



**City of Santa Barbara**  
Airport Department

**DATE:** November 18, 2015  
**TO:** Airport Commission  
**FROM:** Hazel Johns, Airport Director  
**SUBJECT:** Lease Agreement – Strahan & Montanes Enterprises, Inc.,  
dba Arcady Distributing

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**RECOMMENDATION:**

That Commission approve and authorize the Airport Director to execute a one (1) year Lease Agreement, with one (1) year option, with Strahan & Montanes Enterprises, Inc., a California Corporation, dba Arcady Distributing (Arcady), for 3,200 square feet of Building 345 and 3,500 square feet of land, at 100-B Clyde Adams Road, at the Santa Barbara Airport, effective December 1, 2015, for a monthly rental of \$4,515, exclusive of utilities.

**DISCUSSION:**

The subject Premises is located south of Hollister Avenue in an Airport Industrial (AI-1) zone. Arcady has been an Airport tenant in good standing since 1984, leasing warehouse and office space for a wholesale beverage business. The use conforms to existing zoning.

Arcady's current lease expires November 30, 2015. At this time, they wish to enter into a new one (1) one-year lease with one (1) one-year option.

The proposed monthly rental is based on a rate of \$1.20 per square foot for the building and \$.186 per square foot for the land, and is comparable to other buildings and land on the Airport for similar use and in similar condition. The proposed rent represents a 3% increase over the previous rental.

Arcady will also pay monthly utilities charges of \$21.99 for water and \$14.73 for sewer, or the metered amount, whichever is greater. The proposed Lease Agreement has been 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