



City of Santa Barbara
Airport Department

Meeting: 12/20/17
Agenda Item No. 6

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

RECOMMENDATION:

That Commission approve and authorize the Airport Director to execute a one (1) year Lease Agreement with Utility Tree Service, Inc., a California Corporation, for 800 square feet of office space in Building 224, at 6100-B Francis Botello Road and 8,734 square feet of paved land at 6160 Robert Kiester Place, at the Santa Barbara Airport, effective January 1, 2018, for a monthly rental of \$3,972, exclusive of utilities.

DISCUSSION:

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

Utility Tree Service, a subsidiary of Asplundh Tree Expert Company, has been a tenant in good standing at the Airport since August 1, 2003, leasing an office in Building 312 for dispatching and record keeping for the tree-trimming company. January 1, 2013, Utility Tree relocated to Unit C of Building 224, and added 8,734 square feet of paved storage yard on Robert Kiester Place. Utility Tree is a Southern California Edison subcontractor. The use conforms to existing zoning.

The proposed monthly rental is based on a rate of \$1.69 per square foot for office space, and \$.30 per square foot for paved land, and is comparable to other buildings and land on the Airport for similar use and in similar condition. The rental represents a 31% increase over the previous year due primarily to increased yard rate that is comparable for similar use and condition.

In addition, Utility Tree will pay monthly utility charges of \$23.09 for water, or the metered amount, whichever is greater, and \$15.39 for sewer service.

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 Development/Properties

ATTACHMENT: Map

