



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: November 22, 2011

TO: Mayor and Councilmembers

FROM: Business & Property, Airport Department

SUBJECT: Consent To Sublease Between Ampersand Aviation, LLC, And Signature Flight Support Corporation

RECOMMENDATION:

That Council approve and authorize the Airport Director to execute a Consent to Sublease Agreement between Ampersand Aviation, LLC, a California Limited Liability Company, and Signature Flight Support Corporation, a Delaware Corporation, for hangar building space at 495 South Fairview Avenue, at the Santa Barbara Airport.

DISCUSSION:

On October 6, 1998, Council consented to the assignment of leases from Lucas Aviation, Inc., to Ampersand Aviation LLC (Ampersand), for approximately 22.97 acres of improved land at 495 South Fairview Avenue.

Previous tenants had constructed improvements including a 30,000 square foot office building and four large hangar buildings totaling 180,000 square feet. Since the assignment in 1998, Ampersand has made substantial improvements to the facility including a remodel of two hangars to accommodate corporate aircraft storage. At the time of the assignment, Ampersand indicated that the hangar buildings would be subleased in compliance with the Master Lease requirements for aeronautical uses.

At this time, Ampersand has negotiated a sublease agreement with Signature Flight Support Corporation (Signature) for Hangar 1, consisting of 39,010 square feet of hangar space and associated exterior ramp area for storage of aircraft.

Signature has been a full service Fixed Base Operator (FBO) at the Airport since 1996 when the lease formerly held by Santa Barbara Aviation was acquired. Signature's facilities are located directly west of Ampersand's leasehold.

Staff recommends approval of the Consent to Sublease. The sublease with Signature complies with the Master Lease and is not in conflict with either fixed base operation at the Airport.

Council Agenda Report
Consent To Sublease Between Ampersand Aviation, LLC, And Signature Flight Support
Corporation
November 22, 2011
Page 2

PREPARED BY: Hazel Johns, Assistant Airport Director

SUBMITTED BY: Karen Ramsdell, Airport Director

APPROVED BY: City Administrator's Office