



City of Santa Barbara
Airport Department

DATE: April 16, 2014
TO: Airport Commission
FROM: Hazel Johns, Acting Airport Director 
SUBJECT: Lease Agreement with Goleta Building Materials, Inc.

RECOMMENDATION:

That Commission approve and authorize the Acting Airport Director to execute a ten-year Lease Agreement with one five-year option, with Goleta Building Materials Inc., a California Corporation, for 3,200 square feet of Building 224 at 6100 Francis Botello Road, 31,882 square feet of land, at 91 Frederic Lopez Road, and 14,690 square feet of land at 90 Frederic Lopez Road, at the Santa Barbara Airport, effective May 1, 2014, for a monthly rental of \$10,698, exclusive of utilities.

DISCUSSION:

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

Goleta Building Materials has been an Airport tenant, in good standing, since 1963, operating a rock, sand, and gravel yard with auxiliary retail sales of associated landscaping and hard scape materials including patio pavers and outdoor kitchen fixtures and equipment. The proposed

The initial term of the proposed lease will be ten years, with one five year option.

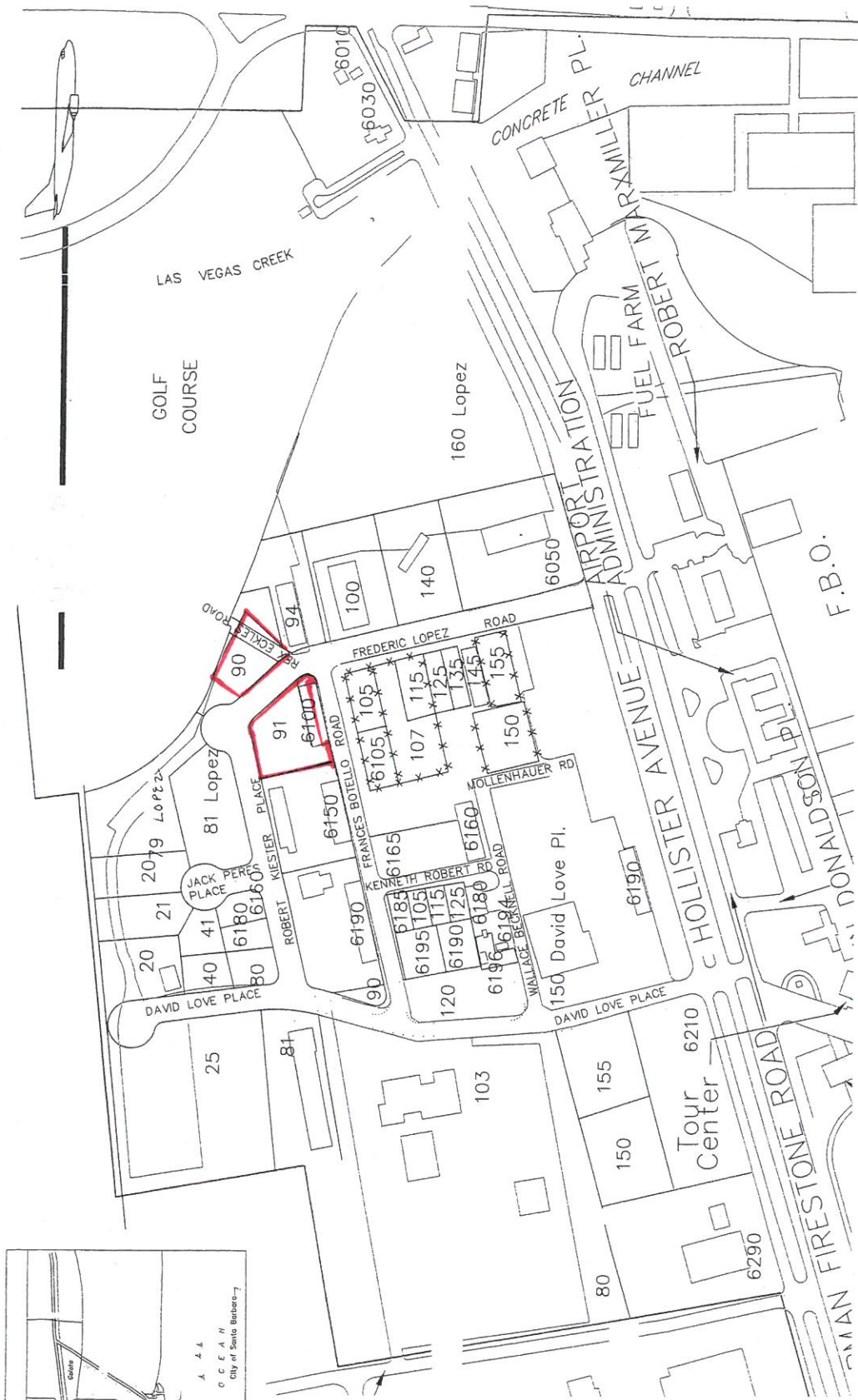
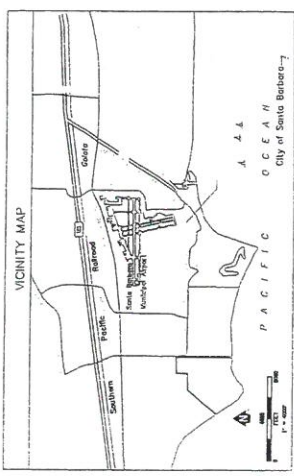
The proposed monthly rental is based on a rate of \$.155 per square foot, for the land and \$1.09 per square foot for the building space for a total monthly rental of \$10,378. This represents a 3% increase over the prior year. The lease provides for annual CPI increases of no less than three and no greater than eight percent annually.

In addition, there will be a market rate adjustment, by appraisal, at the beginning of year six of the lease, and one prior to the start of the option term. The rental rates are comparable to other land on the Airport for similar use and in similar condition.

The proposed Lease Agreement was negotiated based upon the criteria set forth in Resolution 93-127, and has been reviewed and determined to be exempt from environmental review.

PREPARED BY: Business & Property Division

ATTACHMENT: Map



PRELINO _____
 SHT. 1 OF 1 SHTS.
 DWG. NO. C-5-B04exb

SCALE _____
 VERT. N.T.S.
 HDR. N.T.S.

CITY OF SANTA BARBARA MUNICIPAL AIRPORT

Northside Address Layout Plan

DESIGN		DRAWN		CHECKED		FILED	
NO.	DESCRIPTION	NO.	DATE	NO.	DATE	NO.	DATE

REVISIONS