



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

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

Department Name: General Services
Department No.: 063
For Agenda Of: July 27, 2010
Placement: Administrative
Estimated Tme:
Continued Item:
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors

FROM: General Services Bob Nisbet, Director (805) 560-1011

Contact Info: Paddy Langlands, Assistant Director (805) 568-3096

SUBJECT: P&D Office Space at 30 E. Figueroa Street, Santa Barbara Lease Termination Agreement; First Supervisorial District; ORES 003302

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Other Concurrence: Risk Management

As to form: Yes

Recommended Actions:

That the Board of Supervisors ratify the attached Lease Termination Agreement to terminate the County's financial responsibility, as of July 9, 2010, for future lease payments to Levon Investments, LLC, and to terminate the County's use of approximately 4000 square feet of office space at 30 East Figueroa Street, Santa Barbara.

Summary Text:

This Lease Termination Agreement terminates the Planning and Development's use of approximately 4000 square feet of commercial office space and any further on-going financial obligations in connection with this leasing arrangement. The General Services Department has already executed the agreement with the landlord in order to achieve the cost savings in a timely matter and allow the landlord to immediately enter negotiation with a new potential tenant.

Background:

The original Lease Agreement, dated August 11, 2000, allowed the County to occupy approximately 4000 square feet of commercial office space for the Planning and Development Department. Over the years the department used the office space for various operations and programs. The office space was acquired during a time of governmental expansion, when County building square footage was unavailable. Since that time, the County has completed capital improvements that have enabled County departments to re-enter County buildings and occupy County office space. The lease was due to expire

Subject: 30 E. Figueroa, Santa Barbara Lease Termination Agreement
Date: July 27, 2010
Page: 2 of 2

on September 30th, 2010 and this early termination agreement will save the County approximately \$15,000 for August and \$15,000 for the month of September, 2010.

Planning and Development has vacated this leased space and is currently located in County office space.

Fiscal and Facilities Impacts:

The County, through the Planning and Development Department, will save approximately \$30,000 in monthly lease payments for August and September. Pursuant to the Agreement, the department will receive a refund of \$6,959.65 from the original \$10,400 Security Deposit. No further departmental expenses are required under this lease termination.

There is no facilities impact associated with this lease termination.

Special Instructions: Upon approval and execution of the Lease Agreements, please distribute as follows:

- | | |
|---|--|
| 1) Original Lease Termination Agreement | Official Board File |
| 2) Copy of Original Lease Termination Agreement &
Minute Order | GS/Real Estate Svcs
Attn: R. Carlentine |

Attachments:

Original and Duplicate original Lease Termination Agreement

Authored by: Ronn Carlentine, Office of Real Estate Services