



City of Santa Barbara
Airport Department

DATE: March 3, 2017
TO: Airport Commission
FROM: Hazel Johns, Airport Director *HJ*
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 408 square feet of office in Building 258, Suite E, at 629 Firestone Road, at the Santa Barbara Airport, effective April 1, 2017, for a monthly rental of \$588, exclusive of utilities.

DISCUSSION:

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

Ms. Costello is a commercial real estate broker with SVN – Rich Investments RE Partners, located in Ventura. She is a tenant in good standing and has leased a 120 square foot satellite office in Building 258 since January 2017 to use when she is working in Santa Barbara. At this time, Ms. Costello would like to expand her space in the building to a 408 square foot space, Suite E.

The proposed monthly rental is based on a rate of \$1.44 per square foot for office/storage and is comparable to other offices on the Airport for similar use and in similar condition. Ms. Costello will also pay a proportionate share of common utilities and janitorial services.

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

