

**SANTA BARBARA COUNTY
AGENDA BOARD LETTER**



Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Agenda Number:

Prepared on: **May 2, 2003**
Department: **General Services**
Department No.: **063**
Agenda Date: **May 20, 2003**
Placement: **Administrative**
Estimate Time:
Continued Item: **NO**
If Yes, date from:

TO: Board of Supervisors

FROM: Ronald S. Cortez, Director
General Services Department

STAFF
CONTACT: Ronn Carlentine, SR/WA
Real Property Manager (568-3078)

SUBJECT: Montecito Hall Lease Agreement: Amendment #1
Folio No. WG 2066
First Supervisorial District

Recommendation(s):

That the Board of Supervisors approve and execute, in triplicate, the First Amendment to Lease Agreement between the County of Santa Barbara, the Montecito Association and the City of Santa Barbara for the lease of County owned property and building known as the Montecito Community Hall and Library located at 1469 East Valley Road, Montecito, CA. This amendment will extend the term 10 years to December 30, 2013, and amend the indemnification, insurance and subrogation language.

Alignment with Board Strategic Plan:

The recommendation(s) is primarily aligned with Goal No. 1. An Efficient Government Able to Respond Effectively to the Needs of the Community and with actions required by law or by routine business necessity.

Executive Summary and Discussion:

On January 26, 1999, the County entered into a lease with the Montecito Association as office space, and the City of Santa Barbara for the Montecito branch of its public library system (Clerk File # 99-21,124). The Montecito Association manages the operation of the building and schedules its use by outside organizations. This Amendment #1 to the Lease Agreement extends the base term of the Lease to December 30, 2013.

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The Amendment has been reviewed by Santa Barbara City, Montecito Association and County legal and risk management staff for approval of the changes to the insurance, indemnification and subrogation language. Subsequently, Santa Barbara's City Council and the Board of Directors of the Montecito Association have approved the Amendment.

Mandates and Service Levels:

No change in programs or service levels.

Fiscal and Facilities Impacts:

This Amendment does not create any new fiscal and facilities impacts. However, the fiscal and facilities impacts associated with the existing Lease Agreement are as follows:

The rent for the portion of the Building occupied by the Montecito Association (445 sq ft) shall be \$700.00 per month based upon \$1.57 per square foot. The County will credit the Montecito Association with an offset to rent of \$30.00 per hour spent by the Montecito Association in managing the public meeting hall. Also, the County will credit the Montecito Association \$60.00 per month for landscaping work on the property.

The City does not pay rent by the provision of the public library services, serving the educational and recreation needs of the general public pursuant to Section 26227 of the California Government Code as described in the Agreement for the Operation of a County-Wide Free Library System.

The County will continue to be responsible for maintenance of the major components of the Building (building foundation, roof, windows, and doors, gas, electric, water, and sewer lines etc.).

Special Instructions:

After Board action, distribute as follows:

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| 1. Original document | Official Board Files |
| 2. (2) Dupl. orig document & Minute Order | Attn: Connie Smith, Facilities Svcs Div,
Courthouse, 2 nd Floor Annex |

NOTE: Facilities Services will deliver the duplicate originals to the Montecito Association and City of Santa Barbara.