



City of Santa Barbara
Airport Department

Meeting: 1/18/17
Agenda Item No. 5

DATE: January 18, 2017
TO: Airport Commission
FROM: Hazel Johns, Airport Director
SUBJECT: Lease Agreement – 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 264 square feet of Building 258, Suite D, at 629 Norman Firestone Road, at the Santa Barbara Airport, effective January 1, 2017, for a total monthly rental of \$1,973, 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 6,360 square foot yard to include an additional adjacent 3,360 square feet of unpaved land. The yard will continue to be used for the parking of trucks and equipment storage. The office will 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 \$1.36 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 \$1,973 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

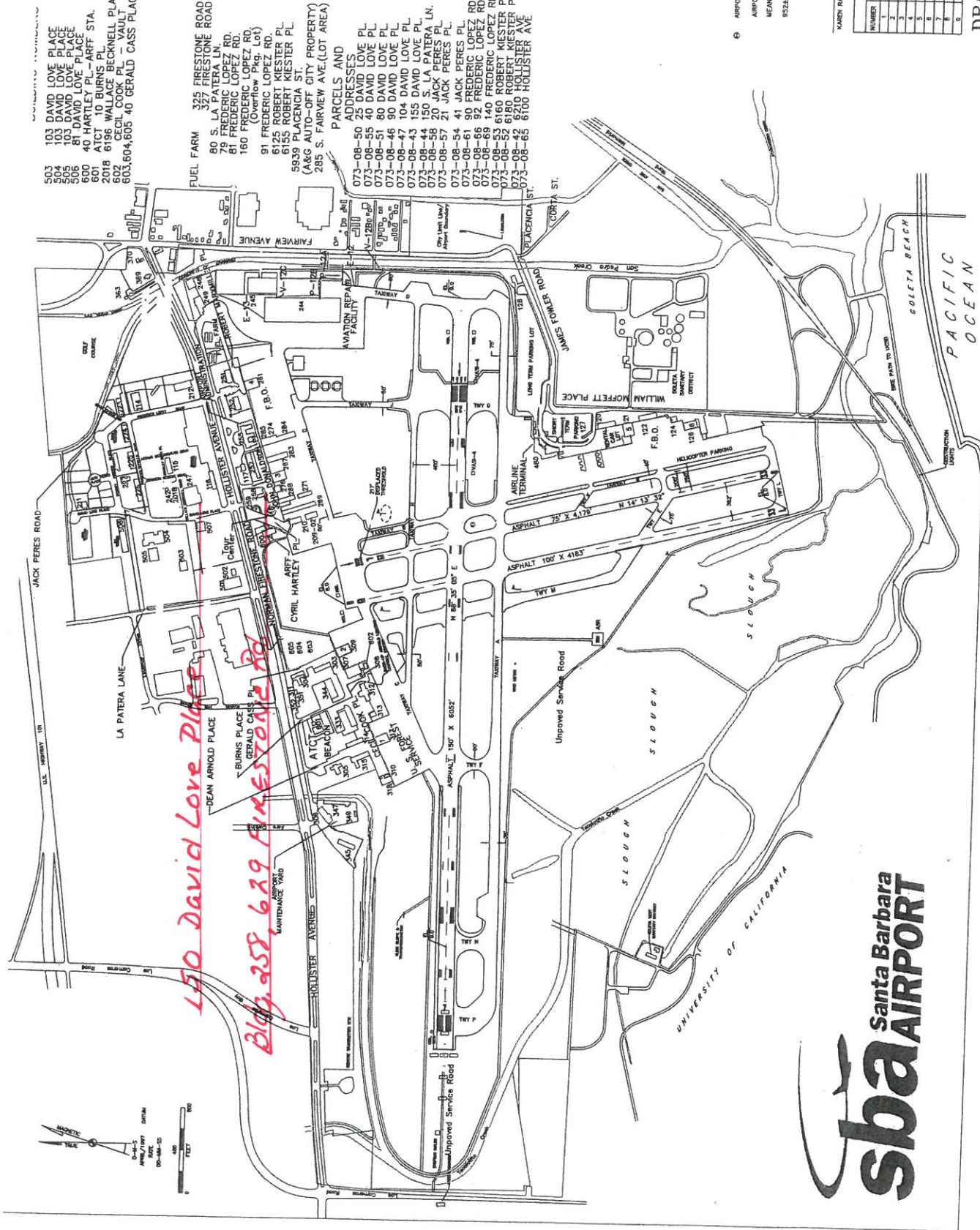
ATTACHMENT: Map

- 503 103 DAVID LOVE PLACE
- 504 103 DAVID LOVE PLACE
- 505 103 DAVID LOVE PLACE
- 506 81 DAVID LOVE PLACE
- 600 40 HARTLEY PL - ARFF STA.
- 601 ATCT 10 BURNS PL
- 608 6196 WALLACE BECKNELL PLACE
- 609 6196 WALLACE BECKNELL PLACE
- 603,604,605 40 GERALD CASS PLACE
- 209-02 101 CYRIL HARTLEY PLACE
- 210 101 CYRIL HARTLEY PLACE
- 211 20 DAVID LOVE PLACE
- 212 20 DAVID LOVE PLACE
- 213 6050 HOLLISTER AVE
- 223 94 FREDERIC LOPEZ RD (A,B,C)
- 224 94 FREDERIC LOPEZ RD (A,B,C)
- 225 94 FREDERIC LOPEZ RD (A,B,C)
- 226 94 FREDERIC LOPEZ RD (A,B,C)
- 227 94 FREDERIC LOPEZ RD (A,B,C)
- 238 6159 ROBERT KIESTER PL
- 241 6180 WALLACE BECKNELL ROAD
- 242 6194 WALLACE BECKNELL ROAD
- 243 6194 WALLACE BECKNELL ROAD
- 244 6194 WALLACE BECKNELL ROAD
- 245 495 S FAIRVIEW
- 247 150 DAVID LOVE PLACE (A,B,C,I)
- 248 Honagar
- 249 497 NORMAN FIRESTONE ROAD
- 252 501 NORMAN FIRESTONE ROAD
- 253 600 NORMAN FIRESTONE ROAD
- 254 600 NORMAN FIRESTONE ROAD
- 255 600 NORMAN FIRESTONE ROAD
- 256 601 NORMAN FIRESTONE ROAD
- 257 575 MARSHALL WALKER ROAD
- 267 303 JOHN DONALDSON WANGAR 4
- 268 301 JOHN DONALDSON WANGAR 4
- 303 51 GERALD CASS PLACE
- 304 53 GERALD CASS PLACE (A,B,C)
- 305 20 DEAN ARNOLD PLACE (A,B,C)
- 306 1699 NORMAN FIRESTONE ROAD
- 307 1499 COOK PL (NEXAUS)
- 309 1495 COOK PL - HANGAR 2
- 310 1600 CECEL COOK PLACE
- 311 1407 NORMAN FIRESTONE ROAD
- 312 1503 CECEL COOK PLACE (A,B,C)
- 313 1523 CECEL COOK PLACE (A,B,C)
- 315 80 DEAN ARNOLD PLACE (A,B,C)
- 316 1601 CECEL COOK PLACE HANGAR 1
- 319 1605 CECEL COOK PL (SEWER LIFT)
- 333 1522 CECEL COOK PLACE
- 344 1440 CECEL COOK PLACE
- 345 100 CLYDE ADAMS ROAD (A,B)
- 349 1898 NORMAN FIRESTONE ROAD
- 351 1409 NORMAN FIRESTONE ROAD
- 352 1411 NORMAN FIRESTONE ROAD
- 368 6034 HOLLISTER AVE
- 368 1505 GOLF COURSE MAINT.
- 378 6010 HOLLISTER AVE
- 378 6010 HOLLISTER AVE
- 480 500 JAMES FOWLER ROAD
- 501 6290 HOLLISTER AVE
- 502 6291 HOLLISTER AVE
- 507 155 DAVID LOVE PLACE
- 508 674 DAVID LOVE PLACE

6 AIRPORT DATA
 AIRPORT REFERENCE POINT - LATITUDE 34° 22' 30.7"
 AIRPORT ELEVATION 10' MS. (U.S.C. M.S.S.)
 MEAN MAXIMUM TEMPERATURE OF HOTTEST MONTH 74.6° F.
 MEAN MINIMUM TEMPERATURE OF COLDEST MONTH 46.6° F.
 19524 TOTAL ACRES - 6274 ACRES SOUTH OF HOLLISTER AVE
 - 1524 ACRES NORTH OF HOLLISTER AVE
 AIRPORT ADMINISTRATION
 601 FIRESTONE AVENUE
 SANTA BARBARA, CALIF. CA 93117
 (805) 962-7111

NUMBER	REVISIONS	DATE
1	DESCRIPTION	
2	REVISED	
3	REVISED	
4	REVISED	
5	REVISED	
6	REVISED	
7	REVISED	
8	REVISED	
9	REVISED	
10	REVISED	

DRAWING NO. C-5-1



150 David Love Place
Blg. 258, 629 Airstore 203

