

CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

MEMORANDUM

Date: April 20, 2017
To: Harbor Commission
From: Scott Riedman, Waterfront Director
Subject: **Proposed Lease Agreement with Santa Barbara Museum of Natural History Sea Center**

RECOMMENDATION:

That Harbor Commission review and recommend City Council approval of a five-year lease agreement with the Santa Barbara Museum of Natural History Sea Center, at an average initial base rent of \$650.55 per month, for approximately 205 square feet of second floor office space, designated as 219 Stearns Wharf, Suite E.

DISCUSSION:

The 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 basic terms of the proposed lease are as follows:

- **Term:** Five year term;
- **Base Rent:** \$650.55 per month (\$3.17 / square foot);
- **Percentage Rent:** N/A;
- **Annual Rent Adjustment:** Cost of Living increases based on the Consumer Price Index (CPI); and,
- **Permitted Use:** A business office, storage, and meeting room for Sea Center staff.

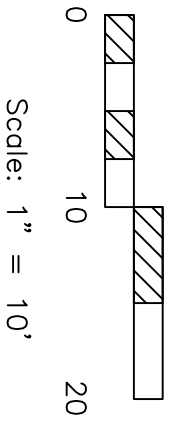
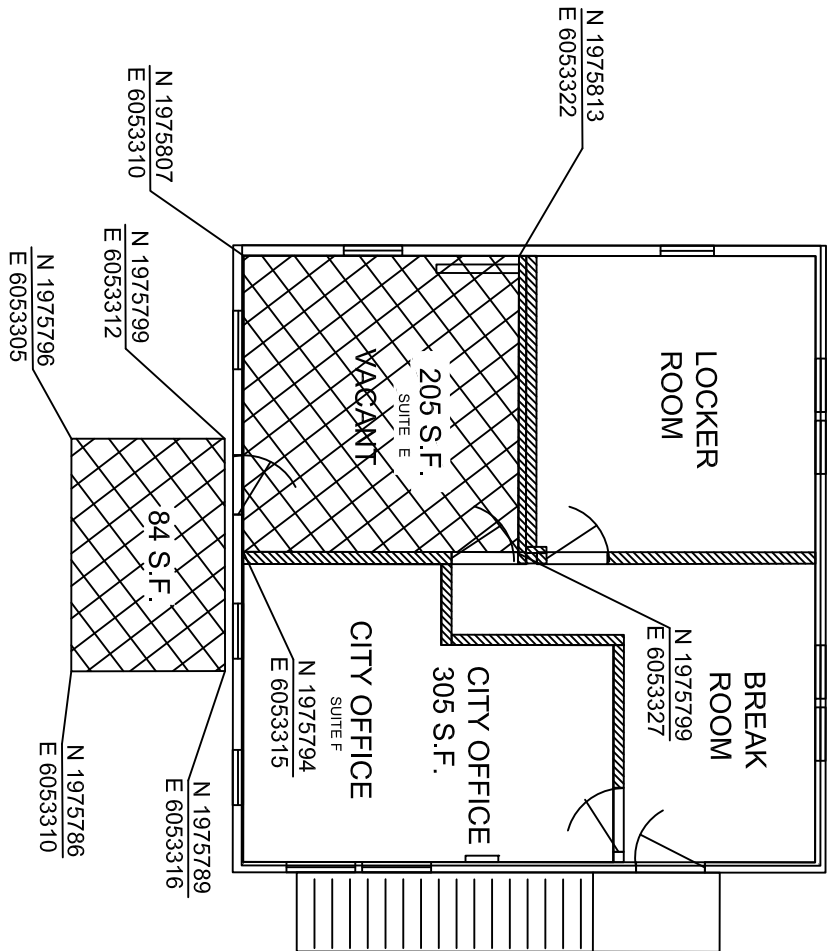
The Sea Center is considered by the Department to be a tenant in good standing as they are prompt with rent payments, active members of the Stearns Wharf Merchant Association, and have no lease compliance problems on file.

A copy of the proposed lease agreement is available in the Waterfront Department's office located at 132-A Harbor Way.

Attachment: Site Map

Prepared by: Brian Bosse, Waterfront Business Manager

Ty Warner Sea Center Office
 Exhibit "A"
 219 Stearns Wharf
 Suite E (2nd Floor)



Proposed Lease Area Exhibit A		DATE:	3/6/07	APPROVED BY:	T. Leamer
		ADDRESS:	219 Stearns Wharf, Suite E		SHEET NO.
REVISIONS		City of Santa Barbara Waterfront Department		DRAWING NO.	2190-013A