



**City of Santa Barbara**  
Airport Department

Meeting: 09/21/22  
Agenda Item No. 10

**DATE:** September 21, 2022  
**TO:** Airport Commission  
**FROM:** *BD* Brian D'Amour, Interim Airport Director  
**SUBJECT:** T2S Property Services, Inc. New Lease

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**RECOMMENDATION:**

That the Airport Commission approve and authorize the Airport Director to execute a two (2) year Lease Agreement with T2S Property Services, Inc. for office and warehouse space at 6150 Francis Botello Road #A Santa Barbara, California 93117 of approximately 842 square feet for a period beginning October 1, 2022 and expiring on September 30, 2024 at a rental rate of \$1.60 per square foot per month or \$1,347.20 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 Francis Botello Road and adjacent to buildings of similar use. The proposed use will be for office and storage space in conjunction with operating a window cleaning business and is within the Airport-Industrial (A-I-1) zone and, therefore, is a compatible use for the subject property.

T2S Property Services has been in operation for 14 years providing window washing services to both residential and commercial customers throughout Santa Barbara County. In the past three years, the company has grown from 2 employees to 5 and currently serves over 1,700 commercial and residential customers in the county.

The monthly rental is based on \$1.60 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 and sewer at a rate of \$23.64 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