

**SANTA BARBARA COUNTY  
BOARD AGENDA LETTER**



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

**Agenda Number:**  
**Prepared on:** 11/29/05  
**Department Name:** General Services  
**Department No.:** 063  
**Agenda Date:** 12/13/2005  
**Placement:** Administrative  
**Estimate Time:**  
**Continued Item:** NO  
**If Yes, date from:**

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**TO:** Board of Supervisors

**FROM:** Bob Nisbet, Director  
General Services Department

**STAFF CONTACT:** Don Grady 568-3065  
Real Estate Services Office

**SUBJECT:** ADMHS Office Lease at De La Vina Street, Santa Barbara  
Folio# 003466  
First Supervisorial District

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**Recommendation(s):**

That the Board of Supervisors approve a Lease Agreement between the County of Santa Barbara's Department of Alcohol, Drug and Mental Health Services (ADMHS), and Douglas and Patricia Aiken, Trustees for the Aiken Living Trust dated January 11, 2002, for 4225 square feet of commercial office space located at 2034 De La Vina Street, in Santa Barbara; for an initial term of approximately 7 years, at a monthly rent of \$9,295.00, triple net.

**Alignment with Board Strategic Plan:**

The recommendation(s) are primarily aligned with Goal No. 5.A High Quality of Life for All Residents.

**Executive Summary and Discussion:**

Alcohol, Drug and Mental Health Services (ADMHS) has been leasing a portion of the Franklin Clinic from the City of Santa Barbara on a year-to-year lease, for several years. ADMHS has been attempting to relocate from the Clinic to allow the County's Public Health Department to expand their operations.

The building at 2034 De La Vina Street, in Santa Barbara, provides an appropriate central location for ADMHS's Outreach and Crisis Services. This location will serve as a hub for emergency and extended hours care for patients and will further an important departmental goal of creating a system more responsive to crisis. ADMHS staff will be re-located from the Franklin Clinic to the Calle Real Clinic. Some of the staff currently operating from the Calle Real Clinic, as well as the Access Team, now located in rented space on Haley Street with the Santa Barbara Children's Program, will be utilizing the new space on De La Vina.

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**Executive Summary and Discussion (cont'd):**

The building provides 4,225 square feet of commercial office space, conveniently located near Cottage Hospital and other healthcare emergency services. The term of the Lease is seven years, terminating December 31, 2012, with two options to extend the Lease for five additional years each. The base rent is \$9,295.00 per month, subject to an annual cost of living adjustment. In addition, the County is responsible for maintenance and operational costs for the building.

The County is executing the Lease prior to execution by the landlord. This will allow the landlord, upon receipt of the Lease signed by the County, to execute a release of the current tenants at the building. The landlord can then execute this Lease which will then be returned to the Clerk of the Board's files.

**Mandates and Service Levels:**

Re-locating ADMHS staff from the Franklin Clinic will allow Public Health to expand their operations there; the expansion has been planned for several years, waiting for ADMHS to find suitable space.

**Fiscal and Facilities Impacts:**

There are no negative facilities impacts. Funding for the facility will not involve the General Fund, and will be comprised of redirected rent from the Franklin and Haley Street facilities, MediCal revenues, and a \$200,000 grant from Public Health.

**Special Instructions:**

Upon Board approval and execution, the Clerk should distribute as follows:

1. Original and Dupl. orig. exec. Agreement & Minute Order Don Grady, Real Estate Svcs. Office, Courthouse East Wing

Special notes: 1) The original and duplicate original Agreement will be delivered to the landlord for execution. Once executed, the original will be returned to the Clerk's file.

2) Please initial each page of the Lease in the designated area on the bottom left of each page.

**Concurrence:**

Department of Alcohol, Drug and Mental Health Services