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