



**City of Santa Barbara**  
Airport Department

Meeting: 09/21/22  
Agenda Item No. 11

**DATE:** September 21, 2022  
**TO:** Airport Commission  
**FROM:** *BDA* Brian D'Amour, Interim Airport Director  
**SUBJECT:** Alvand Transportation Corp. New Lease

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**RECOMMENDATION:**

That the Airport Commission approve and authorize the Airport Director to execute a five (5) year Lease Agreement with Alvand Transportation Corp. for yard storage space at 20 Jack Peres Place, Santa Barbara, California 93117, of approximately 24,450 square feet for a period beginning October 1, 2022 and expiring on September 30, 2027 at a rental rate of \$0.33 per square foot per month or \$8,068.50 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 buses and vehicles associated with a regional bus transportation operation and is within the Airport-Industrial (A-I-1) zone and, therefore, is a compatible use for the subject property.

Alvand Transportation Corp. is located in Sun Valley California and operates a bus charter service throughout Southern California including private charter services as well as a contractual partnership with Amtrak to provide bus transportation services at Amtrak locations to coincide with rail transportation schedules in order to provide connecting services and options for the traveling public. Because they service the Amtrack station in Goleta, this yard space is an ideal location for them to maintain an overnight or longer storage option for their bus fleet.

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