



City of Santa Barbara
Airport Department

Meeting: 12/20/17
Agenda Item No. 5

DATE: December 20, 2017
TO: Airport Commission
FROM: Hazel Johns, Airport Director *HJ*
SUBJECT: Lease Agreement – Athena Contractors, Inc.

RECOMMENDATION:

That Airport Commission approve and authorize the Airport Director to execute a two-year Lease Agreement with Athena Contractors, Inc., a California Corporation, for 2,040 square feet of office space, 1,240 square feet of warehouse space, and 3,700 square feet of yard space in Building 223, at 94 Frederick Lopez Road, Suite C, at the Santa Barbara Airport, effective December 1, 2017, for a total annual rental of \$71,040 payable in monthly installments of \$5,920.

DISCUSSION:

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

Athena Contractors, Inc. is a local contractor who previously was a subtenant of Reson/Teledyne of Thousand Oaks. That sublease expired on November 28, 2017. As a result, the Airport seeks to enter into a direct lease agreement with Athena Contractors, Inc. for office and warehouse space used for receiving, storing, and shipping construction materials. The use conforms to existing zoning.

The proposed monthly rental is based on a rate of \$1.75 per square foot for office, \$1.00 per square foot for warehouse, and \$0.30 per square foot for yard. 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. A deposit will be required of 1.5 times the monthly rent. The lease includes an annual Consumer Price Index (CPI) increase of no less than 3% and no more than 8%.

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/Marketing

ATTACHMENT: Map

BUILDING NUMBERS AND BUILDING ADDRESSES

503 103 JACK PERES ROAD
 504 103 DAVID LOVE PLACE
 505 103 DAVID LOVE PLACE
 506 103 DAVID LOVE PLACE
 600 40 CYRIL HARTLEY PLACE
 601 ATCT 10 EDWARD BURNS PL
 602 6196 WALLACE BECKNELL PLACE 121
 603 CECL COOK PL - VAULT 122
 603.604.605 40 GERALD CASS PLACE 124

114 100 FREDERICK LOPEZ RD. (A,B,C,D)
 115 WALLACE BECKNELL RD. (A,B,C,D)
 116 HOLLISTER AVE
 117 NORMAN FIRESTONE ROAD
 745 CYRIL HARTLEY PLACE
 204 WM. MOFFETT PL-HANGAR 5
 205 CECL COOK PL - VAULT 121
 206 WILLIAM MOFFETT PLACE
 101 CYRIL HARTLEY PLACE
 120 DAVID LOVE PLACE
 170 DAVID LOVE PLACE
 209 171 DAVID LOVE PLACE
 210 170 DAVID LOVE PLACE
 212 6050 HOLLISTER AVE
 223 94 FREDERICK LOPEZ RD. (A,B,C)
 224 6150 FRANCIS BOIELLO ROAD (A,B,C,D)
 225 6150 FRANCIS BOIELLO ROAD (A,B,C,D)
 226 6190 FRANCIS BOIELLO ROAD (A,B)
 227 6190 FRANCIS BOIELLO ROAD (A,B)
 238 6159 ROBERT KEISTER PL
 241 6180 WALLACE BECKNELL ROAD
 242 6194 WALLACE BECKNELL ROAD
 244 6196 WALLACE BECKNELL ROAD
 245 WARDENSBACH BECKNELL ROAD
 247 495 S. FAIRVIEW AVE
 248 150 DAVID LOVE PLACE (A,B,C,D,E,F,G)
 249 HANGAR
 251 400 ROBERT MARWILLER PLACE (A,B,C)
 252 521 NORMAN FIRESTONE ROAD
 253 521 NORMAN FIRESTONE ROAD
 255 600 NORMAN FIRESTONE ROAD
 257 JOHN DONALDSON PLACE

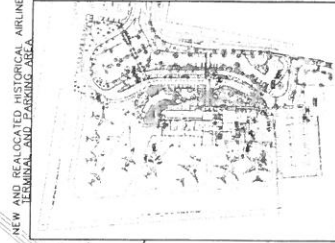
629 NORMAN FIRESTONE ROAD (A,B,C)
 515 MARWILLER PL-HANGAR 4 (A,B,C)
 303 JOHN DONALDSON PL-HANGAR 3
 51 GERALD CASS PLACE
 303 GERALD CASS PLACE (A,B,C,D)
 1659 NORMAN FIRESTONE ROAD
 1495 CECL COOK PL (NEXUS)
 1400 CECL COOK ROAD
 1503 JOHN DONALDSON PL (A,B,C,D, F)
 1523 CECL COOK PLACE
 150 DEAN ARNOLD PL (A,B,C,D)
 150 DEAN ARNOLD PL (A,B,C,D)
 1601 CECL COOK PL-HANGAR 1
 1605 CECL COOK PL (SEWER LIFT STA)
 1422 CECL COOK PLACE
 344 CLYDE ADAMS ROAD (A,B)
 345 100 CLYDE ADAMS ROAD (A,B)
 1699 NORMAN FIRESTONE ROAD
 1405 NORMAN FIRESTONE ROAD
 1411 NORMAN FIRESTONE ROAD (A,B)
 108 HOLLISTER AVE
 368 HOLLISTER AVE MAINT.
 6030 HOLLISTER AVE
 370 HOLLISTER AVE
 500 JAMES FOWLER ROAD
 480 JAMES FOWLER ROAD
 501 6290 HOLLISTER AVE
 502 6291 HOLLISTER AVE
 502 DAVID LOVE PLACE
 502 DAVID LOVE PLACE
 6006 101 JOHN DONALDSON PLACE

PARCELS AND ADDRESSES

073-08-50 25 DAVID LOVE PL.
 073-08-55 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.
 073-08-54 150 S. LA PATERA LN.
 073-08-58 20 JACK PERES PL.
 073-08-57 21 JACK PERES PL.
 073-08-54 41 JACK PERES PL.
 073-08-61 90 FREDERICK LOPEZ RD.
 073-08-59 140 FREDERICK LOPEZ RD.
 073-08-53 6180 ROBERT KEISTER PL.
 073-08-52 6180 ROBERT KEISTER PL.
 073-08-42 6210 HOLLISTER AVE
 073-08-65 6100 HOLLISTER AVE



NEW AND RELOCATED HISTORICAL AIRLINE TERMINAL AND HANGAR AREA



AIRPORT DATA

**AIRPORT REFERENCE POINT - LATITUDE 34.29 38.7°
 AIRPORT ELEVATION 10' MSL (U.S.C. & G.S.) 50' 16.6"
 MEAN MAXIMUM TEMPERATURE OF HOTTEST MONTH 74.6° F.

3524 TOTAL ACRES - 852.2 ACRES SOUTH OF HOLLISTER AVE
 801 FIRESTONE ROAD GOLETA, CA 93117

REVISIONS		DATE
NUMBER	DESCRIPTION	
1	LYN BURCH	APRIL 14, 98
2	LYN BURCH - STORY	FEB 01, 01
3	LYN BURCH - STORY	MAY 04, 01
4	LYN BURCH - STORY	JUNE 18, 03
5	LYN BURCH - STORY	JAN. 21, 04
6	LYN BURCH - STORY	NOV 2005
7	LYN BURCH - STORY	NOV 2005
8	LYN BURCH	JULY 2011
9		

KAREN RAMSDELL
 AIRPORT DIRECTOR

DRAWING NO. C-5-1

