



Agenda Item No. \_\_\_\_\_

File Code No. 330.04

# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** July 13, 2010

**TO:** Mayor and Councilmembers

**FROM:** Recreation Division, Parks and Recreation Department

**SUBJECT:** Lease Agreements For Franklin Neighborhood Center, Westside Community Center, And Louise Lowry Davis Recreation Center

### **RECOMMENDATION:**

That Council approve and authorize the Parks and Recreation Director to execute the lease agreements for a term of July 1, 2010 through June 30, 2011 for space at the following locations:

Franklin Neighborhood Center  
Cornelia Moore Dental Foundation Clinic  
Endowment for Youth

Westside Community Center  
Community Action Commission/Senior Nutrition Program  
Independent Living Resources Center  
Special Olympics Southern California  
UCP/Work Inc.  
Youth CineMedia

Louise Lowry Davis Recreation Center  
United Cerebral Palsy Association of Los Angeles, Ventura, and Santa Barbara County

### **DISCUSSION:**

The Parks and Recreation Department administers lease agreements for facility space at below market rates with local non-profit social service providers at Community Centers. Leases are negotiated annually and commence on July 1, 2010. A ten year lease with the County of Santa Barbara Public Health Clinic in the Franklin Center expires on June 30, 2017. The non-profit agencies listed are renewal leases.

**BUDGET/FINANCIAL INFORMATION:**

The monthly rental rate for leased space is \$1.12 per square foot, as adopted by Council on June 29, 2010.

**ATTACHMENT:** Lease Schedule

**PREPARED BY:** Sarah Hanna, Recreation Programs Manager

**SUBMITTED BY:** Nancy L. Rapp, Parks and Recreation Director

**APPROVED BY:** City Administrator's Office

**FY 2010-11 LEASE SCHEDULES FOR FRANKLIN NEIGHBORHOOD CENTER,  
WESTSIDE COMMUNITY CENTER, AND LOUISE LOWRY DAVIS CENTER**

**FRANKLIN NEIGHBORHOOD CENTER**

1136 East Montecito Street

<b>Organization</b>	<b>Sq. Ft. Leased</b>	<b>Allocated Space*</b>	<b>Total Sq. Ft.</b>	<b>Rent at \$ 1.12 Sq. Ft. Per Month</b>
Endowment for Youth	552	145	697	\$780.64
Cornelia Moore Dental Found. Clinic	139	36	175	\$196.00
County of Santa Barbara**	5,255	1,725	6,980	\$7,817.60
	5,946	1,906	7,852	\$8,794.24

**WESTSIDE COMMUNITY CENTER**

423 W. Victoria Street

<b>Organization</b>	<b>Sq. Ft. Leased</b>	<b>Allocated Space*</b>	<b>Total Sq. Ft.</b>	<b>Rent @ \$ 1.12 Sq. Ft. Per Month</b>
UCP/Work Inc.	3,044	474	3,518	\$3,940.16
Community Action Commission	264	18	282	\$315.84
Independent Living Resource Center	2,976	490	3,466	\$3,881.92
Santa Barbara Special Olympics	496	82	578	\$647.36
Youth CineMedia	496	82	578	\$647.36
	7,276	1,146	8,422	\$9,432.64

**LOUISE LOWRY DAVIS COMMUNITY CENTER**

1232 De La Vina Street

<b>Organization</b>	<b>Sq. Ft. Leased</b>	<b>Allocated Space*</b>	<b>Total Sq. Ft.</b>	<b>Rent @ \$1.12 Sq. Ft. Per Month</b>
United Cerebral Palsy of Los Angeles, Ventura, and Santa Barbara Counties	173	0	173	\$ 193.76

\*Allocated spaces are those areas commonly used by all tenants. Auditorium, multi-purpose and conference rooms square footage is not included in the allocated space calculation.

\*\*Ten-year lease agreement approved by Council on September 4, 2007.