroachment rate varies: Jan-Mar \$0 (patio closed), Apr-Jun \$855 (half of patio), Jul-Sep \$1,710 (full patio), Oct-Dec \$285 (half of patio-one month)
- ⁵ Snack Shop Rate (CC:6/12/07)
- ⁶ Monthly fee based on 884 Sq Ft*\$3.32/Sq Ft (Tower 12 rent/sf \$6.64 x 50%). The rent will increase as the rent of the underlying lease between Pierside and Tower 12 increases.
- ⁷ Owner would like to start on 02/15/2023
- ⁸ Split Rate - 3 days @ \$5 and 4 days @ \$2
- ⁹ Temporary Area currently charged \$1.50
- * Various hours of operation, not year round

MARKET RATE FEE		NEW PROPOSED RATES	
ON PIER PLAZA LOCATIONS	\$5.67	ON PIER PLAZA LOCATIONS - LATE NIGHT	\$6.00
ON NON-PIER PLAZA LOCATIONS	\$4.83	ON PIER PLAZA LOCATIONS - NON-LATE	\$3.00
ON EAST OF HERMOSA AVENUE	\$4.00	PLAZA SNACK SHOPS, OFF PLAZA, RETAIL, SIDEWALK	\$2.00