



Building A Better Long Beach

May 16, 2011

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to execute an Access and Parking Easement Agreement with the Galardi Group at 101 West Willow Street. (Central – District 6)

DISCUSSION

The Galardi Group (Galardi), owner of the Weinerschnitzel restaurant located at 101 West Willow, has requested Redevelopment Agency (Agency) approval of an Access and Easement Agreement (Agreement) over a portion of the Wrigley Marketplace site (Exhibit A). The easement area is improved with a surface parking lot serving an Albertsons supermarket.

The Agency is fee owner of the Wrigley Marketplace site, but on January 26, 1998, the Agency leased Wrigley Marketplace to American Store Properties, Inc. (ASP) for a term up to 85 years. The lease granted ASP most rights of ownership, including the ability to grant easements on the property. Galardi and ASP have agreed to the terms of an Agreement conveying the requested easement; however, Galardi has requested that the Agency also approve the Agreement so that it would survive any default by ASP under the lease with the Agency.

The proposed Agreement would grant Galardi a non-exclusive easement on, over, and through a portion of the Wrigley Marketplace property. The easement is necessary to accommodate construction of a new 1,800-square-foot Weinerschnitzel restaurant and will provide restaurant customers access to nine of the approximately 261 parking stalls on the site serving the Albertsons supermarket.

The Agreement will terminate on the earlier of the expiration of the ground lease, or a change in use of the Galardi or Agency property. Galardi will pay ASP \$20,000 to cover the cost of construction and maintenance. The Agency is not responsible for any costs associated with the easement.

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SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



ROBERT M. ZUR SCHMIEDE, AICP
ASSISTANT EXECUTIVE DIRECTOR



AMY J. BODEK, AICP
EXECUTIVE DIRECTOR

AJB:RMZ:DSW:TJK

Attachments: Exhibit A – Site Map

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**Exhibit A
Site Map**



Galardi Property



Proposed Easement