



**City of Santa Barbara**  
Airport Department

**DATE:** August 18, 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 1,600 square feet of Building 115 at 6160-C Wallace Becknell Road, at the Santa Barbara Airport, effective September 1, 2015, for a monthly rental of \$1080, exclusive of utilities.

**DISCUSSION:**

The City and Demo 2 Design are parties to a lease No. 201519, dated June 1, 2015, under which Demo 2 Design lease 1444 square feet of storage space in Unit C of Building 115. They subsequently decided that it would be desirable to lease the total available space of 1600 square feet. At this time, they are requesting that their existing lease be replaced by a new lease for the entire space.

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 continue to be used for the storage of doors, windows, lumber, plumbing, and lighting fixtures.

The proposed monthly rental is based on a rate of \$.675 per square foot for storage 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 a minimum of \$21.99 for water and \$14.73 for sewer, or the metered amount, whichever is greater.

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

**PREPARED BY:** Business & Property Division

**ATTACHMENT:** Map