



City of Santa Barbara
Airport Department

DATE: November 21, 2017
TO: Airport Commission
FROM: Hazel Johns, Airport Director *HJ*
SUBJECT: Lease Agreement – Arrow Truck Accessories LLC.

RECOMMENDATION:

That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with Arrow Truck Accessories, a California Limited Liability Company, for 2,922 square feet of space in Building 116, 5,398 square feet of fenced land and 1,632 square feet of parking space at 6190 Hollister Avenue at Santa Barbara Airport. The rental rate is \$1.28 per square foot of building space and \$.18 per square foot of land/parking. The Agreement would become effective on June 1, 2017 for an annual rental of \$59,712 paid in monthly installments of monthly \$4,976. The lease includes an annual Consumer Price Index (CPI) increase of no less than 3% and no more than 8%.

DISCUSSION:

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

Arrow Truck Accessories LLC has been known as Arrow Camper Shell LLC at the location the company has occupied since 2012. The Premises is used as offices, showroom, storage of truck beds and camper shells, and other similar products. The parking space also functions as a rental location for Penski brand trucks.

Due to the death of one of the firm's partners, the company has been re-established as Arrow Truck Accessories LLC in the ownership of the remaining partner, Randy Rischar. The focus of company's business remains the same. Arrow Camper Shell has been a tenant in good standing and the Airport expects a continued good relationship. As this new lease agreement is a contractual transition to the company's new ownership structure, the terms are a continuation of those contained in the existing agreement. In addition to rent for the space, the tenant will pay utilities of \$23.99 per unit or metered amount, whichever is greater, for water, and \$15.39 for sewer service.

The proposed Agreement has been negotiated based upon the criteria set forth in Resolution 93-127 and has been determined to be exempt from environmental review.

PREPARED BY: Business Development/Properties

ATTACHMENT: Map

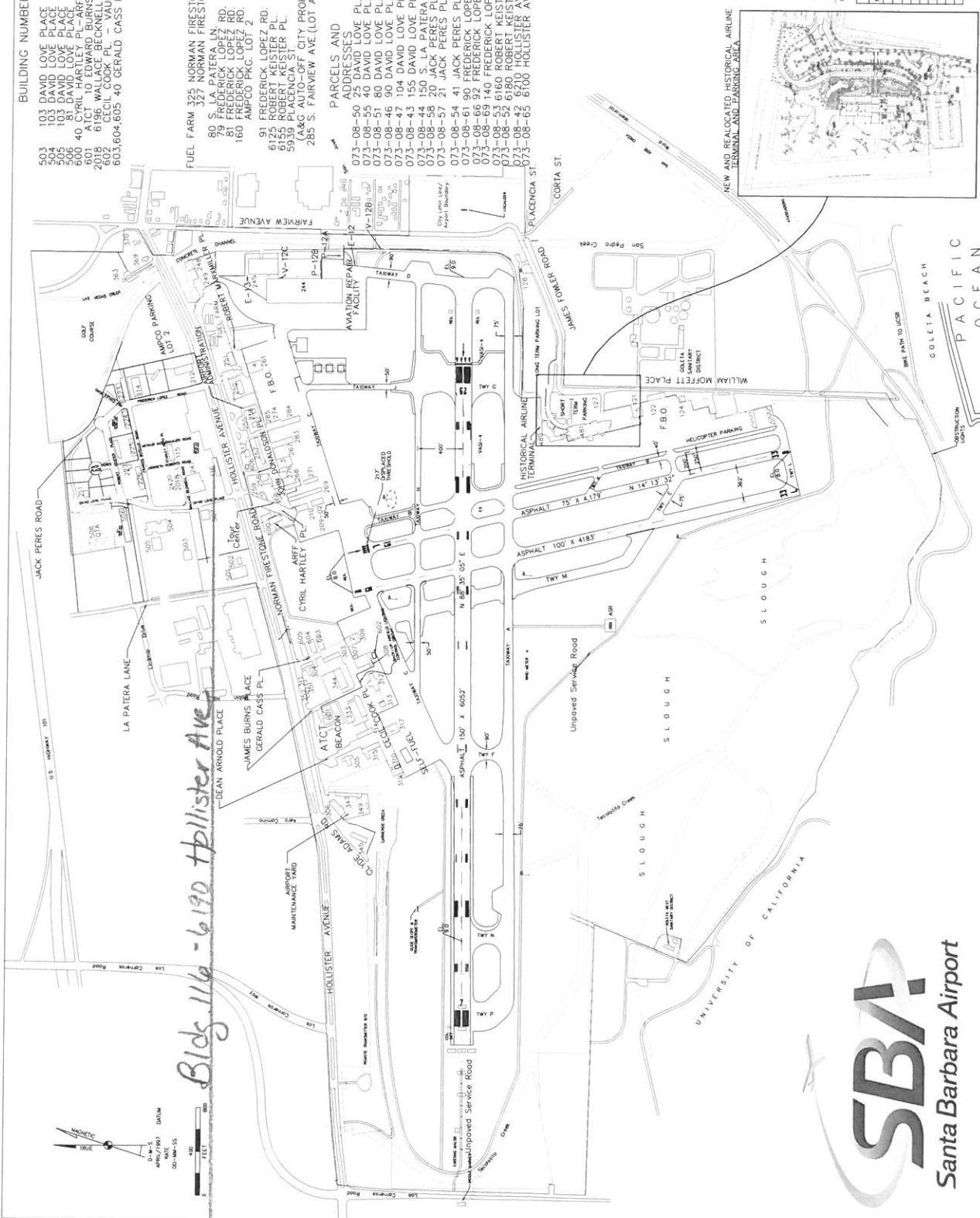
BUILDING NUMBERS AND BUILDING ADDRESSES

- 114 100 FREDERICK LOPEZ ROAD
- 115 504 DAVID LOVE PLACE
- 117 6190 HOLLISTER BECKNELL RD. (A,B,C,D)
- 118 705 NORMAN FIRESTONE ROAD
- 119 45 CYRIL HARTLEY PLACE
- 120 204 WM. MOFFETT PL.-HANGAR 5
- 121 402 WILLIAM MOFFETT PLACE
- 122 304 WILLIAM MOFFETT PLACE
- 124 603.604.605.40 GERALD CASS PLACE
- 210 101 CYRIL HARTLEY PLACE
- 209-02 105 DAVID LOVE PLACE
- 211 20 DAVID LOVE PLACE
- 212 221 DAVID LOVE PLACE
- 223 6094 FREDERICK LOPEZ RD. (A,B,C,D)
- 224 6100 FRANCIS BOTELLO RD.(A,B,C,D)
- 225 6150 FRANCIS BOTELLO RD.(A,B,C,D)
- 226 6190 FRANCIS BOTELLO ROAD (A,B)
- 227 6199 ROBERT KEISTER ROAD
- 228 453 FREDERICK LOPEZ ROAD
- 238 6194 WALLACE BECKNELL RD.
- 241 6190 WALLACE BECKNELL RD.
- 242 6196 WALLACE BECKNELL ROAD
- 244 495 AMPERSAND HANGAR
- 245 495 AMPERSAND AVE
- 246 190 DAVID LOVE PLACE(A,B,C,D,E,F,G)
- 249 Hangar
- 250 400 ROBERT MARK MILLER PLACE (A,B,C)
- 251 600 NORMAN FIRESTONE ROAD
- 252 600 NORMAN FIRESTONE ROAD
- 253 601 JOHN DONALDSON PLACE
- 257 629 NORMAN FIRESTONE ROAD (A,B,C)
- 267 303 JOHN DONALDSON PL
- 268 301 JOHN DONALDSON HANGAR 3
- 304 51 GERALD CASS PLACE
- 305 20 DEAN ARNOLD PLACE (A,B,C,D)
- 306 1699 NORMAN FIRESTONE ROAD
- 309 1495 CECL COOK PL (INEXXUS)
- 310 1600 CECL COOK PLACE
- 311 1407 NORMAN FIRESTONE ROAD (A,B)
- 312 1503 CECL COOK PLACE (A,B,C,D, F)
- 313 1503 CECL COOK PLACE (A,B,C,D, F)
- 314 101 DEAN ARNOLD PLACE (A,B,C,D)
- 315 90 DEAN ARNOLD PLACE
- 319 1605 CECL COOK PL (SEMGAR 1 STA)
- 323 1522 CECL COOK PLACE
- 344 1440 CECL COOK PLACE
- 347 1747 NORMAN FIRESTONE ROAD (A,B)
- 349 1699 NORMAN FIRESTONE ROAD
- 352 1409 NORMAN FIRESTONE ROAD (A,B)
- 363 6034 HOLLISTER AVE ONE ROAD
- 368 1505 GOLF COURSE MAINT.
- 369 600 HOLLISTER AVE
- 400 500 JAMES FOWLER ROAD
- 481 500 JAMES FOWLER ROAD
- 500 6290 HOLLISTER AVE
- 502 6290 HOLLISTER AVE
- 507 155 DAVID LOVE PLACE
- 508 25 DAVID LOVE PLACE
- 606 101 JOHN DONALDSON PLACE

AIRPORT DATA
 AIRPORT REFERENCE POINT - LONGITUDE 119° 50' 16.8"
 AIRPORT ELEVATION 107 MSL (U.S.C. & G.S.)
 MEAN MAXIMUM TEMPERATURE OF HOTTEST MONTH 74.6° F.
 9528 TOTAL ACRES - 8574 ACRES SOUTH OF HOLLISTER AVE
 - 954 ACRES NORTH OF HOLLISTER AVE
 AIRPORT ADMINISTRATION
 601 FIRESTONE ROAD GOLETA, CA 93117
 (805) 967-7111

| NUMBER | REVISIONS | DATE |
|--------|-----------------|----------------|
| 1 | DESCRIPTION | |
| 2 | ADDED | APRIL 14, 2009 |
| 3 | LYN BURCH-STORY | JANIL 02 |
| 4 | LYN BURCH-STORY | JUNE 16, 03 |
| 5 | LYN BURCH-STORY | NOV. 2005 |
| 6 | LYN BURCH-STORY | SEP. 2002 |
| 7 | LYN BURCH-STORY | JULY 2011 |
| 8 | | |
| 9 | | |

DRAWING NO. C-5-1



Bldgs 116-6190 to 1190 Hollister Ave



DRAWING NO. C-5-1