



City of Santa Barbara
Airport Department

Meeting: 03/21/18
Agenda Item No. 6

DATE: March 21, 2018
TO: Airport Commission
FROM: Hazel Johns, Airport Director
SUBJECT: Lease Agreement – Above All Aviation (Flight School)

RECOMMENDATION:

That Airport Commission authorize the Airport Director to execute a two-year lease agreement with Above All Aviation LLC, a California Limited Liability Company, effective May 1, 2018 for 1,440 square feet of office space in premises located at 1503 Cook Place, Suite A to operate a flight school and pilot testing center for a monthly rental of \$1,987.20 exclusive of shared utility charges.

Background

Above All Aviation has been providing flight instruction and pilot testing at Santa Barbara Airport since January 2010. The company has occupied a portion of the building located at 1503 Cook Place, known as Building 312, since 2016. The premises are located south of Hollister Avenue in an Airport Facilities (AF) zone.

At the time Above All leased space in Building 312, another flight school occupied a portion of the building, Suite A, which provided direct access via a sliding glass door to the airfield ramp. In 2016, that flight school vacated the premises and Above All decided that it would like to relocate the flight school to this suite.

During an interim period, Above All's 185 sq. ft. testing center must be in place until the FAA approves its relocation. The Airport proposes allowing the testing center to remain in Suite B at no cost during this period in order to facilitate the relocation.

The proposed monthly rental will remain at the existing \$1.38 per square foot and is comparable to other buildings on Airport property for similar use and in similar condition. This rental rate is within the range of Commission-approved rates for office space of its type. The rate will have an annual CPI adjustment of not less than 3% and no greater than 8%.

The 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/Marketing