



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: February 7, 2012

TO: Mayor and Councilmembers

FROM: Business Division, Waterfront Department

SUBJECT: Lease Agreement With Ty Warner Sea Center For Office Space On Stearns Wharf

RECOMMENDATION:

That Council approve 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 terms of the proposed lease are:

- Five-year term (February 28, 2017)
- Initial gross rent of \$610 per month, subject to annual 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 Department considers the Ty Warner Sea Center a tenant in good standing; and the Harbor Commission recommended approval of the new lease at the January 19, 2012 meeting.

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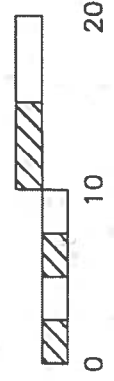
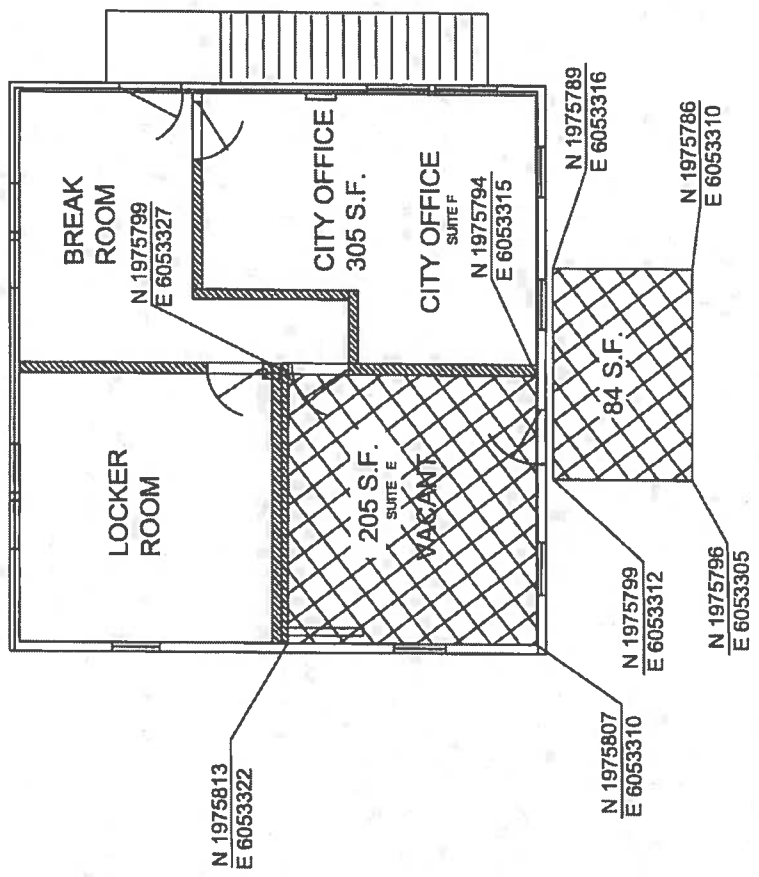
ATTACHMENT: Site Plan

PREPARED BY: Scott Riedman, Waterfront Director

APPROVED BY: City Administrator's Office

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

ATTACHMENT



Proposed Lease Area
 Exhibit A

REVISIONS	DATE: 3/6/07	APPROVED BY:	DRAWN BY: T. LAMER
	ADDRESS: 219 Stearns Wharf, Suite E		SHEET NO. 2 of 2
		City of Santa Barbara Waterfront Department	DRAWING NO. 2190-013A