



**City of Santa Barbara**  
Airport Department

Meeting: 03/21/18  
Agenda Item No. 7

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

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**RECOMMENDATION:**

That 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 18,691 square feet of aviation ramp and two aircraft hangars (6,522 square feet in total) at 101 Cyril Hartley Place, and seven designated parking spaces for a monthly rental of \$4,491 per month exclusive of utilities.

Background

Above All Aviation, LLC began operating its business at 101 Cyril Hartley Place in August 2014. The company leases two hangars to provide fixed wing aircraft maintenance and storage of aircraft. In addition, the premises includes ramp space and six tie-down locations which Above All may use for its own operation or sublease to general aviation customers.

Above All has been successful at this location and provides a valuable service to the piston engine general aviation community. The company plans to continue both the business at this location as well as the nearby flight school. The two lease agreements are therefore co-terminus. The subject Premises is located south of Hollister Avenue in an Airport Facilities (AF) zone.

The proposed lease is based on the existing rate of \$.484 per square foot for the hangars and \$.062 per square foot for ramp space. The seven parking spaces are leased at a rate of \$25 per space. Lease rates will be adjusted annually based on a CPI adjustment of no less than 3% and no greater than 8%. Tenant will also pay \$23.09 for water and \$15.39 for sewer service, or the metered amount, whichever is greater.

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