



City of Santa Barbara
Airport Department

Meeting: 3/16/16
Agenda Item No. 4

DATE: March 16, 2016
TO: Airport Commission
FROM: Hazel Johns, Airport Director *HJ*
SUBJECT: Lease Agreement – Pinoli's Refrigeration Company, Inc.

RECOMMENDATION:

That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with Pinoli's Refrigeration Company, Inc., a California Corporation, for 144 square feet of office and storage space in Building 258, at 629 Norman Firestone Road, at the Santa Barbara Airport, commencing April 15, 2016 for a monthly rental of \$207, exclusive of utilities.

DISCUSSION:

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

Pinoli's Refrigeration Company, Inc. has been an Airport tenant in good standing since April 1, 2004. Pinoli's is a local heating, air-conditioning, and refrigeration contractor. They previously leased 842 square feet of office and 902 square feet of storage space in Building 304. They are relocating their business to Solvang, but wish to retain a small satellite office at the Airport. The use conforms to existing zoning.

The proposed monthly building rental is based on a rate of \$1.44 per square foot for office space, and is comparable to office/storage space on the Airport for similar use and in similar condition.

Since Building 258 is a shared building, Pinolis' will also pay monthly utilities of \$12.00 for Common Area Maintenance (CAM) \$2 for gas, \$17 for electricity, \$ 2 for water, and \$1 for sewer service. Utilities in Building 258 are used in common with other tenants. Each tenant pays a prorata share based upon their use and square footage.

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

