



Agenda Item No. _____

File Code No. 330.04

CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: July 15, 2008

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 authorize the Parks and Recreation Director to execute lease agreements for space at the following locations:

Franklin Neighborhood Center
Brotherhood of Santa Barbara
Cornelia Moore Dental Foundation Clinic
Endowment for Youth
UCSB/Project Excel

Westside Community Center
Community Action Commission/Senior Nutrition Program
Independent Living Resources Center
Santa Barbara Center for the Performing Arts
Special Olympics Southern California
WORK, Inc.

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. All leases are negotiated annually commencing on July 1st. The non-profit agencies listed are renewal leases.

BUDGET/FINANCIAL INFORMATION:

The monthly rental rate for leased space is \$1.08 per square foot and \$1.15 per square foot for Building II at the Westside Community Center, as adopted by Council on June 24, 2008. Lease rates have increased 4% over Fiscal Year 2008.

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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 2008-09 LEASE SCHEDULES FOR FRANKLIN NEIGHBORHOOD CENTER,
LOUISE LOWRY DAVIS CENTER, AND WESTSIDE COMMUNITY CENTER**

FRANKLIN NEIGHBORHOOD CENTER

1136 East Montecito Street

Organization	Sq. Ft. Leased	Allocated Space*	Total Sq. Ft.	Rent at \$ 1.08 Sq. Ft. Per Month
Endowment for Youth	552	181	733	791.64
Cornelia Moore Dental Found. Clinic	139	46	185	199.80
Brotherhood of Santa Barbara	146	48	194	209.52
UCSB/Project Excel	120	40	160	172.80
	957	315	1,272	\$1,373.76

WESTSIDE COMMUNITY CENTER

423 W. Victoria Street

Building I

Organization	Sq. Ft. Leased	Allocated Space*	Total Sq. Ft.	Rent @ \$ 1.08 Sq. Ft. Per Month
WORK, Inc.	3,044	474	3,518	3,799.44
Community Action Commission	264	18	282	304.56

Building II

Organization	Sq. Ft. Leased	Allocated Space*	Total Sq. Ft.	Rent @ \$ 1.15 Sq. Ft. Per Month
Independent Living Resource Center	2,976	490	3,466	3,985.90
Santa Barbara Center for the Performing Arts	496	82	578	664.70
Santa Barbara Special Olympics	496	82	578	664.70
	7,276	1,146	8,422	\$9,419.30

LOUISE LOWRY DAVIS COMMUNITY CENTER
1232 De La Vina Street

Organization	Sq. Ft. Leased	Allocated Space*	Total Sq. Ft.	Rent @ \$1.08 Sq. Ft. Per Month
United Cerebral Palsy of Los Angeles, Ventura, and Santa Barbara Counties	173	0	173	\$ 186.84

*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.