

# CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

## MEMORANDUM

**Date:** June 16, 2022

**To:** Harbor Commission

**From:** Mike Wiltshire, Waterfront Director

**Subject:** **Proposed Lease Agreement With The University Of California At Santa Barbara**

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### RECOMMENDATION:

That Harbor Commission review and recommend City Council approval of a five-year lease agreement with one five-year option with the Regents of the University of California, for 5,563 square feet of water area located at 139 Cabrillo Boulevard.

### DISCUSSION:

The Regents of the University of California have leased dock space from the City since 1970. The site is to be used for education, research, and recreational sailing activities operated through University of California Santa Barbara's (UCSB) Department of Recreation. Participation in recreational sailing and boating activities is limited by enrollment through the UCSB Department of Recreation. Students enrolled in Westmont College, City College and other local schools and educational institutions may, by consent of the UCSB Department of Recreation, participate in sailing and boating programs conducted on the Site. Only vessels officially owned and registered to the University, may be docked or moored at its facility.

The basic terms of the proposed lease are as follows:

- **Term:** Five years with one five-year option to extend
- **Rent:** \$2,700.00 per month
- **Annual Rent Adjustment:** Cost of Living increases based on the Consumer Price Index (CPI)

UCSB is considered by the Department to be a tenant in good standing as they are prompt with rent payments and have no lease compliance problems on file. If the Harbor Commission recommends City Council approval of the proposed lease agreement, the item will likely be considered by City Council in late-July.

Compliance with Coastal Land Use Plan: UCSB's sailing center is considered an ocean-dependent use per the Waterfront Department's Five-Year Review of Uses in the Harbor Commercial Zone. The Waterfront Department's leasing priorities are as follows: 1<sup>st</sup> Priority: ocean-dependent business, 2<sup>nd</sup> Priority: ocean-related business, and 3<sup>rd</sup> Priority: visitor-serving business. Ocean-dependent uses include those uses that assure the Harbor will remain a working harbor. The Harbor currently includes 20 ocean-dependent uses occupying 15,840 square feet of industrial space and 176,012 square feet of exterior

space. Ocean-dependent uses range from boat mooring and marine-oriented government facilities (Channel Islands National Marine Sanctuary offices) to a boatyard/repair facility and a marine fuel dock. The proposed uses by UCSB meet the Waterfront's leasing priorities and conform to the City's Coastal Land Use Plan.

A copy of the proposed lease is available for public review in the Waterfront Department Office located at 132-A Harbor Way.

Attachment: Site Plan

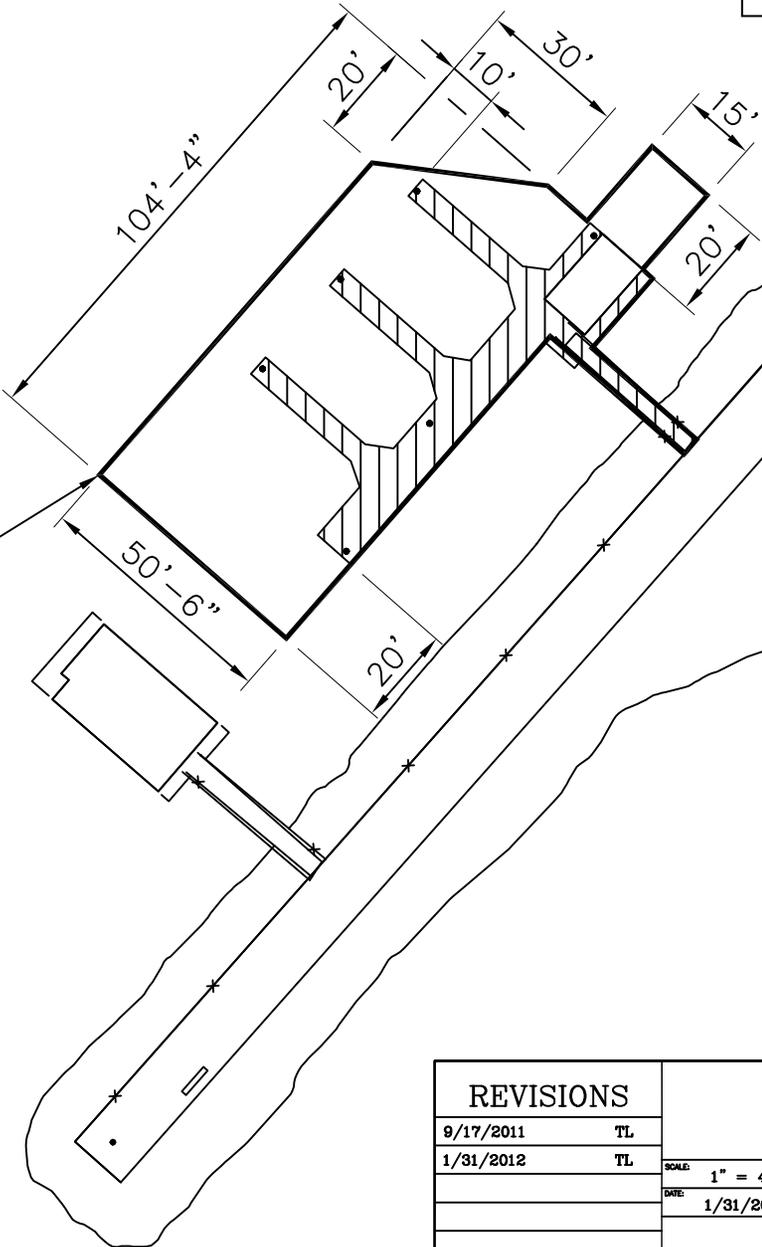
Prepared by: Brian Bosse, Waterfront Business Manager

Harbor Commission Meeting  
 June 16, 2022  
 Report #8  
 Attachment 1 of 1

Project North

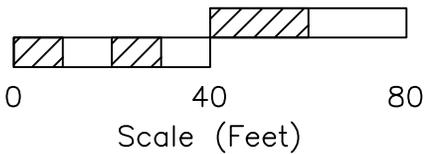


UCSB Dock



**Exhibit "A"**

5,563 SQ FT



REVISIONS		UCSB Lease Area	
9/17/2011	TL	SCALE: 1" = 40' DATE: 1/31/2012 APPROVED BY: S. Riedman, Business Manager ADDRESS: 139 Cabrillo Blvd. City of Santa Barbara <b>Waterfront Department</b>	
1/31/2012	TL		
		DRAWN BY: T. Lawler DRAWING NO: 1390-003 SHEET NO: 1 of 1	