



City of Santa Barbara
Airport Department

Meeting: 05/18/22
Agenda Item No.08

DATE: May 18, 2022
TO: Airport Commission
FROM: *BD* Brian D'Amour, Interim Airport Director
SUBJECT: Assignment and Assumption of Lease – Super 8 Parking Lot

RECOMMENDATION:

That the Airport Commission recommend to City Council that the Airport Director execute an Assignment and Assumption of Lease between Oceanic Santa Barbara LP, a California limited partnership and the Housing Authority of the County of Santa Barbara, for that real property located adjacent to 6021 Hollister Ave. Goleta, California, encompassing 22,009 square feet of paved land pursuant to the lease with the City of Santa Barbara known as Agreement No. 21,810 dated September 20, 2005.

DISCUSSION:

The subject Premises are located near the southwest corner of Hollister Ave. and S. Fairview Ave. and serves as the south parking lot to the Super 8 Motel.

The Super 8 Motel was originally constructed in 1961 and has been operated as a motel under various names since that time. The owner of the Super 8 Motel entered into a lease agreement with the City of Santa Barbara to lease the Premises in order to provide needed parking to operate the Motel.

The original term of the lease began November 1, 2005 for a duration of 15 years terminating on October 31, 2020. The lease provides the lessee (2) 5-year options to renew. The first 5-year option was successfully renewed for the period November 1, 2020 to October 31, 2025. The second 5-year option to renew, if exercised, would extend the lease from November 1, 2025 to October 31, 2030. The current monthly rent is \$6,718.40 with annual rent of \$80,620.80 and the lease provides for annual rent adjustments based on the Consumer Price Index (CPI).

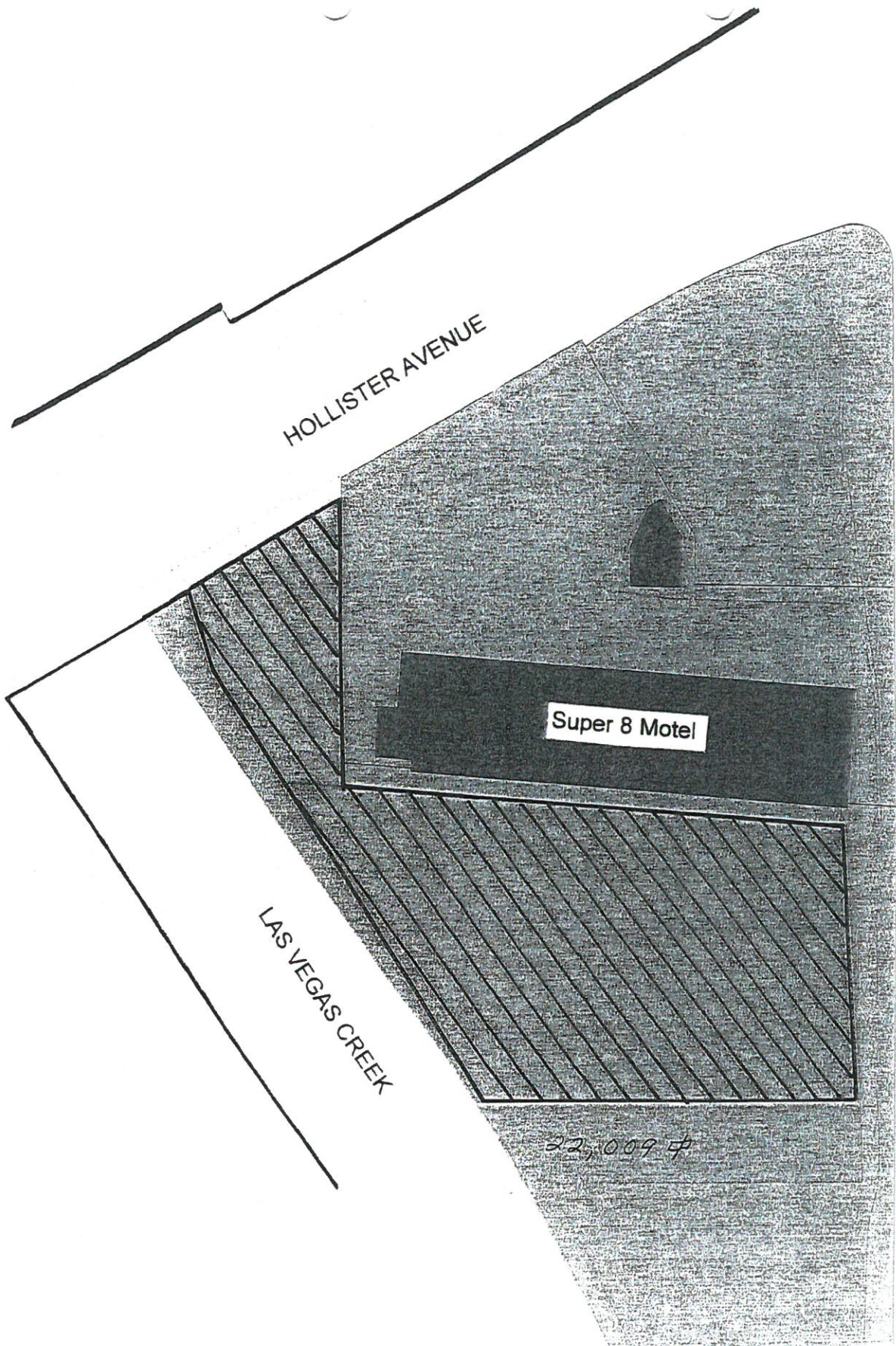
The Housing Authority of the County of Santa Barbara has acquired the fee simple interest in the property located at 6021 Hollister Ave. Goleta, CA 93117 known as the Super 8 Motel. As part of this transaction, the Housing Authority desires to assume the parking lot lease as well.

The intended use of the Super 8 by the Housing Authority is to convert the Super 8 to permanent supportive housing, some transitional/bridge housing and space for the

provision of onsite support services. There will be an onsite resident manager. The first floor will include existing units converted to offices and community space for residents and for the provision of onsite support services. Approximately 9 units on the first floor will be converted to transitional/bridge housing units with a maximum stay of 24 months. The second and third floor units will be converted to permanent supportive housing. Part of this rehabilitation includes adding small kitchenettes to all housing units. The plan is to have 50 permanent supportive housing units, 9 transitional/bridge housing units and 1 manager's unit. Most residents will not have cars, but some will. Parking will also be required for onsite support service staff and visitors.

PREPARED BY: Airport Properties Division

ATTACHMENTS: Exhibit A Map of Parking Lot Lease Premises



HOLLISTER AVENUE

LAS VEGAS CREEK

FAIRVIEW AVENUE

Super 8 Motel

22,009