

City of Santa Barbara
Airport Department

DATE: April 16, 2014
TO: Airport Commission
FROM: Hazel Johns, Acting Airport Director 
SUBJECT: Lease Agreement with Curtis Dulay

RECOMMENDATION:

That Commission approve and authorize the Acting Airport Director to execute a month-to-month Lease Agreement with Curtis Dulay, a Sole Proprietor, for 144 square feet of office space in Building 258, at 629-F Norman Firestone Road, at the Santa Barbara Airport, effective May 1, 2014, for a monthly rental of \$179.

DISCUSSION:

The subject Premises is located north of Hollister Avenue in an Airport Industrial (AI-1) zone.

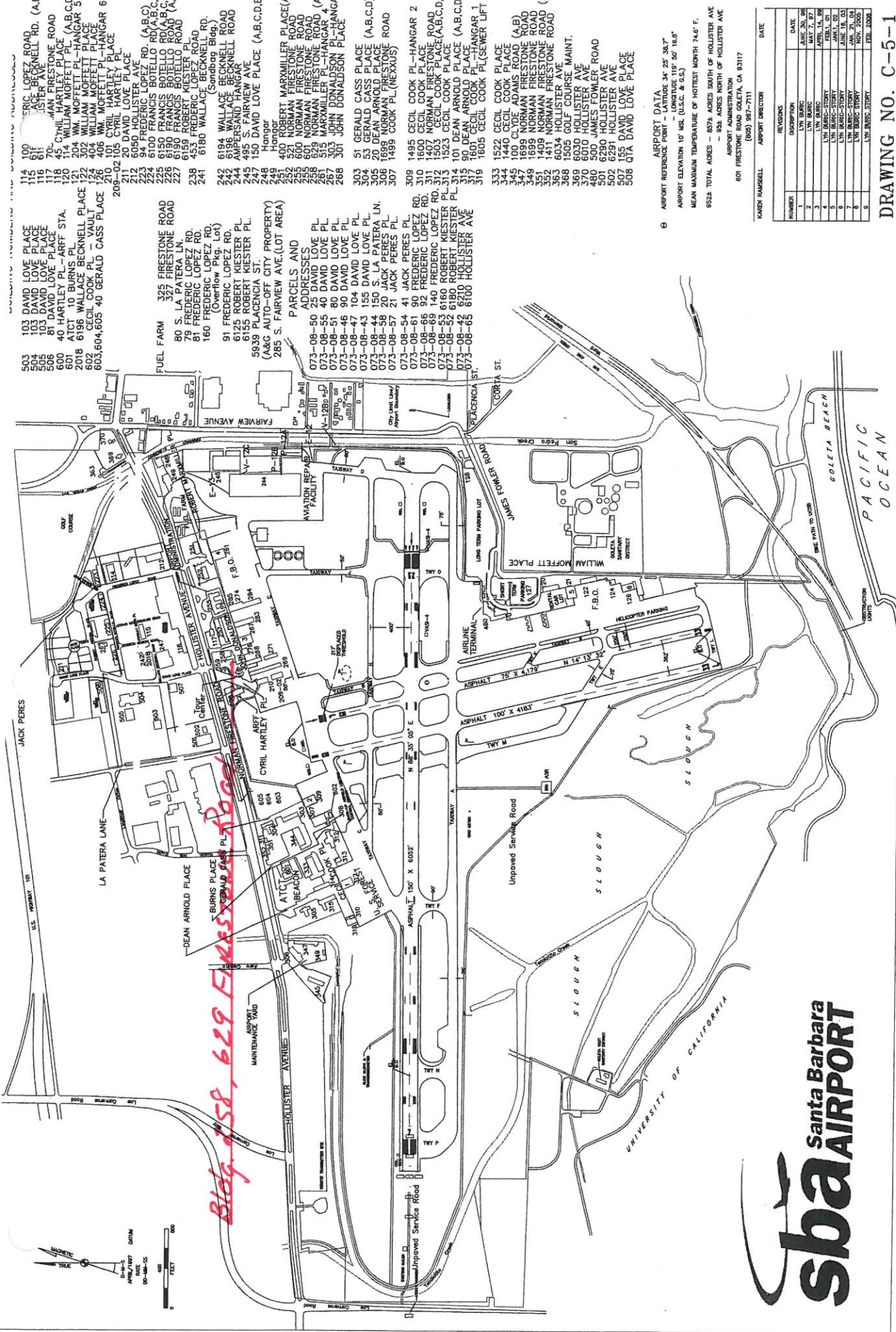
Curtis Dulay is a local businessman who plans to distribute Boston Iced Tea products in the South Coast region. Mr. Dulay is in the process of forming a limited liability company, Arrow Distributing, LLC, to handle the actual distribution. Based in Santa Maria, he proposes to lease a 12 x 12 square foot office to allow his employees working in Santa Barbara and Goleta to have a place to do paperwork and store records. No product will be stored on site.

The proposed monthly rental of \$179 is based on a rate of \$1.24 per square foot and is comparable to other buildings on the Airport for similar use and in similar condition. In addition, Mr. Dulay will pay \$20 per month in utility charges.

The proposed Lease Agreement has been reviewed and determined to be exempt from environmental review.

PREPARED BY: Business & Property Division

ATTACHMENT: Map



- 503 103 DAVID LOVE PLACE
- 504 103 DAVID LOVE PLACE
- 505 81 DAVID LOVE PLACE
- 506 40 HARTLEY PL-ARFF STA.
- 601 6196 WALLACE BECKNELL PLACE
- 602 6196 WALLACE BECKNELL PLACE
- 603,604,605 40 GERALD CASS PLACE
- 209-02 105 CYRIL HARTLEY PLACE
- 210 101 CYRIL HARTLEY PLACE
- 211 605 DAVID LOVE PLACE
- 212 605 DAVID LOVE PLACE
- 213 94 FREDERIC LOPEZ RD (A,B,C)
- 224 6100 FRANCIS BOTELLO RD(A,B,C,D)
- 225 6150 FRANCIS BOTELLO RD(A,B,C,D)
- 226 6190 FRANCIS BOTELLO RD(A,B)
- 227 6159 ROBERT KESTER PLACE
- 238 453 FREDERIC LOPEZ ROAD
- 241 6180 WALLACE BECKNELL RD.
- 242 6196 WALLACE BECKNELL RD. (Overflow Pkg. Lot)
- 244 AMPERSAND HANGAR
- 245 495 S. FAIRVIEW AVE
- 246 150 DAVID LOVE PLACE (A,B,C,D,E,F,G,H,I)
- 249 Hangar
- 251 400 ROBERT MARMILLER PLACE(A,B)
- 252 521 NORMAN FIRESTONE ROAD
- 255 601 NORMAN FIRESTONE ROAD
- 258 629 NORMAN FIRESTONE ROAD (A,B)
- 267 301 JOHN DONALDSON PL-HANGAR 4
- 268 301 JOHN DONALDSON PL-HANGAR 3
- 303 51 GERALD CASS PLACE
- 304 53 GERALD CASS PLACE (A,B,C,D)
- 305 601 DEAN ARNOLD PLACE
- 306 1699 COOK PL (NEAUS)
- 307 1499 COOK PL (NEAUS)
- 309 1495 DECIL COOK PL-HANGAR 2
- 310 1600 DECIL COOK PLACE
- 312 1503 DEAN ARNOLD PLACE
- 313 1523 DECIL COOK PLACE (A,B,C,D, F)
- 314 101 DEAN ARNOLD PLACE (A,B,C,D)
- 315 90 DEAN ARNOLD PLACE
- 316 1605 DECIL COOK PL-HANGAR 1
- 319 1605 DECIL COOK PL-GENER LIFT ST
- 333 1522 DECIL COOK PLACE
- 345 1040 DECIL COOK PLACE
- 347 1699 NORMAN FIRESTONE ROAD (A,B)
- 349 1699 NORMAN FIRESTONE ROAD
- 351 1409 NORMAN FIRESTONE ROAD
- 352 1409 NORMAN FIRESTONE ROAD
- 363 6033 GOLF COURSE MAINT.
- 368 1503 GOLF COURSE MAINT.
- 369 6030 HOLLISTER AVE
- 370 6010 HOLLISTER AVE
- 480 500 JAMES FOWLER ROAD
- 502 6290 HOLLISTER AVE
- 507 155 DAVID LOVE PLACE
- 508 07A DAVID LOVE PLACE

- FUEL FARM 325 FIRESTONE ROAD
- 80 S. LA PATERA LN
- 79 FREDERIC LOPEZ RD.
- 160 FREDERIC LOPEZ RD.
- 91 FREDERIC LOPEZ RD.
- 6125 ROBERT KESTER PL.
- 6155 ROBERT KESTER PL.
- 5939 PLACENCIA ST.
- (A&G AUTO-OFF CITY PROPERTY)
- 285 S. FAIRVIEW AVE.(LOT AREA)

- PARCELS AND ADDRESSES
- 073-08-50 25 DAVID LOVE PL
- 073-08-55 40 DAVID LOVE PL
- 073-08-51 80 DAVID LOVE PL
- 073-08-48 90 DAVID LOVE PL
- 073-08-47 104 DAVID LOVE PL
- 073-08-43 155 DAVID LOVE PL
- 073-08-46 150 LA PATERA LN.
- 073-08-57 21 JACK PERES PL
- 073-08-54 41 JACK PERES PL
- 073-08-61 90 FREDERIC LOPEZ RD.
- 073-08-66 92 FREDERIC LOPEZ RD.
- 073-08-69 140 FREDERIC LOPEZ RD.
- 073-08-53 6160 ROBERT KESTER PL.
- 073-08-55 6190 ROBERT KESTER PL.
- 073-08-42 6190 ROBERT KESTER PL.
- 073-08-25 6700 HOLLISTER AVE

AIRPORT DATA
 AIRPORT REFERENCE POINT - LATITUDE 34° 25' 38.7"
 AIRPORT ELEVATION 10' MS. (U.S.C. & G.S.)
 MEAN MAXIMUM TEMPERATURE OF HOTTEST MONTH 74.6° F.
 98224 TOTAL ACRES - 8574 ACRES SOUTH OF HOLLISTER AVE
 - 824 ACRES NORTH OF HOLLISTER AVE
 AIRPORT ADMINISTRATION
 601 FIRESTONE ROAD GOLETA, CA 93117
 (805) 967-7111

NUMBER	REVISIONS	DATE
1	LYN BURG	JUNE 26, 86
2	LYN BURG	JUNE 26, 86
3	LYN BURG	MAY 7, 87
4	LYN BURG-STORY	JUNE 16, 88
5	LYN BURG-STORY	FEB. 01, 89
6	LYN BURG-STORY	JUNE 16, 89
7	LYN BURG-STORY	JUNE 16, 89
8	LYN BURG-STORY	NOV. 2000
9	LYN BURG-STORY	FEB. 2008

MARCH RANSDELL AIRPORT DIRECTOR
 DATE

DRAWING NO. C-5-1