



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** March 8, 2016

**TO:** Mayor and Councilmembers

**FROM:** Business Division, Waterfront Department

**SUBJECT:** Introduction Of Ordinance For Lease Agreement With Allied Voyage, LLC, Doing Business As Ocean Aire Marine Electronics - Located At 125 Harbor Way, #7

### RECOMMENDATION:

That Council introduce and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Approving a Five-Year Lease Agreement with One Five-Year Option with Allied Voyage, LLC, Doing Business As Ocean Aire, at an Average Initial Base Rent of \$1,200 Per Month, for the 339 Square-Foot Office Space Located at 125 Harbor Way, Suite #7, Effective April 15, 2016.

### DISCUSSION:

Jon Payne has operated Ocean Aire since July of 2015 when he assumed ownership of the business. The previous owner had owned and operated Ocean Aire for 29 years. The 339 square feet of commercial space is located at 125 Harbor Way Suite #7 (Attachment 1). Since assuming ownership of Ocean Aire, Mr. Payne has significantly upgraded the lease space to include new flooring, new paint, new office furniture and a state-of-the-art product display area. These improvements have significantly improved Ocean Aire's presence in the Waterfront community.

The business terms of the proposed lease are as follows:

- **Term:** Five-year initial term with one, five-year option.
- **Base Rent:** An average of \$1,200 per month.
- **Annual Rent Adjustment:** Cost of Living increases based on the Consumer Price Index (CPI).
- **Use:** limited to sales and service of marine motors, electronics, rigging services, and hardware.

Ocean Aire is considered a tenant in good standing by the Department as they have no outstanding default notices on file and have been prompt with rent payments.

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The Harbor Commission recommended City Council approval of the proposed lease agreement with Ocean Aire at its meeting on January 14, 2016.

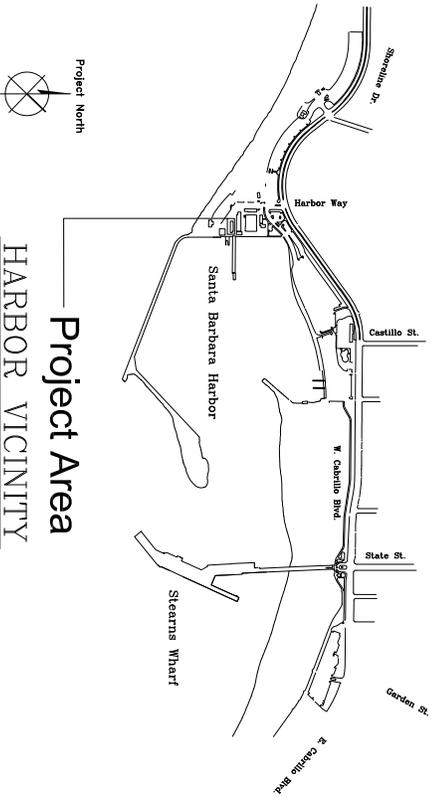
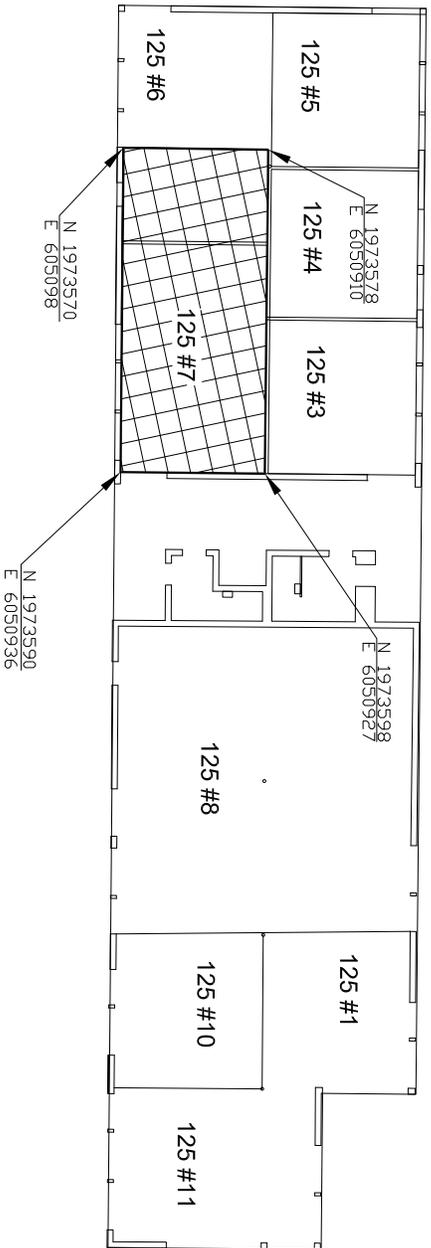
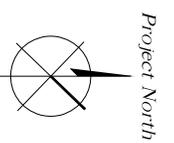
**ATTACHMENT:** Site Plan

**PREPARED BY:** Brian J. Bosse, Waterfront Business Manager

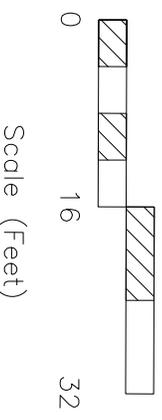
**SUBMITTED BY:** Scott Riedman, Waterfront Director

**APPROVED BY:** City Administrator's Office

**First Floor Plan  
125 Harbor Way Suite 7  
339 Square Feet**



**Project Area**  
**HARBOR VICINITY**  
NTS



<b>Lease Area</b>		<b>Exhibit A</b>	
<b>REVISIONS</b>			
DATE:	12/3/2015	APPROVED BY:	
ADDRESS:	125 Harbor Way #7	DRAWN BY:	T. Lamber
		SHEET NO.	1 of 1
		DRAWING NO.	1250-028
		City of Santa Barbara Waterfront Department	