



City of Santa Barbara
Airport Department

Meeting: 09/21/22
Agenda Item No. 08

DATE: September 21, 2022
TO: Airport Commission
FROM: *BD* Brian D'Amour, Interim Airport Director
SUBJECT: Mark Crane Tree, Inc. New Lease

RECOMMENDATION:

That the Airport Commission approve and authorize the Airport Director to execute a five (5) year Lease Agreement with Mark Crane Tree, Inc. for yard storage space at 40 David Love Place Santa Barbara, California 93117 of approximately 11,333 square feet for a period beginning October 1, 2022 and ending September 30, 2027 at a rental rate of \$0.33 per square foot per month or \$3,739.89 per month exclusive of utilities.

DISCUSSION:

The subject property is located in an area north of Hollister Ave. that is part of the Airport's property holdings north of Robert Keister Place adjacent to other yard storage spaces. The proposed use will be for storage of vehicles, equipment, and supplies related to a tree service and arborist business and is within the Airport-Industrial (A-I-1) zone and, therefore, is a compatible use for the subject property.

The proposed tenant is a current tenant of the Airport in good standing since June 1, 2016 and currently leases a yard storage space immediately adjacent to the subject property at 150-A David Love Place of approximately 6,625 square feet.

The monthly rental is based on \$0.33 per square foot per month and is comparable to other Airport properties of similar use in the immediate area. In addition to rent, the tenant will pay for water at a rate of \$35.46 or the metered amount, whichever is greater. Rent shall be adjusted annually based on changes in the Consumer Price Index (CPI) with a minimum of 3% and a maximum of 8%.

PREPARED BY: Airport Properties Division