



City of Santa Barbara
Airport Department

DATE: October 19, 2016
TO: Airport Commission
FROM: Hazel Johns, Airport Director *HJ*
SUBJECT: Lease Amendment with Above All Aviation

RECOMMENDATION:

That Commission authorize the Airport Director to execute an amendment to Lease Agreement No. 201603, between the City of Santa Barbara and Above All Aviation, LLC, a California Limited Liability Company, effective November 1, 2016, amending Article 1, "Premises" and Article 6, "Rental" to add 220 square feet of classroom space at \$1.38 per square foot, for a new total monthly rental of \$2,496 per month exclusive of utilities.

DISCUSSION:

Above All Aviation has been serving the Santa Barbara Airport as a flight school, since January 6, 2010. In March 2016, Above All entered into a lease agreement with the City for 1,589 square feet of Building 312 to house their expanding flight school. Above All is currently seeking FAA certification as a Part 141 school. At this time, Above All wishes to add an additional 220 square foot space to meet the FAA requirement for a dedicated classroom.

The proposed monthly rental is based on the current rate of \$1.38 per square foot and is comparable to other buildings on the Airport for similar use and in similar condition.

The total square footage with the additional room will be 1,809 square feet. The new rental will be \$2,496 exclusive of utilities.

The proposed Amendment 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

ATTACHEMENT: Map

