



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** June 15, 2010  
**TO:** Mayor and Councilmembers  
**FROM:** Business Division, Waterfront Department  
**SUBJECT:** One-Year Lease Agreement With Marine Surveyor Mike Pyzel

### RECOMMENDATION:

That Council approve a one-year lease agreement with a one-year option with Mike Pyzel, at a monthly rent of \$408.65 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 an office on the second floor of the Marine Center Building at 125 Harbor Way since March 2008. The current lease expired on February 28, 2010.

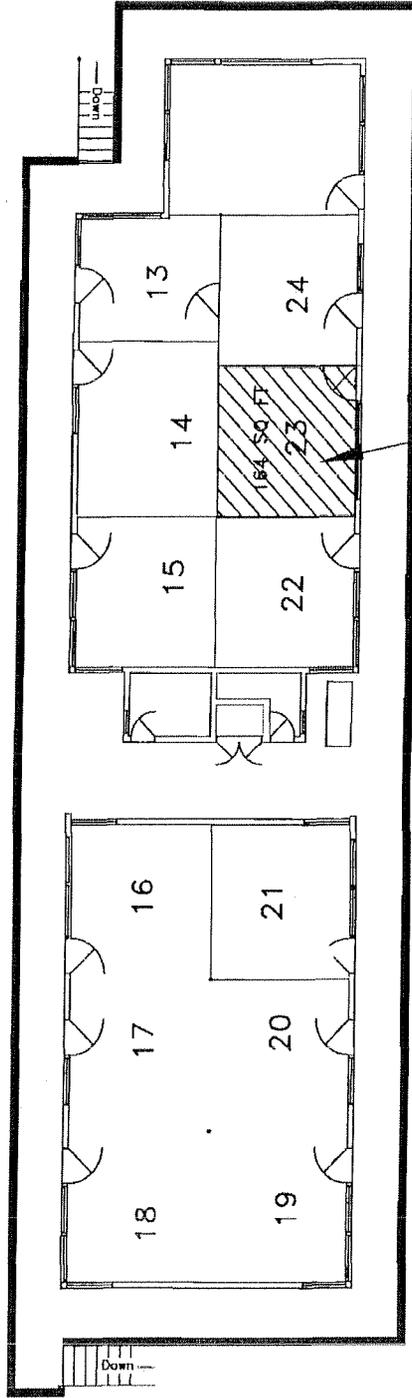
Mr. Pyzel has over twenty years experience in marine survey and consultation. Although Mike performs survey work from Morro Bay to San Diego, his primary work area is in the Ventura, Channel Islands, and Santa Barbara Harbors. He is well-known for his magazine articles, books, and manuals on navigation and other marine-related topics. The basic terms of the proposed lease are as follows:

- **Term:** One year, with a one-year option to extend;
- **Base Rent:** \$408.65 per month (\$2.44 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:** Annual adjustments based on the Consumer Price Index (CPI); and
- **Permitted Uses:** A business office for marine surveys, appraisals and consultation for vessel purchases, financing, insurance, voyage preparation and damage assessment.

The Harbor Commission recommended approval of the lease agreement at the March 18, 2010, meeting.

**ATTACHMENT:** Site Plan  
**PREPARED BY:** Scott Riedman, Waterfront Business Manager  
**SUBMITTED BY:** John N. Bridley, Waterfront Director  
**APPROVED BY:** City Administrator's Office

2ND FLOOR  
 125 HARBOR WAY #23  
 164 SQ FT



ATTACHMENT

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