

# CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

## MEMORANDUM

**Date:** January 18, 2018  
**To:** Harbor Commission  
**From:** Scott Riedman, Waterfront Director  
**Subject:** **Proposed Lease Agreement with Mike Pyzel, Marine Surveyor**

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### RECOMMENDATION:

That Harbor Commission review and recommend City Council approval of a three-year lease agreement with two, one-year options with Mike Pyzel, a sole proprietorship, at an initial base rent of \$451.55 per month, for the approximately 164 square feet of second floor office space, designated as 125 Harbor Way, Suite 23.

### DISCUSSION:

Mike Pyzel has leased an office on the second floor of the Marine Center building at 125 Harbor Way since March 2008.

Mr. Pyzel has over twenty-five years of experience in marine survey and consultation. Although Mike performs survey work from Morro Bay to San Diego, his primary work area is in the Ventura, Channel Islands, and Santa Barbara Harbors. He is well-known for his magazine articles, books, and manuals on navigation and other marine-related topics. Mr. Pyzel also teaches marine-oriented classes at Ventura College, Santa Barbara City College and the Santa Barbara Maritime Museum.

The basic terms of the proposed lease are as follows:

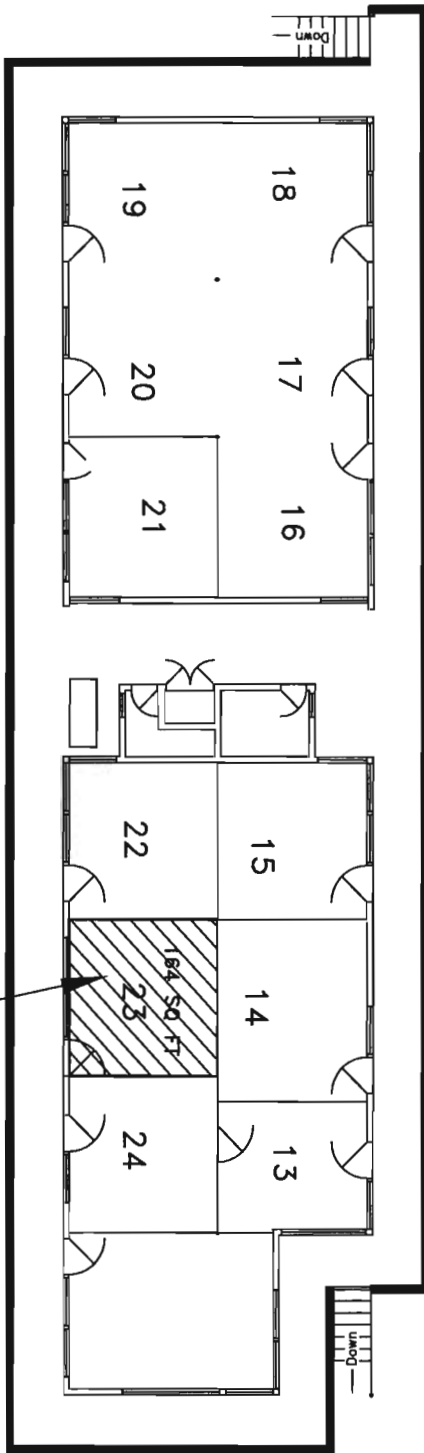
- **Term:** Three year term with two, one-year options;
- **Base Rent:** \$451.55 per month (\$2.75/square foot);
- **Percentage Rent:** N/A;
- **Annual Rent Adjustment:** Cost of Living increases based on the Consumer Price Index (CPI); and,
- **Permitted Use:** Business office.

Mr. Pyzel is considered by the Department to be a tenant in good standing and is prompt with rent payments and has 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.

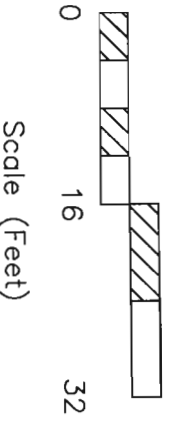
Attachment: Site Map

Prepared by: Brian Bosse, Waterfront Business Manager

2ND FLOOR  
 125 HARBOR WAY #23  
 164 SQ FT



PROPOSED LEASE AREA



<b>LEASE AREA - Exhibit "A"</b>		<b>Room 23</b>	
<b>REVISIONS</b>	<b>DATE:</b> 1/24/08	<b>APPROVED BY:</b>	<b>DRAWN BY:</b> T. Lawler
	<b>ADDRESS:</b> Santa Barbara Harbor		<b>SHEET NO.:</b> 1 of 1
	<b>City of Santa Barbara</b>		<b>DRAWING NO.:</b> 1250-039
	<b>Waterfront Department</b>		