



Long Beach Water

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Board of Water Commissioners
June 11, 2020 Board Meeting

CHRISTOPHER J. GARNER, General Manager

Subject:

Authorize the General Manager to execute a one (1) year Revocable Facility Use Permit with an option to extend the term two (2) times for a period of one (1) year each, with Overland, Pacific & Cutler, LLC (OPC), for use of 2,000 sq. ft. of space at Long Beach Water Department-owned property at St. Louis Avenue and 32nd Street, for the storage of two trailers and one container, which would be used to temporarily maintain green waste, and to store riding mowers, and other tools and equipment used to service City of Long Beach-owned vacant lots.

Executive Summary:

OPC provides property services, such as weed abatement, landscaping services, graffiti removal, and homeless encampment removal, as requested by clients, which includes the City of Long Beach (City). OPC previously housed their trailers and other tools and equipment at a City-owned property at 1858 Atlantic Avenue. OPC was required to vacate the property as of May 14, 2020, due to the property acquiring a new lessor, and they were in an immediate need to find 2,000 sq. ft. of space to lease. OPC subsequently identified space at our Long Beach Water Department (Department)-owned property at St. Louis Avenue and 32nd Street (Refer to Exhibit A).

Given OPC's immediate need to relocate to another property and their long-standing relationship with the City, and after consulting with the City Attorney's office, OPC was permitted to relocate to the Department-owned property at St. Louis Avenue and 32nd Street, with the understanding that this would require the Board's authorization for OPC to remain on site under an executed Revocable Facility Use Permit (Permit). If authorized by the Board, the Permit would be effective retroactive to May 14, 2020.

Although there are no immediate plans for development of the site, the Department will ensure that any Permit with OPC, as authorized by the Board, permits the Department to terminate the Permit early should an opportunity for development of the site present itself, or should an emergency involving public safety, health or welfare, occur.

The St. Louis Avenue and 32nd Street property was appraised in May 2019, and the Permit would require OPC to pay the current appraised monthly rental value, with annual adjustments based on increases (if any) in the Consumer Price Index, and to release the Department from liability in the event of loss of OPC's property or that of their representatives.

**Long Beach Water Department-owned Property
St. Louis Avenue and 32nd Street
(5.7 acres – 248,423 sq. ft.)**

Exhibit A



1. College of Instrument Technology (CIT), RFUP for 52,500 sq. ft.
2. Sully-Miller Contracting Co., RFUP for 20,000 sq. ft.
3. Overland, Pacific & Cutler, LLC (OPC), Requested RFUP for 2,000 sq. ft.
4. GENH, Inc., RFUP for 1,500 sq. ft.
5. LBWD Storage
6. LB Police Department, Drivers Training