



**City of Santa Barbara**  
Airport Department

Meeting: 05/15/19  
Agenda Item No. 6

**DATE:** May 15, 2019  
**TO:** Airport Commission  
**FROM:** Henry Thompson, Airport Director  
**SUBJECT:** Lease Amendment – Mercury Air Center Inc. dba Atlantic Aviation

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**RECOMMENDATION:**

That Commission recommend to City Council that the Airport Director execute an Amendment of amended Lease Agreement No. 21,267.4 with Mercury Air Center Inc. dba Atlantic Aviation (Atlantic), a California Corporation, to recover approximately 14,755 square feet of ramp space and to adjust the monthly rent to account for the reduction. Amended Lease Agreement No. 21,267.4 was approved by the Airport Commission on November 29, 2017 and adopted by an Ordinance of the Council of the City of Santa Barbara on February 8, 2018.

**DISCUSSION:**

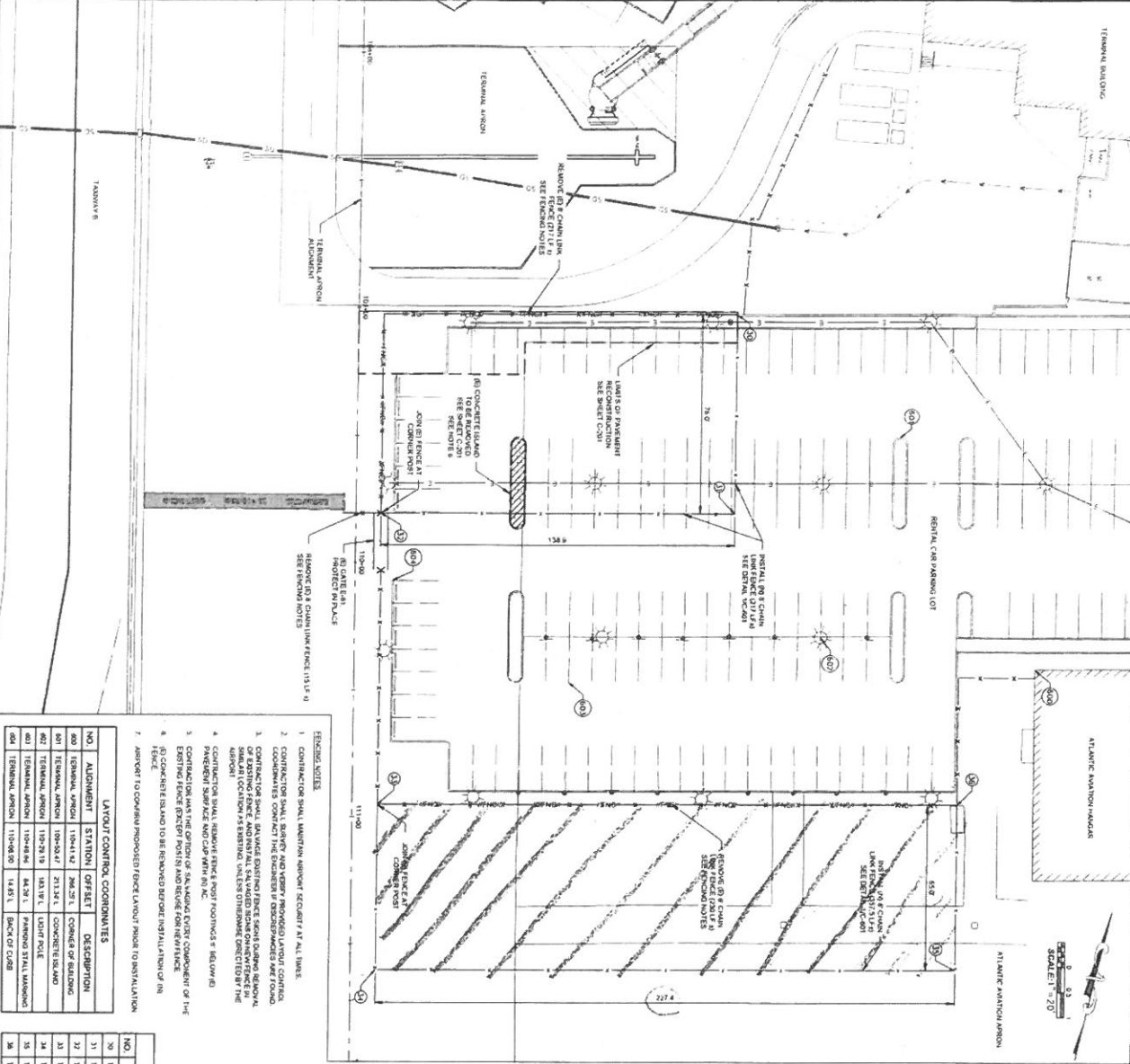
The tenant occupies a total of 436,314 square feet of space, comprised of 21,089 square feet of building space in three (3) buildings, including one large hangar and 19 portable T-hangars. Atlantic also occupies an additional 44,270 square feet in Hangar 12 the Northeast Hangar facility under a separate lease agreement with the City.

The subject Premises is in an Airport Facilities (AF) zone. Atlantic Aviation's location is just south of the Airline Terminal on the southeast corner of the airfield. In anticipation of changes to the airfield outlined in the Airport's Master Plan, Amendment Three No. 21,267.4 included provisions for the Airport's right to recover portions of the Premises (ramp area), should it become necessary. Rent would be adjusted proportionally in accordance with the revised square footage. Atlantic has previously lost ramp space when the Airline Terminal was built nearly ten years ago.

The Airport is in the midst of an effort to increase air service capacity to meet demand. One critical element of this effort is to modify the footprint for Gate 1 in order to accommodate mainline, narrow-body aircraft. Currently, Gate 1 will only accommodate regional jet aircraft, which the airlines are, to a great degree, phasing out of their SBA fleets. Larger aircraft such as the Embraer 175, Boeing 737 series and Airbus 3XX series are taking the place of regional jets. The expansion of the gate necessitates recovering approximately 14,755 square feet of ramp area from Atlantic's leasehold premises as shown in the attached Exhibit A-1. Atlantic has been provided with the required minimum 30 day notice, and Amendment 4 will reduce the leased premises by the aforementioned square footage, as well as reduce the monthly rental to \$28,517.00 from \$29,063.00 per month.

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 Development/Properties  
**ATTACHMENT:** Exhibit A-1



**FENCING NOTES**

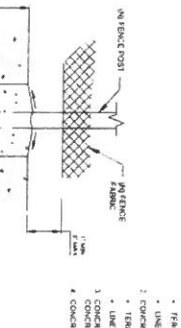
- CONTRACTOR SHALL MAINTAIN SUFFICIENT SECURITY AT ALL TIMES.
- CONTRACTOR SHALL BARRER AND VERIFY PROPOSED LAYOUT CORNER CORNERMENTS CONTACT THE ENGINEER IF PROBLEMS ARE FOUND.
- CONTRACTOR SHALL MAINTAIN EXISTING TREE SHIMS DURING REMOVAL. SHALL REMOVE EXISTING TREE SHIMS AT LOCATION OF EXISTING TREE SHIMS DURING REMOVAL.
- CONTRACTOR SHALL REMOVE FENCE POST FOOTINGS AS SHOWN.
- REMOVE EXISTING FENCE POST WITH IN PLACE.
- REMOVE EXISTING FENCE POST WITH IN PLACE.
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**LAYOUT CONTROL CORNERMENTS**

NO.	ALIGNMENT	STATION	OFFSET	DESCRIPTION
100	TERMINAL APRON	109+41.47	36.57'	CORNER OF BUILDING
101	TERMINAL APRON	109+20.47	211.34'	CONCRETE ISLAND
102	TERMINAL APRON	110+29.19	143.17'	LIGHT POLE
103	TERMINAL APRON	110+48.94	64.39'	PARKING STALL MARKING
104	TERMINAL APRON	111+96.90	148.71'	BACK OF CURB

**FENCE LAYOUT COORDINATES**

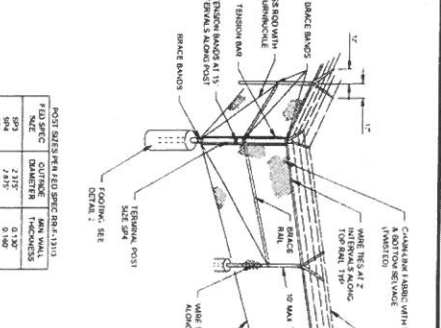
NO.	ALIGNMENT	STATION	OFFSET	DESCRIPTION
10	TERMINAL APRON	109+64.59	146.77'	CORN (B) FENCE AT WALL
11	TERMINAL APRON	109+64.59	146.77'	CORN (B) FENCE AT WALL
12	TERMINAL APRON	109+64.59	3.81'	CORN (B) FENCE AT CORNER POST
13	TERMINAL APRON	109+64.59	3.81'	CORN (B) FENCE AT CORNER POST
14	TERMINAL APRON	111+42.03	3.81'	CORN (B) FENCE AT CORNER POST
15	TERMINAL APRON	111+42.03	3.81'	CORN (B) FENCE AT CORNER POST
16	TERMINAL APRON	111+42.03	3.81'	CORN (B) FENCE AT CORNER POST
17	TERMINAL APRON	111+42.03	3.81'	CORN (B) FENCE AT CORNER POST



**GENERAL FENCE ELEVATION**

POST SIZES ARE AS FOLLOWS: (SEE DETAIL: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100)

POST SIZE	HEIGHT	MIN. WALL	MAX. WALL
4" X 4"	4.000'	0.125"	0.125"
6" X 6"	6.000'	0.125"	0.125"
8" X 8"	8.000'	0.125"	0.125"
10" X 10"	10.000'	0.125"	0.125"



**DRAFT SUBMITTAL**

**TERMINAL APRON IMPROVEMENTS FENCING PLAN  
 SANTA BARBARA AIRPORT  
 CITY OF SANTA BARBARA**

NO. 6 OF 12

DATE: 2/2/2018

NO.	DATE	APPROVED	DESIGN	CHECKED

APPROVED: [Signature]

C-XXXXXX  
 C-601

*Recovery Area*