



City of Santa Barbara
Airport Department

DATE: April 20, 2016
TO: Airport Commission
FROM: Hazel Johns, Airport Director 
SUBJECT: Lease Agreement – Easy Lift Transportation

RECOMMENDATION:

That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with Easy Lift Transportation, a California Non-profit Corporation, for 2,540 square feet of Building 304 and 8,202 square feet of parking, at 53 Gerald Cass Place, Units B and C, at the Santa Barbara Airport, effective June 1, 2016, for a monthly rental of \$5,130.

DISCUSSION:

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

Easy Lift Transportation, a California Non-Profit Corporation, was established in the late 1970's as a special project of the Easter Seal Society, in response to increased public awareness of the special transportation needs of the elderly and disabled. Beginning in a converted motor home, Easy Lift incorporated in 1981 as a non-profit corporation, and now operates a fleet of more than 30 vehicles with 80,000 riders per year. Easy Lift has been a tenant in good standing at the Airport since 2003, leasing office space and parking at 53 Gerald Cass Place. Since 2003, Easy Lift has added ten vehicles and increased its ridership from approximately 70,000 to 80,000.

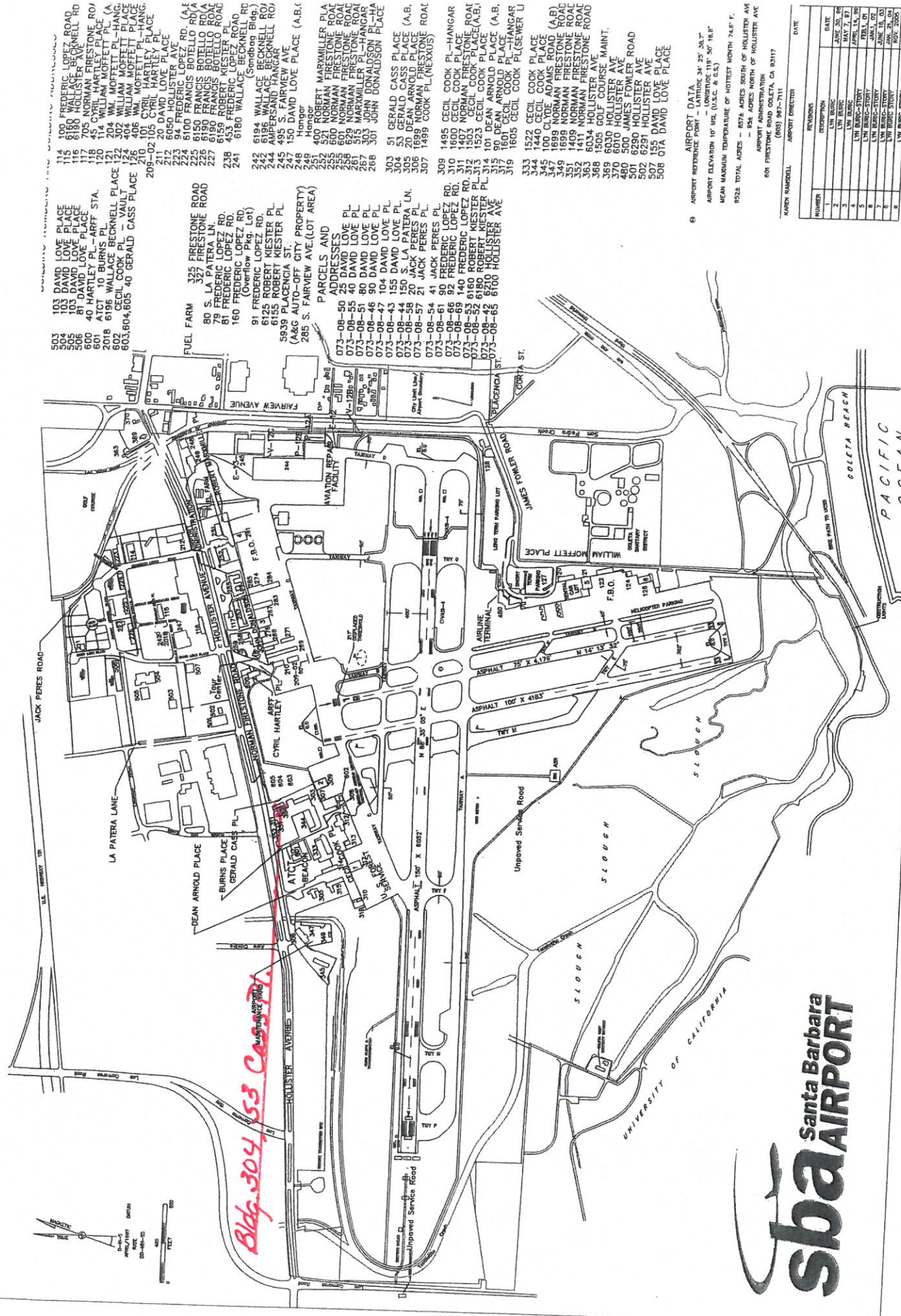
In 2015, added 560 square feet of office space (Unit A). At this time, Easy Lift would like to relinquish Unit A and replace it with Unit C, which is larger and contiguous to its existing space in Unit B.

The proposed monthly rental of \$5,130 is based on a rate of \$1.60 per square foot for the building and \$.13 per square foot for the parking area, and is comparable to other buildings on the Airport for similar use and in similar condition. Easy Lift will also pay monthly utility charges of \$21.99 for water, and \$14.66 for sewer service, or the metered amount, whichever is greater, as well as a prorata share of gas and electricity.

The proposed Lease 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



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- 602 6196 WALLACE BECKNELL PL ACE
- 603,604,605 40 GERALD CASS PLACE
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AIRPORT DATA
 AIRPORT REFERENCE POINT - LONGITUDE 119° 25' 30.7"
 AIRPORT ELEVATION 10' US (U.S.C. & G.S.)
 MEAN MAXIMUM TEMPERATURE OF HOTTEST MONTH 74.6° F.
 1952 TOTAL ACRES - 8574 ACRES SOUTH OF HOLLISTER AV.
 1952 ACRES NORTH OF HOLLISTER AV.
 AIRPORT ADMINISTRATION
 601 FIRESTONE ROAD COLETA, CA 93117
 (805) 987-7111

NUMBER	REVISIONS	DATE
1	REVISED	JUNE 20, 06
2	REVISED	MAY 7, 07
3	REVISED	JULY 15, 08
4	REVISED	FEBRUARY 01
5	REVISED	JUNE 18, 03
6	REVISED	JANUARY 24, 04
7	REVISED	NOVEMBER 20, 2005
8	REVISED	APRIL 20, 2008

DRAWING NO. C-5-1

