



City of Santa Barbara
Airport Department

DATE: April 19, 2017
TO: Airport Commission
FROM: Hazel Johns, Airport Director
SUBJECT: Lease Agreement – Summer Solstice Celebration, Inc.

RECOMMENDATION:

That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with Summer Solstice Celebration, Inc., a California Non-Profit Corporation, for 500 square feet of paved land, adjacent to the Super 8 Motel, at 405 South Fairview Avenue, at the Santa Barbara Airport, effective May 1, 2017, for a monthly rental of \$100, exclusive of utilities.

DISCUSSION:

The subject Premises is located south of Hollister Avenue in an Airport Facilities (AF) zone.

Summer Solstice Celebration, Inc. has been an Airport tenant since August 2010. The organization is responsible for promoting and planning the Summer Solstice Parade in downtown Santa Barbara. During the months that the organization is not actively conducting costume and float building workshops, they store two semi-trailers and props at the Airport. The use conforms to existing zoning.

July 21, 2016, Summer Solstice and the Airport entered into a lease for 680 square feet of space adjacent to the Super 8 Motel. At the request of the Airport, Summer Solstice has agreed to reduce its premises to 500 square feet, with a proportionate rental decrease to \$100 per month. Removing 180 square feet of land from the current agreement which will allow the Airport to participate in the City's Safe Parking Program by providing space to park one Recreational Vehicle during the day from 7:00 A.M to 7 P.M.

The proposed monthly rental of \$100 is based on a rate of \$.193 per square foot and is comparable to other paved lots on the Airport for similar use and in similar condition. No utilities are available at this location.

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

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AIRPORT DATA

AIRPORT REFERENCE POINT - LATITUDE 34° 25' 38.7" LONGITUDE 119° 50' 16.8"
 MEAN ELEVATION 10' MS. (30.48' M.S.L.)
 MEAN MAXIMUM TEMPERATURE OF HOTTEST MONTH 74.6°F.
 85% AGES SOUTH OF HOLLESTER AVE
 15% AGES NORTH OF HOLLESTER AVE
 607 PRESTONE ROAD SOLETA, CA 95117
 (905) 947-7111

REVISIONS	DESCRIPTION	DATE
1	INITIAL DESIGN	APRIL 15, 2011
2	REVISED DESIGN	JULY 15, 2011
3	REVISED DESIGN	SEPTEMBER 15, 2011
4	REVISED DESIGN	NOVEMBER 15, 2011
5	REVISED DESIGN	FEBRUARY 15, 2012
6	REVISED DESIGN	MAY 15, 2012
7	REVISED DESIGN	AUGUST 15, 2012
8	REVISED DESIGN	NOVEMBER 15, 2012



NEW AND RELOCATED HISTORICAL AIRLINE TERMINAL AND TARMAC AREA

SBA
 Santa Barbara Airport

405 So. Fairview Ave.

DRAWING NO. C-5-1