



City of Santa Barbara
Airport Department

DATE: May 20, 2015
TO: Airport Commission
FROM: Hazel Johns, Airport Director
SUBJECT: Lease Agreement – Eco Vino Wine Club, LLC.

RECOMMENDATION:

That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with Eco Vino Wine Club, LLC., a California Limited Liability Company, for 800 square feet of Building 224 at 6100-D Francis Botello Road, at the Santa Barbara Airport, effective May 1, 2015, for a monthly rental of \$874, exclusive of utilities.

DISCUSSION:

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

Eco Vino Wine Club, LLC is a local, internet-based, organic wine retail business that has operated in the area since 1996. Eco Vino proposes to use the facility for storage and shipment of wines.

The proposed monthly rental is based on a rate of \$1.09 per square foot for mixed use space and is comparable to other buildings on the Airport for similar use and in similar condition. In addition, Eco Vino will pay all charges for utilities, including \$66.08 for the water meter plus \$5.32 per unit of water and \$33.04 for sewer service.

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

PREPARED BY: Business & Property Division

ATTACHMENT: Map