



CITY OF LONG BEACH

DEPARTMENT OF COMMUNITY DEVELOPMENT

333 WEST OCEAN BOULEVARD • LONG BEACH, CALIFORNIA 90802

May 17, 2005

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Authorize the City Manager to execute a Sublease to Lease No. 25165 between the City of Long Beach and the Trustees of the California State University, Long Beach, for use of office space at 3447 Atlantic Avenue. (District 7)

DISCUSSION

On June 3, 1997, the City Council approved Lease No. 25165 for office space for the Career Transition Center (CTC) (Exhibit "A"). As the result of five subsequent lease amendments, the CTC now leases the entire 35,701-square foot office building at 3447 Atlantic Avenue. The CTC is a program operated through the Workforce Development Bureau (Bureau) that serves as a comprehensive one-stop career center, offering the services of multiple programs and agencies community-wide, assisting job seekers with job training and employment placement services. The CTC provides services to approximately 8,000 monthly visitors.

California State University, Long Beach (CSULB) contacted Bureau staff regarding the possibility of locating its Educational Opportunity Center (EOC) at the CTC. The EOC is a federally-funded program designed to assist adults seeking admission, readmission, continuation or enrollment in programs of post-secondary education. The EOC's mission is to assist program participants in reaching their educational and career goals by providing free quality information, guidance and services to individuals who meet the program criteria. Locating the EOC at the CTC may create a mutually beneficial, synergistic relationship.

A proposed Sublease with CSULB would contain the following major terms and conditions:

- Sublease Premises: Approximately 1,092 rentable square feet located on a portion of the second floor at 3447 Atlantic Avenue.

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- Term: Two-year term, commencing June 1, 2005. At termination, the Sublease will continue on a month-to-month basis.
- Rent: The monthly rent shall be \$1,856. (\$1.70 per rentable square foot per month). The monthly rental rate provided mirrors the amount paid by the City for the premises.
- Utilities: Utilities are provided as part of the monthly rental rate.
- Parking: Two parking spaces for CSULB staff are provided as part of the monthly rental rate.

CSULB shall comply with all other terms and conditions of Lease No. 25165. The Lessor has provided its written consent to sublease a portion of the leased premises.

This letter was reviewed by Deputy City Attorney Lisa Peskay-Malmsten on May 3, 2005 and Budget Management Officer David Wodynski on May 6, 2005.

TIMING CONSIDERATIONS

City Council action is requested on May 17, 2005, in order to facilitate the target sublease commencement date of June 1, 2005.

FISCAL IMPACT

Annual revenue in the amount of \$22,277 will accrue to the Community Development Grants Funds (SR 150) in the Department of Community Development (CD). There is no impact to the General Fund.

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SUGGESTED ACTION:

Approve recommendation.

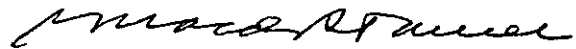
Respectfully submitted,



CRAIG BECK
ACTING DIRECTOR OF COMMUNITY DEVELOPMENT

CB:MFT:lel
Attachment: Exhibit "A" Council Letter Dates June 3, 1997
5.17.05 CC Ltr CTC Sublease

APPROVED:



GERALD R. MILLER
CITY MANAGER