

CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

MEMORANDUM

Date: January 19, 2012
To: Harbor Commission
From: Scott Riedman, Waterfront Director
Subject: Office Lease for Ty Warner Sea Center

RECOMMENDATION:

That Harbor Commission review and recommend to the City Council approval of a five year lease agreement with the Santa Barbara Museum of Natural History's Ty Warner Sea Center, for second floor office space at 219-E Stearns Wharf, at an initial rent of \$610 per month.

DISCUSSION:

The Ty Warner Sea Center has leased the 205 square foot office space at 219-E Stearns Wharf since assuming the lease via a Request for Proposals (RFP) process in December 2004. The space also has a small 84 square foot balcony overlooking the Wharf. The space is accessible only by entering through the Wharf Maintenance office (Attachment).

The current lease expired on October 31, 2011. The rent is currently \$610 per month (\$2.98 per interior square foot), subject to annual CPI increases.

The basic lease terms of the proposed lease are:

- Five-year term (February 28, 2017)
- Initial gross rent of \$610 per month, subject to CPI increases
- Permitted uses: a business office, storage, and meeting room for Ty Warner Sea Center staff

All other terms of the lease remain unchanged.

The Ty Warner Sea Center is considered by the Department a tenant in good standing. A copy of the lease agreement is available for review at the Waterfront Administration office.

Attachment: Site Plan