



**City of Santa Barbara**  
Airport Department

**DATE:** June 17, 2015  
**TO:** Airport Commission  
**FROM:** Hazel Johns, Airport Director  
**SUBJECT:** Lease Agreement – Carol Ashley dba Demo 2 Design

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**RECOMMENDATION:**

That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with Carol Ashley, a Sole Proprietor, dba Demo 2 Design, for 1,444 square feet of Building 115 at 6160-C Wallace Becknell Road, at the Santa Barbara Airport, effective July 1, 2015, for a monthly rental of \$979, exclusive of utilities.

**DISCUSSION:**

Subsequent to Airport Commission's approval of a lease agreement for Unit D in May, Demo 2 Design revisited Unit C, which is 160 square feet larger, and decided Unit D would suit their purposes better. At this time, they are requesting Airport Commission approval of the switch from Unit D to Unit C in Building 115. The switch would result in \$49 in additional monthly rent to the Airport.

The subject Premises is located north of Hollister Avenue in an Airport Industrial (AI-1) zone, and will be demolished following the completion of the sale of the property to Direct Relief.

Demo 2 Design is an architectural salvage and reuse firm. It works closely with the building construction classes at SBCC. The premises would be used for the storage of doors, windows, lumber, plumbing, and lighting fixtures.

The proposed monthly rental is based on a rate of \$1.17 for industrial space and \$.65 per square foot for warehouse space and is comparable to other buildings on the Airport for similar use and in similar condition. In addition, Demo 2 Design will pay all charges for utilities, including \$71.40 for the water and \$35.70 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