



City of Santa Barbara
Airport Department

DATE: April 20, 2016
TO: Airport Commission
FROM: Hazel Johns, Airport Director *HJ*
SUBJECT: Lease Agreement – PAC NET, Inc.

RECOMMENDATION:

That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with Pac Net, Inc., a California Corporation, for 7,400 square feet of land at 150-D David Love Place, and 264 square feet of Building 258, Suite D, at 629 Norman Firestone Road at the Santa Barbara Airport, effective May 1, 2016, for a total monthly rental of \$1,690, exclusive of utilities.

DISCUSSION:

The subject contractor's yard is located north of Hollister Avenue in an Airport Industrial (AI-1) zone, and the office is located south of Hollister Avenue in an Airport Facilities (AF) zone.

Pac Net, Inc. is a cabling contractor working in the Santa Barbara area. The company has been an Airport tenant in good standing since January 2012. Pac Net's current yard at 6165 Francis Botello Road is part of the land acquired from the City under the purchase and sale agreement with Direct Relief. Pac Net wishes to move to a new paved yard at 150-D David Love Place. They will retain the existing office. The yard will continue to be used for the parking of trucks, and equipment storage. The office will be used for dispatching, file storage, and general office work. The uses conform to existing zoning.

The proposed monthly rental is based on a rate of \$.18 per square foot for paved yard and \$1.36 per square foot for the office and is comparable to other similar spaces on the Airport. In addition, Pac Net, Inc. will pay \$40 per month for joint use utilities and janitorial services. The total combined rental will be \$1,690 per month.

The proposed Lease Agreements have 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



Park

Old Becknell Road

New Becknell Road

DAVID LOVE PLACE

2600'

7400'

6,600'

6,600'

5300'

A

B

C

D

25'

20'

26.00'

28.00'

OVERHEAD UTILITY LINES

PP

P3

P3

GATE

PP

51

4

3

4

AT 15' ELEVATION
AT 15' ELEVATION
AT 15' ELEVATION

AT 15' ELEVATION
AT 15' ELEVATION