

CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

MEMORANDUM

Date: March 17, 2022
To: Harbor Commission
From: Mike Wiltshire, Waterfront Director
Subject: **Proposed Lease Agreement With Maryanski And Turner**

RECOMMENDATION:

That Harbor Commission review and recommend City Council approval of a three-year lease agreement with Alexandra Maryanski and Jonathan Turner at an initial base rent of \$649.63 per month, for the approximately 167 square feet of second floor office space, designated as 125 Harbor Way, Suite 21.

DISCUSSION:

Alexandra Maryanski and Jonathan Turner (Maryanski and Turner), professors at the University of California at Riverside, have been tenants at 125 Harbor Way #21 since March 2011. They were selected as the tenants of the 167 square foot second floor office space after a competitive Request for Proposals process. Maryanski and Turner use the office as a field station for researching Chumash maritime culture in association with UCSB and Santa Barbara City College.

The basic terms of the proposed lease are as follows:

- **Term:** Two year term with one, one year option;
- **Base Rent:** \$649.63 per month (\$3.89 / 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.

Maryanski and Turner are considered by the Department to be tenants in good standing as they are prompt with rent payments and have no lease compliance problems on file.

Compliance with Coastal Land Use Plan:

The office space at 125 Harbor Way, Suite 125, has been used by Maryanski and Turner as a field station for researching Chumash maritime culture in association with UCSB and Santa Barbara City College since 2011. The use is considered to be a secondary, ocean-related use and as such, meets the parameters of the City's Coastal Land Use Plan.

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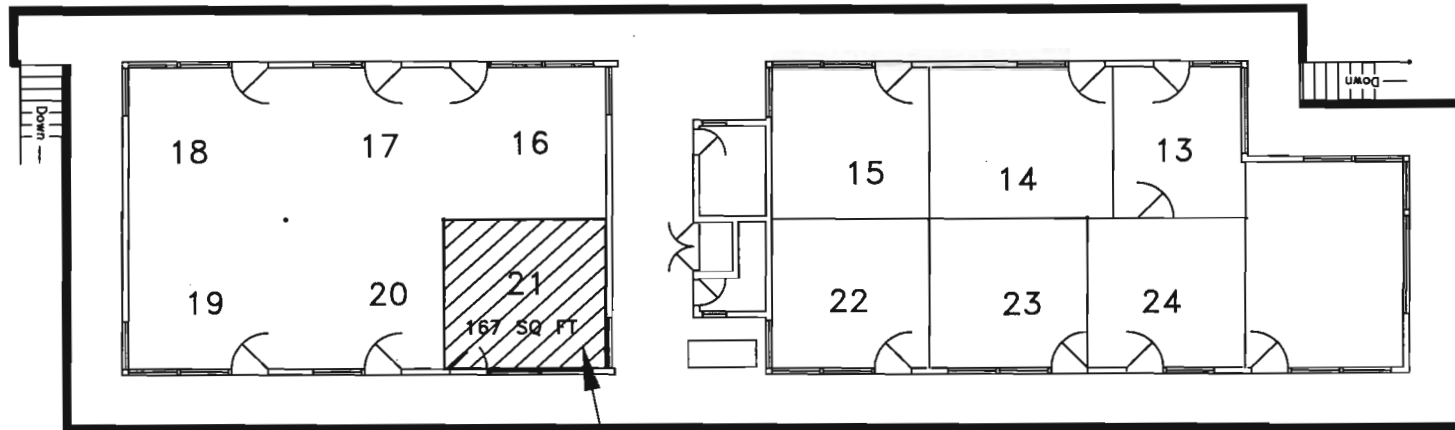
A copy of the proposed lease agreement is available in the Waterfront Department's office located at 132-A Harbor Way.

Attachment: Site Map

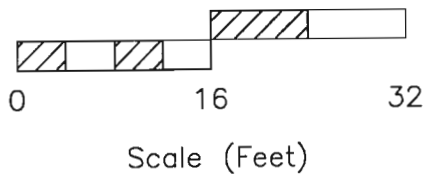
Prepared by: Brian Bosse, Waterfront Business Manager

2ND FLOOR
 125 HARBOR WAY #21
 167 SQ FT

Harbor Commission Meeting
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 Attachment 1 of 1



PROPOSED LEASE AREA



LEASE AREA - Exhibit "A"			
Room 21			
REVISIONS	DATE:	1/8/08	APPROVED BY:
	ADDRESS:	Santa Barbara Harbor	
	City of Santa Barbara Waterfront Department		DRAWING NO. 1250-003
		DRAWN BY:	T. Lawler
		SHEET NO.	1 of 1