



City of Santa Barbara
Airport Department

DATE: April 15, 2015
TO: Airport Commission
FROM: Hazel Johns, Airport Director
SUBJECT: Lease Agreement – Specified Lighting and Design

RECOMMENDATION:

That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with Specified Lighting & Design, Inc., a California Corporation, for 480 square feet of office space at 629-E Norman Firestone Road, at the Santa Barbara Airport, effective May 1, 2015, for a monthly rental of \$649, exclusive of utilities.

DISCUSSION:

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

Specified Lighting & Design, Inc. is a Santa Barbara lighting design business that has been an Airport tenant, in good standing, since 1999. The Premises is used as offices and storage of catalogs and trade publications. The use conforms to existing zoning.

Many of Specified's vendors now have catalogs on-line which has reduced the need for storage space of materials. Accordingly, Specified has requested a reduction in their space from 732 square feet to 408 square feet.

The proposed monthly rental is based on a rate of \$1.59 per square foot for the office space and is comparable to other buildings on the Airport for similar use and in similar condition.

In addition, Specified will pay a monthly prorata share of common utilities charges of \$16 for water, \$10 for sewer service, \$27 for electricity and gas, and \$47 for janitorial service. Utilities charges are re-evaluated annually and adjustments made on July 1st.

The proposed Lease Amendment 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