



# CITY OF LONG BEACH

DEPARTMENT OF COMMUNITY DEVELOPMENT

333 WEST OCEAN BOULEVARD • LONG BEACH, CALIFORNIA 90802

November 9, 2004

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

**SUBJECT:** Fourth Addendum to Lease No. 25974 by and Between Nancee D. Kioudjain, as Trustee of the Hallaian Family Trust, and the City of Long Beach for Office Space at 1400 Obispo Avenue for the Center for Families and Youth (District 4)

## DISCUSSION

On October 6, 1998, the City Council approved a three-year lease (City Contract No. 25974) with Charles A. Hallaian and Janet E. Hallaian, Trustees of the Hallaian Family Trust (as "Lessor"), for the office premises at 1400 Obispo Avenue to house the Center for Families and Youth Program (Exhibit "A").

The Center for Families and Youth (Family Preservation) Program is a County of Los Angeles grant-funded program that provides support services to families under referral from the County's Department of Children and Family Services. This program, in cooperation with community agencies, provides in-home counseling and support services to decrease the number of out-of-home placements of at-risk children.

On June 19, 2001, the City Council approved the Third Addendum to Lease No. 25974 with Nancee D. Kioudjain, as Trustee of the Hallaian Family Trust dated March 13, 1992, the successor in interest to Charles A. Hallaian and Janet E. Hallaian, as Trustees of the Hallaian Family Trust dated March 13, 1992. The Third Addendum extended the Lease for a period of three years until November 10, 2004, at the rental rate of \$4,970.76 per month (Exhibit "B").

The Department of Health and Human Services will vacate the site at 1400 Obispo Avenue and move the Family Preservation Program to the City's North Facilities Center at 6335 Myrtle Avenue. The space modifications at the Center will be completed within the next two months, thus requiring the City to extend Lease No. 25974 so that the Family Preservation Program can remain on site and in operation without any interruption to services.

To provide for the City's continued use of the premises at 1400 Obispo Avenue, the Fourth Addendum to Lease No. 25974 will extend the term until January 10, 2005, at the current rent. The City shall have the right to terminate the Lease at any time for any reason at its sole and absolute discretion by giving 30 days' written notice to the Lessor.

HONORABLE MAYOR AND CITY COUNCIL  
November 9, 2004  
Page 2

With the exception of these changes, all other terms, covenants and conditions in Lease No. 25974 shall remain in effect.

This letter was reviewed by Senior Deputy City Attorney Donna F. Gwin on October 22, 2004 and Budget Management Officer David Wodynski on October 28, 2004.

TIMING CONSIDERATIONS

City Council action is requested on November 9, 2004, to provide sufficient time to execute the Fourth Addendum to Lease No. 25974 before the current contract terminates on November 10, 2004.

FISCAL IMPACT

In Fiscal Year 2005, the Department of Health and Human Services shall incur an estimated cost of \$9,941.52 for rent for the new contract term. Sufficient funds have been budgeted in the Health Fund (SR 130) in the Department of Health and Human Services (HE).

IT IS RECOMMENDED THAT THE CITY COUNCIL:

Authorize the City Manager to execute the Fourth Addendum to Lease No. 25974 with Nancee D. Kioudjain as Trustee of the Hallaian Family Trust for office space at 1400 Obispo Avenue to extend the term for two months, with the right to terminate on 30 days' written notice.

Respectfully submitted,



*Er* MELANIE S. FALLON  
DIRECTOR OF  
COMMUNITY DEVELOPMENT  
MSF:RRA:MDL:lel



RONALD R. ARIAS  
DIRECTOR OF HEALTH  
AND HUMAN SERVICES

Attachments: Exhibit "A" - City Council Letter dated October 6, 1998  
Exhibit "B" - City Council Letter dated June 19, 2001

APPROVED:



GERALD R. MILLER  
CITY MANAGER