



CITY OF LONG BEACH

C-7

DEPARTMENT OF PUBLIC WORKS

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June 21, 2011

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Authorize the City Manager to execute any and all documents necessary for the First Amendment to Lease No. 27347 between the City of Long Beach and Jean A. Tanaka, an individual, for City-leased property at 1400 West Wardlow Road for its continued use as Tanaka Park. (District 7)

DISCUSSION

On June 19, 2001, the City Council authorized the execution of Lease No. 27347 (Lease) for a ten-year term for 1.38 acres of land at 1400 West Wardlow Road for the creation of a mini-park to be known as Tanaka Park. This park was developed through a unique collaboration between the Seventh District Council Office, the surrounding community, various City departments, and the Tanaka family. Through the development, the leased property currently serves as additional outdoor recreational space in a densely populated area of Long Beach. Completed in January 2004, Tanaka Park is primarily passive, but includes a playground, a half-court basketball court, benches and a rubberized perimeter-walking trail.

The Lease terminated on April 30, 2011. Ms. Tanaka is amenable to extending the term of the Lease for the continued use of the property as Tanaka Park. The proposed First Amendment to the Lease shall contain the following major terms and conditions:

- Landlord: Jean A. Tanaka, an individual.
- Tenant: City of Long Beach.
- Leased Premises: Approximately 1.38 acres of land located at 1400 West Wardlow Road.
- Term: The term of the Lease shall be extended for an additional five years and shall terminate on April 30, 2016. Either party may terminate the Lease on thirty (30) days prior notice if Landlord sells or develops the property, or if the Tenant creates a nuisance, permits any noise or odors that constitute a nuisance, or defaults, breaches or fails to perform any terms of the Lease.

All other terms and provisions in the Lease shall remain in full force and effect.

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This letter was reviewed by Deputy City Attorney Gary J. Anderson on May 2, 2011 and Budget Management Officer, Victoria Bell, on May 6, 2011.

TIMING CONSIDERATIONS

City Council action is requested on June 21, 2011, in order to execute the First Amendment allowing continued use of the leased premises as Tanaka Park.

FISCAL IMPACT

There is no rental fee to the City in association with this extension. Rent for the Lease was comprised of an initial one-time fee of \$1,800, improvements by the City and the ongoing maintenance of the leased premises. Sufficient funds are budgeted in the General Fund (GP) in the Department of Parks Recreation and Marine (PR) for the ongoing maintenance of Tanaka Park. There is no local job impact associated with this recommendation.

SUGGESTED ACTION

Approve recommendation.

Respectfully submitted,


MICHAEL P. CONWAY
DIRECTOR OF
PUBLIC WORKS


GEORGE CHAPJIAN
DIRECTOR OF
PARKS, RECREATION AND MARINE

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APPROVED:


PATRICK H. WEST
CITY MANAGER