



City of Santa Barbara
Airport Department

DATE: September 16, 2015
TO: Airport Commission
FROM: Hazel Johns, Airport Director
SUBJECT: Lease Agreement – Condor Aircraft Technical School

RECOMMENDATION:

That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with Condor Aircraft Technical School, a California Corporation, for 560 square feet of office space, at 1407-A Norman Firestone Road, at the Santa Barbara Airport, effective October 1, 2015, for a monthly rental of \$577.

DISCUSSION:

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

Condor Aircraft Technical School has been an Airport tenant since June of 2014. They provide Airframe and Power Plant (A & P) aircraft maintenance technicians with the additional preparation needed to obtain Airport Inspector Authorization (IA). The school is taught by Mr. Cesar Zevallos, an A&P and IA certificate holder. Since starting the test preparation center, Mr. Zevallos business has grown substantially. At this time, he wishes to add 560 square feet of Unit A to the 612 square feet he currently rents in Unit B of Building 351. The use conforms to existing zoning.

The proposed monthly rental of \$577 is based on a rate of \$1.03 per square foot and is comparable to other aviation businesses on the Airport for similar use and in similar condition.

The proposed Lease Amendment Agreement was 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