City of Santa Barbara
Airport Department

DATE: April 19, 2017

TO: Airport Commission

FROM: Hazel Johns, Airport Director

SUBJECT: Lease Amendment – 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.

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. At this time, Pac Net wishes to expand their office by relocating from Suite D to Suite E in Building 258 at 629 Norman Firestone Road. The offices will continue to 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 land, $.14 for the unpaved land and $1.44 per square foot for the office, and is comparable to other similar spaces on the Airport. In addition, Pac Net, Inc. will pay monthly utility charges of $26.36 for Common Area Maintenance, $26.36, or the metered amount for water, $15.39 for sewer, $30.76 for electricity, and $4.67 for gas. The total combined base rental will be $2,203. 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

BUILDING NUMBERS AND BUILDING ADDRESSES

No.	Address
114	FREDERICK LOPEZ ROAD
116	CYRIL BECKNELL RD. (A,B,C,D)
116	HOLLISTER ROAD
117	NORMAN FIRESTONE ROAD
118	45 CYRIL HARTLEY PLACE
204	WM. MOFFETT PL.—HANGAR 5
302	WILLIAM MOFFETT PLACE
404	WILLIAM MOFFETT PLACE
101	CYRIL HARTLEY PLACE
105	CYRIL HARTLEY PLACE
210	CYRIL HARTLEY PLACE
209-02	HOLLISTER AVE
6050	FREDERICK LOPEZ RD. (A,B)
94	FRANCIS BOTELLO RD (A,B,C,D)
6100	FRANCIS BOTELLO RD (A,B)
6190	FRANCIS BOTELLO ROAD
453	FREDERICK LOPEZ ROAD
6180	WALLACE BECKNELL RD.
	(Sandbag Bldg.)
6194	WALLACE BECKNELL ROAD
6196	WALLACE BECKNELL ROAD
495	S. FAIRVIEW HANGAR
150	DAVID LOVE PLACE(A,B,C,D,E,F,G)
	Hangar
	Hangar
400	ROBERT MARXMILLER PLACE(A,B,C)
521	NORMAN FIRESTONE ROAD
619	NORMAN FIRESTONE ROAD
601	NORMAN FIRESTONE ROAD
	JOHN DONALDSON PLACE
629	NORMAN FIRESTONE ROAD (A,B,C)
515	MARXMILLER PL—HANGAR 4
303	JOHN DONALDSON PL—HANGAR 3
301	JOHN DONALDSON PLACE
51	GERALD CASS PLACE (A,B,C,D)
20	DEAN ARNOLD PLACE
305	DEAN ARNOLD PLACE
1699	NORMAN FIRESTONE ROAD
1499	CECIL COOK PL.(NEXXUS)
1495	CECIL COOK PLACE
307	CECIL COOK PL—HANGAR 2
309	CECIL COOK PLACE
310	CECIL COOK PLACE
1600	CECIL COOK ROAD
1503	CECIL COOK PL(A,B,C,D,...,F)
1523	CECIL COOK ROAD
101	DEAN ARNOLD PLACE(A,B,C,D...F)
1605	DEAN ARNOLD PLACE—HANGAR 1
1605	CECIL COOK PLACE
319	CECIL COOK PL(SEWER LIFT STA)
333	CECIL COOK PLACE
1522	CECIL COOK PLACE
344	CECIL COOK PLACE
1440	CLYDE ADAMS ROAD
100	GOLF COURSE (A,B)
345	GOLF COURSE MAINT.
349	NORMAN FIRESTONE ROAD
351	NORMAN FIRESTONE ROAD
1411	NORMAN FIRESTONE ROAD
352	NORMAN FIRESTONE ROAD
363	HOLLISTER AVE
368	HOLLISTER AVE
6505	HOLLISTER AVE
6010	HOLLISTER AVE
6034	HOLLISTER AVE
370	JAMES FOWLER ROAD
480	JAMES FOWLER ROAD
500	JAMES FOWLER ROAD
481	HOLLISTER AVE
500	HOLLISTER AVE
507	DAVID LOVE PLACE
155	DAVID LOVE PLACE
606	101 JOHN DONALDSON PLACE

No.	Address
503	103 DAVID LOVE PLACE
504	103 DAVID LOVE PLACE
505	81 DAVID LOVE PLACE
506	81 DAVID LOVE PLACE
600	CYRIL HARTLEY PL—ARFF STA.
601	ATCT 10 EDWARD BURNS PL.
2018	6196 WALLACE BECKNELL PLACE
602	CECIL COOK PL. — VAULT
603,604,605	40 GERALD CASS PLACE
FUEL FARM	325 NORMAN FIRESTONE RD.
	327 NORMAN FIRESTONE RD.
80	S. LA PATERA LN.
79	FREDERICK LOPEZ RD.
81	FREDERICK LOPEZ RD.
6125	FREDERICK LOPEZ RD.
6155	ROBERT KEISTER PL.
5939	PLACENCIA ST.
	(A&G AUTO—OFF CITY PROPERTY)
285	S. FAIRVIEW AVE.(LOT AREA)

PARCELS AND ADDRESSES

Parcel	Address
073-08-50	91 FREDERICK LOPEZ RD.
073-08-55	25 DAVID LOVE PL.
073-08-51	40 DAVID LOVE PL.
073-08-46	90 DAVID LOVE PL.
073-08-47	104 DAVID LOVE PL.
073-08-43	155 DAVID LOVE PL.
073-08-44	150 S. LA PATERA LN.
073-08-58	20 JACK PERES PL.
073-08-57	41 JACK PERES PL.
073-08-54	41 JACK PERES PL.
073-08-61	90 FREDERICK LOPEZ RD.
073-08-66	92 FREDERICK LOPEZ RD.
073-08-69	140 FREDERICK KEISTER RD.
073-08-53	6160 FREDERICK KEISTER PL.
073-08-52	6180 ROBERT KEISTER PL.
073-08-42	6100 HOLLISTER AVE.
073-08-65	25 HOLLISTER AVE

AIRPORT DATA

AIRPORT REFERENCE POINT — LATITUDE 34° 25' 38.7"
LONGITUDE 119° 50' 18.6"

MEAN MAXIMUM TEMPERATURE OF HOTTEST MONTH 74.6° F.

AIRPORT ELEVATION 10' MSL (U.S.C. & G.S.)

952± TOTAL ACRES — 857± ACRES SOUTH OF HOLLISTER AVE
— 85± ACRES NORTH OF HOLLISTER AVE

AIRPORT ADMINISTRATION
601 FIRESTONE ROAD GOLETA, CA 93117
(805) 967-7111

DRAWING NO. C-5-1

SBA Santa Barbara Airport

Attachment 1