



**City of Santa Barbara**  
Airport Department

Meeting: 1/18/17  
Agenda Item No. 6

**DATE:** January 18, 2017  
**TO:** Airport Commission  
**FROM:** Hazel Johns, Airport Director  
**SUBJECT:** Lease Agreement – Daniel R. Waller,  
dba Precision Motorcycle Services

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**RECOMMENDATION:**

That Commission approve and authorize the Airport Director to execute a five-year Lease Agreement with Daniel R. Waller, a sole proprietor, dba Precision Motorcycle Services for 2,281 square feet of industrial space in Building 225, Unit B, at 6150 Francis Botello Road, at the Santa Barbara Airport, effective February 1, 2017, for a monthly rental of \$2,777, exclusive of utilities.

**DISCUSSION:**

The subject Premises is located south of Hollister Avenue in an Airport Facilities (AF) zone.

Mr. Waller has been a tenant in good standing at the Airport since March 1, 1979, leasing office and shop space for a motorcycle repair business. The use conforms to existing zoning.

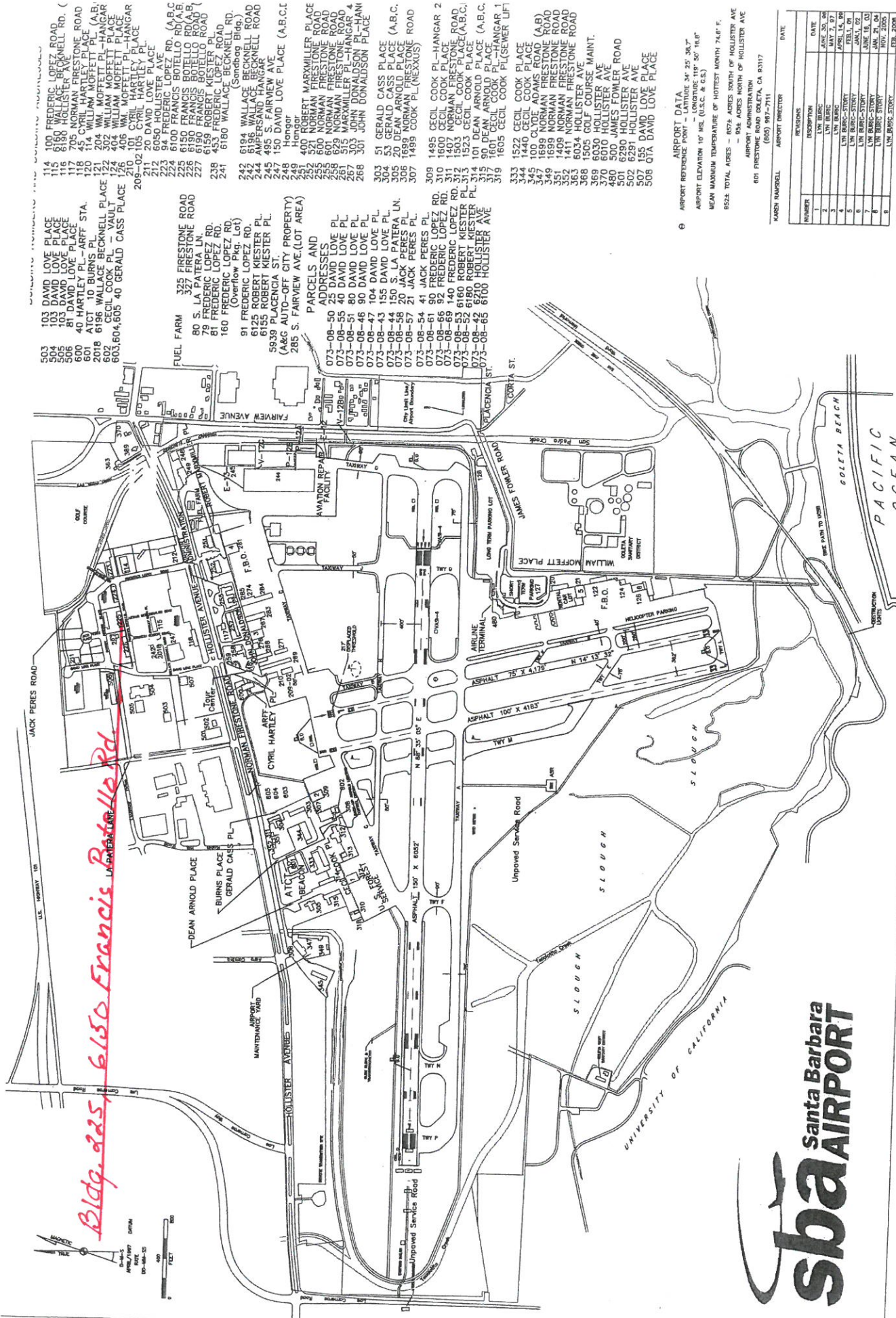
The proposed monthly rental is based on a rate of \$1.217 per square foot for industrial space and is comparable to other buildings on the Airport for similar use and in similar condition. The current Industrial rate ranges from \$1.00 to \$1.50. The new rental represents a 3% increase over the previous year's rental.

In addition, Mr. Waller will also 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 & Property Division

**ATTACHMENT:** Map



- 503 103 DAVID LOVE PLACE
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- 506 81 DAVID LOVE PLACE
- 600 40 HARTLEY PL - ARFF STA.
- 601 10 BURNS PL
- 602 10 BURNS PL
- 603 603.604.605 40 GERALD CASS PLACE
- 209-02 20 DAVID LOVE PLACE
- 210 20 DAVID LOVE PLACE
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- 212 6050 HOLLISTER AVE
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- 303 51 GERALD CASS PLACE
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- 305 20 DEAN ARNOLD PLACE
- 306 20 DEAN ARNOLD PLACE
- 307 1499 COOK PL (NEXXUS)
- 308 1499 COOK PL (NEXXUS)
- 309 1495 CECIL COOK PL - HANGAR 2
- 310 1600 CECIL COOK PL
- 311 1600 CECIL COOK PL
- 312 1407 NORMAN FIRESTONE ROAD
- 313 1503 CECIL COOK PLACE (A,B,C)
- 314 101 DEAN ARNOLD PLACE
- 315 90 DEAN ARNOLD PLACE (A,B,C)
- 316 1601 CECIL COOK PL - HANGAR 1
- 317 1605 CECIL COOK PL (SEWER LIFT)
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6 AIRPORT DATA  
 AIRPORT REFERENCE POINT - LATITUDE 34° 29' 38.7"  
 AIRPORT ELEVATION 10' MSL (U.S.C. & G.S.)  
 MEAN MAXIMUM TEMPERATURE OF HOTTEST MONTH 74.6° F.  
 8524 TOTAL ACRES - 6074 ACRES SOUTH OF HOLLISTER AVE  
 194 ACRES NORTH OF HOLLISTER AVE  
 AIRPORT DEDICATION  
 601 FIRESTONE ROAD SANTA BARBARA, CA 93117  
 (805) 967-7111

| NUMBER | REVISIONS         | DATE         |
|--------|-------------------|--------------|
| 1      | DESCRIPTION       |              |
| 2      | LINE BARS         | JUNE 25, 02  |
| 3      | LINE BARS         | MAY 7, 07    |
| 4      | LINE BARS         | APRIL 15, 08 |
| 5      | LINE BARS - STORY | FEB 11, 09   |
| 6      | LINE BARS - STORY | AUG 18, 09   |
| 7      | LINE BARS - STORY | JAN 21, 04   |
| 8      | LINE BARS - STORY | NOV. 2000    |
| 9      | LINE BARS - STORY | SEP. 2000    |

DRAWING NO. C-5-1

