



City of Santa Barbara
Airport Department

DATE: October 19, 2011
TO: Airport Commission
FROM: Hazel Johns, Airport Director *HJ*
SUBJECT: Lease Agreement – Siempre Manana, Inc., dba JaniCare

RECOMMENDATION:

That Commission approve and authorize the Airport Director to execute a three (3) year Lease Agreement with one two (2) year option with Siempre Manana, Inc., a California Corporation, for 3,200 square feet of Building 345 at 100-A Clyde Adams Road, at the Santa Barbara Airport, effective November 1, 2016, for a scheduled monthly rental beginning at \$4,352.

DISCUSSION:

The subject Premises is located south of Hollister Avenue in an Airport Industrial (AI-1) zone.

Siempre Manana, Inc. has been an Airport tenant since 1984, operating a commercial building maintenance service, doing business as Service Master. Siempre Manana has ended its association with Service Master and is now operating as JaniCare. The change was made to allow JaniCare to operate independently, and contribute a portion of its proceeds to cancer research. The Premises are used for offices, dispatching, crew training and storage of associated materials and equipment. Three employees work at this location. The use conforms to existing zoning.

The proposed negotiated monthly rental is comparable to other buildings on the Airport for similar use and in similar condition and will have scheduled annual adjustments as follows:

- Year 1 - \$1.36/sq. ft. x 3200 sq. ft. = \$4,352 per month
- Year 2 - \$1.40/sq. ft. x 3200 sq. ft. = \$4,480 per month
- Year 3 - \$1.44/sq. ft. x 3200 sq. ft. = \$4,608 per month

Option Period:

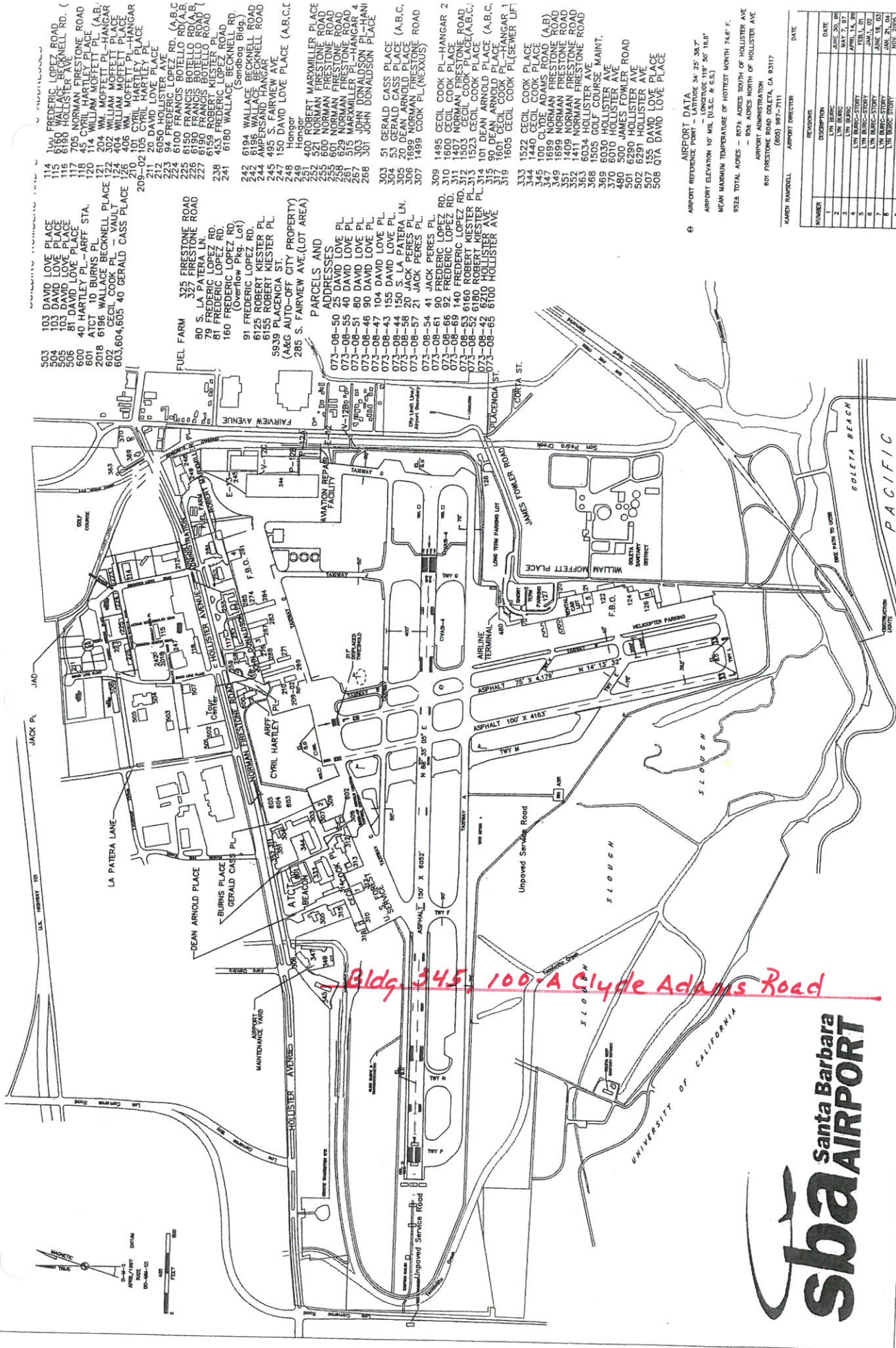
- Year 4 - \$1.48/sq. ft. x 3200 sq. ft. = \$4,736 per month
- Year 5 - \$1.52/sq. ft. x 3200 sq. ft. = \$4,864 per month

Siempre Manana will also pay monthly utilities charges of \$23.09 for water and \$15.39 for sewer or metered amount, whichever is greater.

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



- 503 103 DAVID LOVE PLACE
- 504 104 DAVID LOVE PLACE
- 505 105 DAVID LOVE PLACE
- 506 81 DAVID LOVE PLACE
- 600 40 HARTLEY PL.-ART. STA.
- 601 ATCT 10 BURNS PL
- 608 6196 WALLACE BECKNELL PLACE
- 609 6196 WALLACE BECKNELL PLACE
- 603 604, 605 40 GERALD CASS PLACE
- 209-02 101 CYRIL HARTLEY PL
- 210 20 DAVID LOVE PL
- 211 20 DAVID LOVE PL
- 212 6050 HOLLISTER AVE
- 213 94 FREDERIC LOPEZ RD
- 214 6100 FRANCIS BOTELLO RD(A,B)
- 215 6190 FRANCIS BOTELLO RD(A,B)
- 216 6190 FRANCIS BOTELLO RD(A,B)
- 217 6190 FRANCIS BOTELLO RD(A,B)
- 218 6190 FRANCIS BOTELLO RD(A,B)
- 219 453 ROBERT KIESTER PL
- 220 453 ROBERT KIESTER PL
- 221 6160 WALLACE BECKNELL ROAD
- 222 6194 WALLACE BECKNELL ROAD
- 223 244 AMPERSAN PLACE BECKNELL ROAD
- 224 495 S. FAIRVIEW AVE
- 225 150 DAVID LOVE PLACE (A,B,C,I)
- 226 248 Hangar
- 227 501 NORMAN FIRESTONE ROAD
- 228 600 NORMAN FIRESTONE ROAD
- 229 600 NORMAN FIRESTONE ROAD
- 230 573 NORMAN FIRESTONE ROAD
- 231 303 JOHN DONALDSON HANGAR 4
- 232 268 301 JOHN DONALDSON PLACE
- 303 51 GERALD CASS PLACE
- 304 51 GERALD CASS PLACE (A,B,C)
- 305 20 DEAN ARNOLD PLACE (A,B,C)
- 306 1689 NORMAN FIRESTONE ROAD
- 307 1489 COOK PL(NEXAUS)
- 309 1485 COOK PL-HANGAR 2
- 310 1600 CECEL COOK PLACE
- 311 1407 NORMAN FIRESTONE ROAD
- 312 1503 CECEL COOK PLACE(A,B,C,I)
- 313 101 DEAN ARNOLD PLACE
- 314 30 DEAN ARNOLD PLACE (A,B,C)
- 315 1601 CECEL COOK PL-HANGAR 1
- 316 1605 CECEL COOK PL(SEWER LIFT)
- 333 1522 CECEL COOK PLACE
- 344 1440 CECEL COOK PLACE
- 345 100 CLYDE ADAMS ROAD (A,B)
- 346 1898 NORMAN FIRESTONE ROAD
- 349 1409 NORMAN FIRESTONE ROAD
- 351 1411 NORMAN FIRESTONE ROAD
- 352 1411 NORMAN FIRESTONE ROAD
- 353 6034 HOLLISTER AVE
- 368 1505 GOLF COURSE MAINT.
- 370 6010 HOLLISTER AVE
- 480 500 JAMES FOWLER ROAD
- 501 6280 HOLLISTER AVE
- 502 6281 HOLLISTER AVE
- 505 55 DAVID LOVE PLACE
- 506 07A DAVID LOVE PLACE

6 AIRPORT DATA
 AIRPORT REFERENCE POINT - LATITUDE 34° 25' 38.7"
 AIRPORT ELEVATION 10' MS. (U.S.C. M.G.S.)
 MEAN ANNUAL TEMPERATURE OF HOTTEST MONTH 74.6°F.
 MEAN MAXIMUM TEMPERATURE OF HOTTEST MONTH 74.6°F.
 1952A TOTAL ACRES - 807A ACRES SOUTH OF HOLLISTER AVE
 - 102A ACRES NORTH OF HOLLISTER AVE
 AIRPORT ADMINISTRATION
 601 FIRESTONE ST. SANTA BARBARA, CALIF. CA 93117
 (805) 962-2111

NUMBER	REVISIONS	DATE
1	DESIGN	MAY 28, 1970
2	REV. BUREAU	MAY 28, 1970
3	REV. BUREAU	MAY 28, 1970
4	REV. BUREAU	MAY 28, 1970
5	REV. BUREAU	MAY 28, 1970
6	REV. BUREAU	MAY 28, 1970
7	REV. BUREAU	MAY 28, 1970
8	REV. BUREAU	MAY 28, 1970
9	REV. BUREAU	MAY 28, 1970
10	REV. BUREAU	MAY 28, 1970

DRAWING NO. C-5-1

