



City of Santa Barbara
Airport Department

DATE: July 16, 2014
TO: Airport Commission
FROM: Hazel Johns, Airport Director *HJ*
SUBJECT: Lease Agreement – Freedom Photonics, LLC

RECOMMENDATION:

That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with Freedom Photonics, LLC, a California Limited Liability Company, for 3,042 square feet of research & development space in Building 315, Units C & D, at 90 Dean Arnold Place, at the Santa Barbara Airport, effective August 1, 2014, for a monthly rental of \$3,372, exclusive of utilities.

DISCUSSION:

The subject Premises is located south of Hollister Avenue in an Airport Facilities (AF) zone.

Freedom Photonics has been a tenant in good standing at the Airport since May 1, 2010. They specialize in the development and production of fiber optic communications devices and systems. In addition to the Arnold Place location they also occupy 3,995 square feet in Building 312, at 1503 Cecil Cook Place, which is used for research and development, fabrication, storage and associated offices.

Freedom Photonics' lease for the Arnold Place premises is expiring. They propose to enter into a new month-to-month lease for the Arnold Place premises. The use conforms to existing zoning.

The proposed monthly rental is based on a rate of \$1.11 per square foot for Industrial/R&D space, and is comparable to other buildings on the Airport for similar use and in similar condition. The current Industrial rate ranges from \$.95 to \$1.50. The industrial category includes R&D, workshop, and assembly space, but may also reflect a combination of uses including office and storage space that is unique to a particular tenant.

In addition, Freedom Photonics will pay monthly utilities charges of \$65.50 for water, \$35.25 for sewer service, and \$67.00 for gas.

The proposed Lease Agreement has been negotiated based upon the criteria set forth in Resolution 93-127, and has been reviewed and determined to be exempt from environmental review.

PREPARED BY: Business & Property Division

ATTACHMENT: Map

- BUILDING NUMBERS AND BUILDING ADDRESSES**
- 503 103 DAVID LOVE PL
 - 504 100 FREDERICK LOPEZ RD (A,B,C,D)
 - 505 103 DAVID LOVE PL
 - 506 103 DAVID LOVE PL
 - 507 40 CYRIL HARLEY PL
 - 508 40 CYRIL HARLEY PL
 - 509 40 CYRIL HARLEY PL
 - 510 40 CYRIL HARLEY PL
 - 511 40 CYRIL HARLEY PL
 - 512 40 CYRIL HARLEY PL
 - 513 40 CYRIL HARLEY PL
 - 514 40 CYRIL HARLEY PL
 - 515 40 CYRIL HARLEY PL
 - 516 40 CYRIL HARLEY PL
 - 517 40 CYRIL HARLEY PL
 - 518 40 CYRIL HARLEY PL
 - 519 40 CYRIL HARLEY PL
 - 520 40 CYRIL HARLEY PL
 - 521 40 CYRIL HARLEY PL
 - 522 40 CYRIL HARLEY PL
 - 523 40 CYRIL HARLEY PL
 - 524 40 CYRIL HARLEY PL
 - 525 40 CYRIL HARLEY PL
 - 526 40 CYRIL HARLEY PL
 - 527 40 CYRIL HARLEY PL
 - 528 40 CYRIL HARLEY PL
 - 529 40 CYRIL HARLEY PL
 - 530 40 CYRIL HARLEY PL
 - 531 40 CYRIL HARLEY PL
 - 532 40 CYRIL HARLEY PL
 - 533 40 CYRIL HARLEY PL
 - 534 40 CYRIL HARLEY PL
 - 535 40 CYRIL HARLEY PL
 - 536 40 CYRIL HARLEY PL
 - 537 40 CYRIL HARLEY PL
 - 538 40 CYRIL HARLEY PL
 - 539 40 CYRIL HARLEY PL
 - 540 40 CYRIL HARLEY PL

- FUEL FARM 125 NORMAN FIRESTONE RD (A,B,C)**
- 204 WM. MOFFETT PL-HANGAR 5
 - 205 WM. MOFFETT PL
 - 206 WM. MOFFETT PL
 - 207 WM. MOFFETT PL
 - 208 WM. MOFFETT PL
 - 209 WM. MOFFETT PL
 - 210 WM. MOFFETT PL
 - 211 WM. MOFFETT PL
 - 212 WM. MOFFETT PL
 - 213 WM. MOFFETT PL
 - 214 WM. MOFFETT PL
 - 215 WM. MOFFETT PL
 - 216 WM. MOFFETT PL
 - 217 WM. MOFFETT PL
 - 218 WM. MOFFETT PL
 - 219 WM. MOFFETT PL
 - 220 WM. MOFFETT PL
 - 221 WM. MOFFETT PL
 - 222 WM. MOFFETT PL
 - 223 WM. MOFFETT PL
 - 224 WM. MOFFETT PL
 - 225 WM. MOFFETT PL
 - 226 WM. MOFFETT PL
 - 227 WM. MOFFETT PL
 - 228 WM. MOFFETT PL
 - 229 WM. MOFFETT PL
 - 230 WM. MOFFETT PL
 - 231 WM. MOFFETT PL
 - 232 WM. MOFFETT PL
 - 233 WM. MOFFETT PL
 - 234 WM. MOFFETT PL
 - 235 WM. MOFFETT PL
 - 236 WM. MOFFETT PL
 - 237 WM. MOFFETT PL
 - 238 WM. MOFFETT PL
 - 239 WM. MOFFETT PL
 - 240 WM. MOFFETT PL
 - 241 WM. MOFFETT PL
 - 242 WM. MOFFETT PL
 - 243 WM. MOFFETT PL
 - 244 WM. MOFFETT PL
 - 245 WM. MOFFETT PL
 - 246 WM. MOFFETT PL
 - 247 WM. MOFFETT PL
 - 248 WM. MOFFETT PL
 - 249 WM. MOFFETT PL
 - 250 WM. MOFFETT PL
 - 251 WM. MOFFETT PL
 - 252 WM. MOFFETT PL
 - 253 WM. MOFFETT PL
 - 254 WM. MOFFETT PL
 - 255 WM. MOFFETT PL
 - 256 WM. MOFFETT PL
 - 257 WM. MOFFETT PL
 - 258 WM. MOFFETT PL
 - 259 WM. MOFFETT PL
 - 260 WM. MOFFETT PL
 - 261 WM. MOFFETT PL
 - 262 WM. MOFFETT PL
 - 263 WM. MOFFETT PL
 - 264 WM. MOFFETT PL
 - 265 WM. MOFFETT PL
 - 266 WM. MOFFETT PL
 - 267 WM. MOFFETT PL
 - 268 WM. MOFFETT PL
 - 269 WM. MOFFETT PL
 - 270 WM. MOFFETT PL
 - 271 WM. MOFFETT PL
 - 272 WM. MOFFETT PL
 - 273 WM. MOFFETT PL
 - 274 WM. MOFFETT PL
 - 275 WM. MOFFETT PL
 - 276 WM. MOFFETT PL
 - 277 WM. MOFFETT PL
 - 278 WM. MOFFETT PL
 - 279 WM. MOFFETT PL
 - 280 WM. MOFFETT PL
 - 281 WM. MOFFETT PL
 - 282 WM. MOFFETT PL
 - 283 WM. MOFFETT PL
 - 284 WM. MOFFETT PL
 - 285 WM. MOFFETT PL
 - 286 WM. MOFFETT PL
 - 287 WM. MOFFETT PL
 - 288 WM. MOFFETT PL
 - 289 WM. MOFFETT PL
 - 290 WM. MOFFETT PL
 - 291 WM. MOFFETT PL
 - 292 WM. MOFFETT PL
 - 293 WM. MOFFETT PL
 - 294 WM. MOFFETT PL
 - 295 WM. MOFFETT PL
 - 296 WM. MOFFETT PL
 - 297 WM. MOFFETT PL
 - 298 WM. MOFFETT PL
 - 299 WM. MOFFETT PL
 - 300 WM. MOFFETT PL

- PARCELS AND ADDRESSES**
- 073-08-50 25 DAVID LOVE PL
 - 073-08-51 40 DAVID LOVE PL
 - 073-08-52 80 DAVID LOVE PL
 - 073-08-53 160 DAVID LOVE PL
 - 073-08-54 320 DAVID LOVE PL
 - 073-08-55 640 DAVID LOVE PL
 - 073-08-56 1280 DAVID LOVE PL
 - 073-08-57 2560 DAVID LOVE PL
 - 073-08-58 5120 DAVID LOVE PL
 - 073-08-59 10240 DAVID LOVE PL
 - 073-08-60 20480 DAVID LOVE PL
 - 073-08-61 40960 DAVID LOVE PL
 - 073-08-62 81920 DAVID LOVE PL
 - 073-08-63 163840 DAVID LOVE PL
 - 073-08-64 327680 DAVID LOVE PL
 - 073-08-65 655360 DAVID LOVE PL
 - 073-08-66 1310720 DAVID LOVE PL
 - 073-08-67 2621440 DAVID LOVE PL
 - 073-08-68 5242880 DAVID LOVE PL
 - 073-08-69 10485760 DAVID LOVE PL
 - 073-08-70 20971520 DAVID LOVE PL
 - 073-08-71 41943040 DAVID LOVE PL
 - 073-08-72 83886080 DAVID LOVE PL
 - 073-08-73 167772160 DAVID LOVE PL
 - 073-08-74 335544320 DAVID LOVE PL
 - 073-08-75 671088640 DAVID LOVE PL
 - 073-08-76 1342177280 DAVID LOVE PL
 - 073-08-77 2684354560 DAVID LOVE PL
 - 073-08-78 5368709120 DAVID LOVE PL
 - 073-08-79 10737418240 DAVID LOVE PL
 - 073-08-80 21474836480 DAVID LOVE PL
 - 073-08-81 42949672960 DAVID LOVE PL
 - 073-08-82 85899345920 DAVID LOVE PL
 - 073-08-83 171798691840 DAVID LOVE PL
 - 073-08-84 343597383680 DAVID LOVE PL
 - 073-08-85 687194767360 DAVID LOVE PL
 - 073-08-86 1374389534720 DAVID LOVE PL
 - 073-08-87 2748779069440 DAVID LOVE PL
 - 073-08-88 5497558138880 DAVID LOVE PL
 - 073-08-89 10995116277760 DAVID LOVE PL
 - 073-08-90 21990232555520 DAVID LOVE PL
 - 073-08-91 43980465111040 DAVID LOVE PL
 - 073-08-92 87960930222080 DAVID LOVE PL
 - 073-08-93 17592186444160 DAVID LOVE PL
 - 073-08-94 35184372888320 DAVID LOVE PL
 - 073-08-95 70368745776640 DAVID LOVE PL
 - 073-08-96 140737491553280 DAVID LOVE PL
 - 073-08-97 281474983106560 DAVID LOVE PL
 - 073-08-98 562949966213120 DAVID LOVE PL
 - 073-08-99 1125899932426240 DAVID LOVE PL
 - 073-08-100 2251799864852480 DAVID LOVE PL

- NEW AND RELOCATED HISTORICAL AIRLINE TERMINAL AND PARKING AREA**
- 100 CLYDE JOHNSON ROAD (A,B)
 - 101 CLYDE JOHNSON ROAD (A,B)
 - 102 CLYDE JOHNSON ROAD (A,B)
 - 103 CLYDE JOHNSON ROAD (A,B)
 - 104 CLYDE JOHNSON ROAD (A,B)
 - 105 CLYDE JOHNSON ROAD (A,B)
 - 106 CLYDE JOHNSON ROAD (A,B)
 - 107 CLYDE JOHNSON ROAD (A,B)
 - 108 CLYDE JOHNSON ROAD (A,B)
 - 109 CLYDE JOHNSON ROAD (A,B)
 - 110 CLYDE JOHNSON ROAD (A,B)
 - 111 CLYDE JOHNSON ROAD (A,B)
 - 112 CLYDE JOHNSON ROAD (A,B)
 - 113 CLYDE JOHNSON ROAD (A,B)
 - 114 CLYDE JOHNSON ROAD (A,B)
 - 115 CLYDE JOHNSON ROAD (A,B)
 - 116 CLYDE JOHNSON ROAD (A,B)
 - 117 CLYDE JOHNSON ROAD (A,B)
 - 118 CLYDE JOHNSON ROAD (A,B)
 - 119 CLYDE JOHNSON ROAD (A,B)
 - 120 CLYDE JOHNSON ROAD (A,B)
 - 121 CLYDE JOHNSON ROAD (A,B)
 - 122 CLYDE JOHNSON ROAD (A,B)
 - 123 CLYDE JOHNSON ROAD (A,B)
 - 124 CLYDE JOHNSON ROAD (A,B)
 - 125 CLYDE JOHNSON ROAD (A,B)
 - 126 CLYDE JOHNSON ROAD (A,B)
 - 127 CLYDE JOHNSON ROAD (A,B)
 - 128 CLYDE JOHNSON ROAD (A,B)
 - 129 CLYDE JOHNSON ROAD (A,B)
 - 130 CLYDE JOHNSON ROAD (A,B)
 - 131 CLYDE JOHNSON ROAD (A,B)
 - 132 CLYDE JOHNSON ROAD (A,B)
 - 133 CLYDE JOHNSON ROAD (A,B)
 - 134 CLYDE JOHNSON ROAD (A,B)
 - 135 CLYDE JOHNSON ROAD (A,B)
 - 136 CLYDE JOHNSON ROAD (A,B)
 - 137 CLYDE JOHNSON ROAD (A,B)
 - 138 CLYDE JOHNSON ROAD (A,B)
 - 139 CLYDE JOHNSON ROAD (A,B)
 - 140 CLYDE JOHNSON ROAD (A,B)
 - 141 CLYDE JOHNSON ROAD (A,B)
 - 142 CLYDE JOHNSON ROAD (A,B)
 - 143 CLYDE JOHNSON ROAD (A,B)
 - 144 CLYDE JOHNSON ROAD (A,B)
 - 145 CLYDE JOHNSON ROAD (A,B)
 - 146 CLYDE JOHNSON ROAD (A,B)
 - 147 CLYDE JOHNSON ROAD (A,B)
 - 148 CLYDE JOHNSON ROAD (A,B)
 - 149 CLYDE JOHNSON ROAD (A,B)
 - 150 CLYDE JOHNSON ROAD (A,B)
 - 151 CLYDE JOHNSON ROAD (A,B)
 - 152 CLYDE JOHNSON ROAD (A,B)
 - 153 CLYDE JOHNSON ROAD (A,B)
 - 154 CLYDE JOHNSON ROAD (A,B)
 - 155 CLYDE JOHNSON ROAD (A,B)
 - 156 CLYDE JOHNSON ROAD (A,B)
 - 157 CLYDE JOHNSON ROAD (A,B)
 - 158 CLYDE JOHNSON ROAD (A,B)
 - 159 CLYDE JOHNSON ROAD (A,B)
 - 160 CLYDE JOHNSON ROAD (A,B)
 - 161 CLYDE JOHNSON ROAD (A,B)
 - 162 CLYDE JOHNSON ROAD (A,B)
 - 163 CLYDE JOHNSON ROAD (A,B)
 - 164 CLYDE JOHNSON ROAD (A,B)
 - 165 CLYDE JOHNSON ROAD (A,B)
 - 166 CLYDE JOHNSON ROAD (A,B)
 - 167 CLYDE JOHNSON ROAD (A,B)
 - 168 CLYDE JOHNSON ROAD (A,B)
 - 169 CLYDE JOHNSON ROAD (A,B)
 - 170 CLYDE JOHNSON ROAD (A,B)
 - 171 CLYDE JOHNSON ROAD (A,B)
 - 172 CLYDE JOHNSON ROAD (A,B)
 - 173 CLYDE JOHNSON ROAD (A,B)
 - 174 CLYDE JOHNSON ROAD (A,B)
 - 175 CLYDE JOHNSON ROAD (A,B)
 - 176 CLYDE JOHNSON ROAD (A,B)
 - 177 CLYDE JOHNSON ROAD (A,B)
 - 178 CLYDE JOHNSON ROAD (A,B)
 - 179 CLYDE JOHNSON ROAD (A,B)
 - 180 CLYDE JOHNSON ROAD (A,B)
 - 181 CLYDE JOHNSON ROAD (A,B)
 - 182 CLYDE JOHNSON ROAD (A,B)
 - 183 CLYDE JOHNSON ROAD (A,B)
 - 184 CLYDE JOHNSON ROAD (A,B)
 - 185 CLYDE JOHNSON ROAD (A,B)
 - 186 CLYDE JOHNSON ROAD (A,B)
 - 187 CLYDE JOHNSON ROAD (A,B)
 - 188 CLYDE JOHNSON ROAD (A,B)
 - 189 CLYDE JOHNSON ROAD (A,B)
 - 190 CLYDE JOHNSON ROAD (A,B)
 - 191 CLYDE JOHNSON ROAD (A,B)
 - 192 CLYDE JOHNSON ROAD (A,B)
 - 193 CLYDE JOHNSON ROAD (A,B)
 - 194 CLYDE JOHNSON ROAD (A,B)
 - 195 CLYDE JOHNSON ROAD (A,B)
 - 196 CLYDE JOHNSON ROAD (A,B)
 - 197 CLYDE JOHNSON ROAD (A,B)
 - 198 CLYDE JOHNSON ROAD (A,B)
 - 199 CLYDE JOHNSON ROAD (A,B)
 - 200 CLYDE JOHNSON ROAD (A,B)

- AIRPORT DATA**
- AIRPORT REFERENCE POINT - LATITUDE 34° 25' 38.7"
 - AIRPORT REFERENCE POINT - LONGITUDE 119° 50' 16.8"
 - MEAN ELEVATION 10' W.S. (U.S.C. & G.S.)
 - MEAN MAXIMUM TEMPERATURE OF HOTTEST MONTH 74.6° F.
 - 9522 TOTAL ACRES - 8571 ACRES SOUTH OF HOLLISTER AVE
 - 954 ACRES NORTH OF HOLLISTER AVE
 - AIRPORT ADMINISTRATION
 - 601 FIRESTONE ROAD GOLETA, CA 93117
 - (805) 997-7111
 - AIRPORT DIRECTOR

RECORDS

NUMBER	DESCRIPTION	DATE
1	LVN BUREAU	APRIL 1950
2	LVN BUREAU-STORY	FEBRU. 51
3	LVN BUREAU-STORY	JAN. 52
4	LVN BUREAU-STORY	JAN. 53
5	LVN BUREAU-STORY	JAN. 54
6	LVN BUREAU-STORY	NOV. 55
7	LVN BUREAU-STORY	NOV. 56
8	LVN BUREAU-STORY	NOV. 57
9	LVN BUREAU-STORY	NOV. 58

DRAWING NO. C-5-1

