



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: April 24, 2012

TO: Mayor and Councilmembers

FROM: Business Division, Waterfront Department

SUBJECT: Lease Agreement With Mike Pyzel, Marine Surveyor

RECOMMENDATION:

That Council approve a three-year lease agreement with two one-year options with Mike Pyzel, at a monthly rent of \$417 or six percent of gross sales, whichever is greater, for a marine surveyor's office at 125 Harbor Way, Suite 23.

DISCUSSION:

Mike Pyzel has leased a 164 square foot office on the second floor of the Marine Center building at 125 Harbor Way since March 2008. The current lease expired on March 31, 2012.

Mr. Pyzel has over twenty years 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 years with two one-year options to extend
- **Base Rent:** \$416.80 per month (\$2.55 p.s.f.)
- **Utility surcharge:** \$0.15 per square foot per month
- **Percentage Rent:** Base rent or 6% of gross sales, whichever is greater
- **Annual Rent Adjustment:** Cost of Living increases based on the Consumer Price Index (CPI)
- **Permitted Uses:** A business office for marine surveys, appraisals and consultation for vessel purchases, financing, insurance, voyage preparation and damage assessment.

Mike Pyzel is considered by the Department to be a tenant in good standing as he is always prompt with rent payments and has no lease compliance problems on file. The

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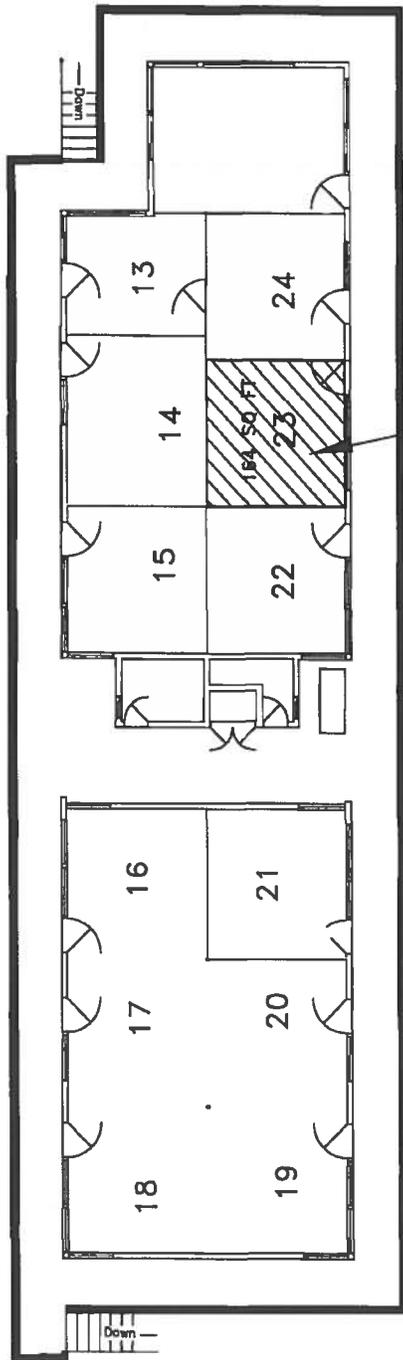
Harbor Commission recommended approval of the lease agreement at the February 16, 2012, meeting.

ATTACHMENT: Site Plan

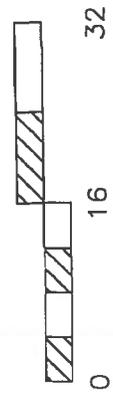
PREPARED BY: Scott Riedman, Waterfront Director

APPROVED BY: City Administrator's Office

2ND FLOOR
 125 HARBOR WAY #23
 164 SQ FT



PROPOSED LEASE AREA



Scale (Feet)

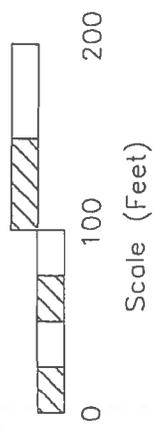
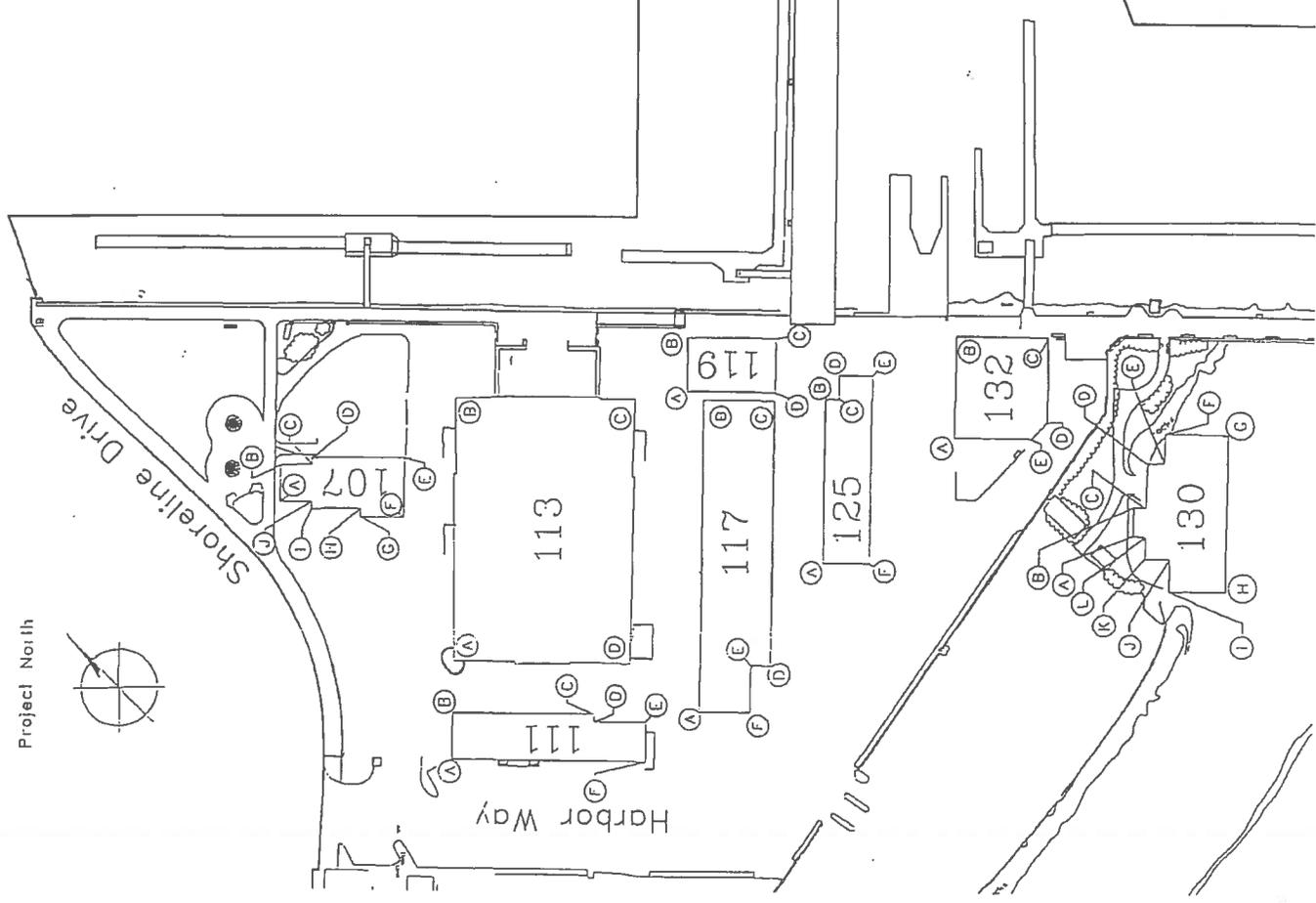
LEASE AREA - Exhibit "A"
 Room 23

REVISIONS	DATE: 1/24/08	APPROVED BY: Santa Barbara Harbor	DRAWN BY: T. Lawler
		City of Santa Barbara	SHEET NO. 1 of 1
		Waterfront Department	DRAWING NO. 1250-039

Lease Area Exhibit A

APPROVED BY 01/04/01	APPROVED BY HARBOR COMMERCIAL AREA	REVISION 1600-000-LA
DATE	CITY OF Santa Barbara	PAGE NO.
	Waterfront Department	1 OF 2

BUILDING #	CORNER	COORDINATE VALUE	BUILDING #	CORNER	COORDINATE VALUE	BUILDING #	CORNER	COORDINATE VALUE
107	A	N 1973813.9299 E 6050678.0097 N 1973829.4672 E 6050692.0207	113	A	N 1973080.6310 E 6050692.7917 N 1973790.7578 E 6050791.8861	125	A	N 1973578.0956 E 6050890.4338 N 1973646.3752 E 6050953.2727
	B	N 1973817.4652 E 6050705.6711		B	N 1973720.2135 E 6050869.9948		B	N 1973641.1776 E 6050959.1550
	C	N 1973820.3456 E 6050709.2039		C	N 1973511.0447 E 6050768.4966		C	N 1973651.0257 E 6050960.1778
	D	N 1973749.8759 E 6050743.8759		D	N 1973563.7033 E 6050981.6280		D	N 1973638.7033 E 6050981.6280
	E	N 1973756.6759 E 6050723.3237		E	N 1973560.2855 E 6050909.7911		E	N 1973560.2855 E 6050909.7911
	F	N 1973776.5376 E 6050708.6376		F	N 1973563.6919 E 6050781.3673		F	N 1973472.1525 E 6051032.1950
111	A	N 1973639.9012 E 6050655.6031	117	A	N 1973080.6310 E 6050692.7917	130	A	N 1973472.1525 E 6051032.1950
	B	N 1973659.4990 E 6050673.5968		B	N 1973590.0415 E 6050663.3523		B	N 1973484.0238 E 6051043.2075
	C	N 1973604.2380 E 6050734.0934		C	N 1973553.2459 E 6050829.1719		C	N 1973479.9187 E 6051047.9187
	D	N 1973600.8303 E 6050731.4414		D	N 1973562.8336 E 6050820.9234		D	N 1973497.8839 E 6051065.3793
	E	N 1973579.9329 E 6050754.0774		E	N 1973543.3533 E 6050803.2744		E	N 1973487.0855 E 6051071.9806
	F	N 1973583.5185 E 6050738.8909		F	N 1973703.9363 E 6050895.8802		F	N 1973503.8217 E 6051083.1583
119	A	N 1973639.9012 E 6050655.6031	119	A	N 1973703.9363 E 6050895.8802	132	A	N 1973580.6255 E 6050993.4762
	B	N 1973659.4990 E 6050673.5968		B	N 1973726.3519 E 6050976.3790		B	N 1973623.4575 E 6051032.6777
	C	N 1973604.2380 E 6050734.0934		C	N 1973691.6513 E 6050954.2891		C	N 1973588.1038 E 6051071.4138
	D	N 1973600.8303 E 6050731.4414		D	N 1973579.9329 E 6050754.0774		D	N 1973552.4704 E 6051038.8780
	E	N 1973579.9329 E 6050754.0774		E	N 1973583.5185 E 6050738.8909		E	N 1973551.3365 E 6051025.6634
	F	N 1973583.5185 E 6050738.8909		F	N 1973583.5185 E 6050738.8909		F	N 1973457.1599 E 6051026.8558



Project North

