



City of Santa Barbara
Airport Department

DATE: May 20, 2015
TO: Airport Commission
FROM: Hazel Johns, Airport Director
SUBJECT: Lease Agreement – Scott Garner, dba Electric Parts Center

RECOMMENDATION:

That Commission approve and authorize the Airport Director to execute a five-year Lease Agreement with Scott Garner, a Sole Proprietor, dba Electric Parts Center, for 842 square feet of office and storage space in Building 225, at 6150-A Francis Botello Road, at the Santa Barbara Airport, effective May 1, 2015, for a monthly rental of \$1,095, exclusive of utilities.

DISCUSSION:

The subject Premises is located north of Hollister Avenue in an Airport Industrial (AI-1) zone.

Scott Garner (Electric Parts Center) has been an Airport tenant since March 1, 1994, specializing in electric motor sales and service. The Premises will be used for offices and storage. The use conforms to existing zoning.

The proposed monthly rental is based on a rate of \$1.30 per square foot and is comparable to other buildings on the Airport for similar use and in similar condition. Electric Parts Center will also pay monthly utilities charges of \$31.74 or the metered amount, whichever is greater for water, and \$13.21 for sewer service.

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