



**City of Santa Barbara**  
Airport Department

Meeting: 3/6/2024  
Agenda Item No. 9

**DATE:** March 6, 2024  
**TO:** Airport Commission  
**FROM:** Chris Hastert, Airport Director *CH*  
**SUBJECT:** Lease Agreement – Parker Clay, LLC

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**RECOMMENDATION:**

That Airport Commission approve and authorize the Airport Director to execute a new Lease Agreement for a one (1) year term, with four (1) one-year options, with Parker Clay, LLC. for 1,750 square feet of Unit 1A located at 6100 Hollister Avenue, commencing April 1, 2024, for total annual rent of \$40,950.00 exclusive of utilities.

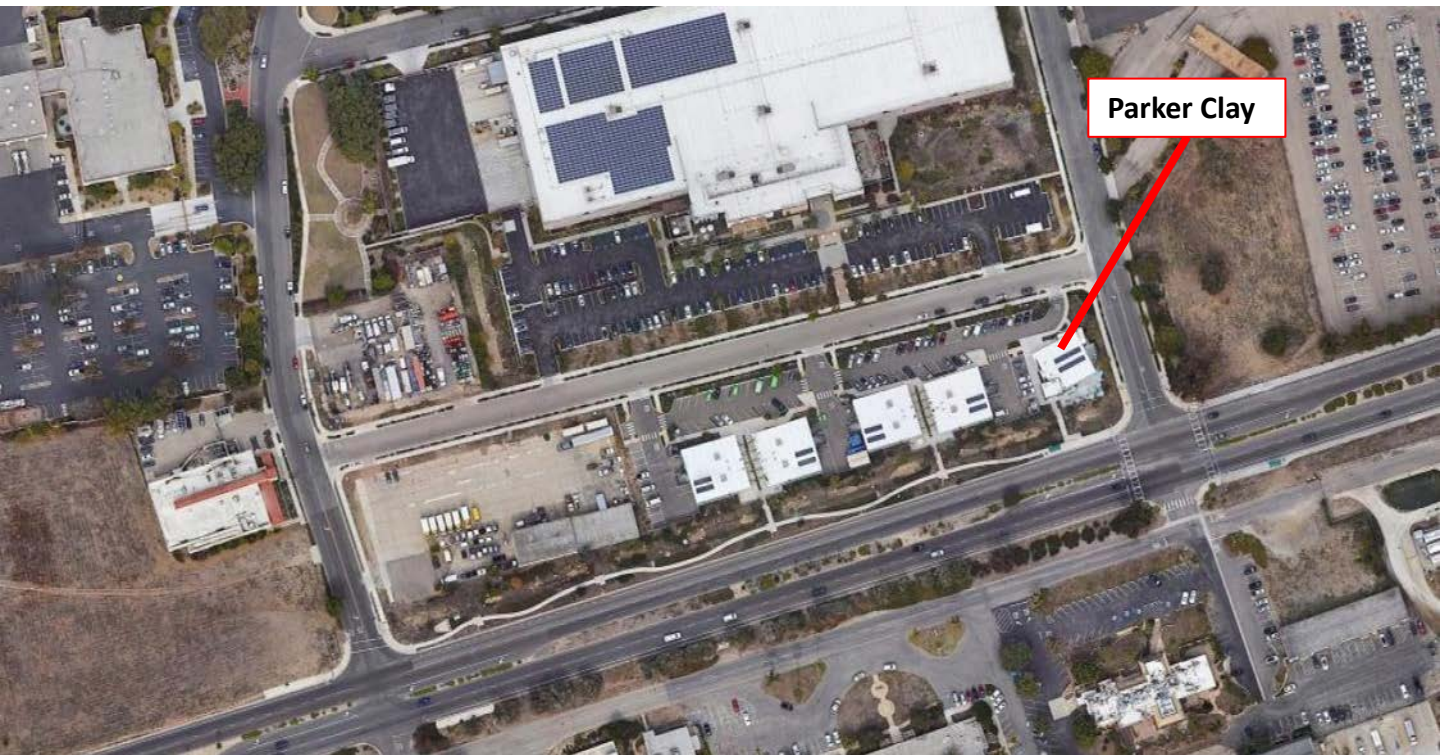
**BACKGROUND:**

The Premises is located in the Airport Industrial (A-I-2) zone North of Hollister Ave. The intended use of the Premises includes offices, storage, shipping and receiving, and retail space for leather goods. The lease is a three-year term with two one-year options, commencing on April 1, 2024. Rent will commence on June 1, 2024, this two month allowance of non-payment of rent was allowed for some improvements that the tenant is going to complete that will benefit the unit and only applies to the first year of the lease. The annual rent is \$40,950.00, subject to annual adjustments based on the Consumer Price Index, with a floor of 3% and a ceiling of 8%.

Common Area Maintenance (CAM) charges are estimated at 8% of the premises, based on the annual operating expenses of the building. The Lessee is responsible for utility charges, and the City will provide water at \$38.67 and sewer services at \$25.78, or the metered rate whichever is greater.

**PREPARED BY:** John Feldhans, Acting Properties Manager

**ATTACHMENT:** Location Map



Parker Clay