



# City of Santa Barbara

## AIRPORT COMMISSION

### AGENDA

APRIL 19, 2017

6:00 P.M.

Airport Administration Conference Room  
601 Firestone Road, Santa Barbara  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

#### Commissioners

Karen Kahn, Chair  
Kirk Martin, Vice Chair  
Craig Arcuri  
Carl Hopkins  
Dolores Johnson  
Bruce Miller  
Jim Wilson

**City Council Liaison** - Frank Hotchkiss

**Goleta Council Liaison** - Michael T. Bennett

#### Staff

Hazel Johns, Airport Director  
Tracy C. Lincoln, Airport Operations Manager  
Deanna Zachrisson, Business Development Manager  
Jeffrey McKee, Airport Facilities Manager  
Myndi Hegeman, Commission Secretary

**PUBLIC COMMENT:** At the beginning of the meeting, any member of the public may address the Airport Commission on any subject matter within the jurisdiction of the Airport Commission that is **not** on the Commission's agenda. The total amount of time for public comments will be 15 minutes, and no individual speaker may speak for more than 2 minutes. If you wish to address the Commission under this item, please complete and deliver to the Airport Director before the meeting is convened, a "Request to Speak" form including a description of the subject you wish to address.

**REQUEST TO SPEAK:** A member of the public may address the Airport Commission regarding any scheduled agenda item. Any person wishing to make such address should first complete and deliver a "Request to Speak" form prior to the time that the item is taken up by the Commission.

**REPORTS:** Copies of documents relating to agenda items are available for review in the Airport Administration Office at 601 Firestone Road, and agendas and reports are also posted online at [SantaBarbaraCA.gov/ACagendas](http://SantaBarbaraCA.gov/ACagendas). Materials related to an item on this agenda submitted to the Airport Commission after distribution of the agenda packet are available for public inspection in the Airport Administration Office located at 601 Firestone Road, during normal business hours.

**AMERICANS WITH DISABILITIES ACT:** If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the Airport Administration Office at (805) 967-7111. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

**CELLULAR PHONES AND PAGERS:** Please turn off cellular phones and pagers or set them to silent mode prior to the start of the meeting. Thank you.

**TELEVISION COVERAGE:** The Airport Commission's meetings are rebroadcast on Santa Barbara's City TV Channel 18 on the Friday evening after the meeting. Check the City TV program guide at: <http://www.santabarbaraca.gov/gov/depts/cityadmin/programming.asp>.

## CALL TO ORDER

## ROLL CALL

## CHANGES TO THE AGENDA

## PUBLIC COMMENT

1. Any member of the public may address the Airport Commission on any subject within the jurisdiction of the Commission that is **not** scheduled before them that same day. The total amount of time for public comments will be 15 minutes, and no individual speaker may speak for more than 2 minutes.

## CONSENT CALENDAR

### 2. **Subject: Minutes**

Recommendation: That Airport Commission waive the reading and approve the minutes of the meeting of Wednesday, March 15, 2017.

### 3. **Subject: 2016 Integrated Pest Management Annual Report**

Recommendation: That Airport Commission accept the Santa Barbara Integrated Pest Management Strategy, 2016 Annual Report, prepared March 2017.

### 4. **Subject: Lease Amendment with Above All Aviation Flight School**

Recommendation: That Commission authorize the Airport Director to execute this Second Amendment to Agreement No. 201603, as amended on November 1, 2016, between the City of Santa Barbara and Above All Aviation, a California "C" Corporation, amending the "Rental" provision, establishing the new base rent at \$2,261 per month, and the "Utilities" provision, to recognize changes in the composition of tenants in Building 312 at 1503 Cecil Cook Place, and provide for an equitable distribution of Common Area Maintenance and Utilities charges.

### 5. **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 6,360 square feet of paved land and 3,360 square feet of unpaved land, at 150-C David Love Place, and 408 square feet of Building 258, Suite E, at 629 Norman Firestone Road, at the Santa Barbara Airport, effective May 1, 2017, for a total monthly rental of \$2,203, exclusive of utilities.

### 6. **Subject: Lease Agreement – Patricia Costello**

Recommendation: That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with Patricia Costello, a Sole Proprietor, for 144 square feet of office in Building 258, Suite H, at 629 Firestone Road, at the Santa Barbara Airport, effective April 1, 2017, for a monthly rental of \$207, exclusive of utilities.

**7. Subject: Lease Agreement – Santa Barbara Aviation, Inc.**

Recommendation: That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with Santa Barbara Aviation, Inc., a California Corporation, for T-Hangar end units B and D, at 40 Gerald Cass Place, at the Santa Barbara Airport, effective May 1, 2017, for a monthly rental of \$264, exclusive of utilities.

**8. Subject: Lease Agreement – Summer Solstice Celebration, Inc.**

Recommendation: That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with Sumer Solstice Celebration, Inc., a California Non-Profit Corporation, for 500 square feet of paved land, adjacent to the Super 8 Motel, at 405 South Fairview Avenue, at the Santa Barbara Airport, effective May 1, 2017, for a monthly rental of \$100, exclusive of utilities.

**9. Subject: License and Grant Agreement for the Safe RV Parking Program**

Recommendation: That Commission approve and authorize the Airport Director to execute a License and Grant Agreement with the New Beginnings Counseling Center, a California Non-Profit Corporation, for 180 square feet of paved land, adjacent to the Super 8 Motel, at 405 South Fairview Avenue, at the Santa Barbara Airport, effective May 1, 2017, for the parking of one recreational vehicle (RV) under the Safe Parking Program.

**10. Subject: Property Management Report – April 2017**

Recommendation: That Airport Commission receive the monthly Airport Property Management Report.

NOTICES

11. That on Friday, April 14, 2017, at 5:00 pm, the Airport Commission Secretary duly posted this agenda on the bulletin board at Airport Administration.

LIAISON REPORTS

City of Santa Barbara Liaison Councilmember Frank Hotchkiss  
City of Goleta Liaison Councilmember Michael T. Bennett

**ADMINISTRATIVE REPORTS**

**12. Subject: Santa Barbara Airport Economic Impact Study**

Recommendation: That Airport Commission receive a presentation from Dr. Peter Rupert representing the economics research staff at the University of California, Santa Barbara. Dr. Rupert will share the results of a recently completed economic impact study for Santa Barbara Airport.

**13. Subject: 6210-6240 Hollister Avenue Development**

Recommendation: That Airport Commission receive a presentation from the airport tenant D & G Lin, LLC on the status of their development application to construct an automobile dealership at 6210-6240 Hollister Avenue and provide comment to the Planning Commission.

**14. Subject: Proposed Operating Budget for Fiscal Years 2018 and 2019**

Recommendation: That Airport Commission recommend approval of the proposed Fiscal Year 2018 and Fiscal Year 2019 Operating Budget for the Airport.

**15. Subject: Lease Amendment with First Class Concessions**

Recommendation: That Commission recommend that the City Council approve and authorize the Airport Director to execute a proposed second amendment to Concession Agreement 23,445 with First Class Concessions, a California Corporation, amending the "Term" and "Mid-Term Refurnishment" provisions to extend the expiration by five (5) years to August 31, 2026, and add a requirement for rebranding of the Airline Terminal full-service restaurant at Santa Barbara Airport.

**DIRECTOR'S REPORT**

- 16. A. Airport Operations
  - Passenger Count
  - Aircraft Operations
  - Air Freight
- B. Programs
  - 1. Marketing & Communications Program
  - 2. Master Plan
- C. Capital Projects
  - 1. Airfield Electrical, Safety, and Fence Project
  - 2. Runway 7-25 Overlay Project
  - 3. 6100 Hollister Avenue Development
  - 4. Airline Terminal Solar Project
- D. Financial Summary
- E. City Council Approval
- F. Noise Abatement
- G. Safety, Enforcement, and Protection

**ADJOURNMENT**