DATE: January 18, 2017

TO: Airport Commission

FROM: Hazel Johns, Airport Director

SUBJECT: Lease Agreement – Santa Barbara Electronics Supply, LLC

RECOMMENDATION:

That Commission approve and authorize the Airport Director to execute a one-year Lease Agreement with Santa Barbara Electronics Supply, LLC., a California Limited Liability Company, for 1,930 square feet of Building 312, Suite C, at 1503 Cecil Cook Place, at the Santa Barbara Airport, effective January 1, 2017, and ending December 31, 2017, for a monthly rental of $1,896, exclusive of utilities.

DISCUSSION:

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

Santa Barbara Electronic Supply, LLC is a local company specializing in the sale of parts and equipment for amateur radio enthusiasts, airplane enthusiasts, engineering students and firms, hobbyists, and the general public. The use conforms to existing zoning.

The proposed monthly rental is based on a rate of $1.44 for per square foot for office space, $1.00 per square foot for the breakroom, and $.80 for storage, and is comparable to other buildings on the Airport for similar use and in similar condition. The total combined rental will be $1,896 per month.

In addition, Santa Barbara Electronic Supply will pay a proportionate share of common utilities including $145.87 for electricity, $23.09, or the metered amount, for water, $15.39 for sewer, and $67.50 for Common Area Maintenance services.

The proposed Lease Agreement has been reviewed and determined to be exempt from environmental review.

PREPARED BY: Business & Property Division

ATTACHMENT: Map