



# CITY OF LONG BEACH

# C-11

DEPARTMENT OF COMMUNITY DEVELOPMENT

333 WEST OCEAN BOULEVARD • LONG BEACH, CALIFORNIA 90802

April 18, 2006

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

## RECOMMENDATION:

Authorize the City Manager to execute the First Amendment to Lease No. 29128 with Daryl and Kim Rouse for City-leased property at 1526 East 4<sup>th</sup> Street for a term of one year, with two one-year options for renewal at the discretion of the City Manager. (District 2)

## DISCUSSION

On January 18, 2005, the City Council authorized the execution of Lease No. 29128 with Daryl and Kim Rouse (Landlord) for approximately 800 square feet of space (Site) at 1526 East 4<sup>th</sup> Street. The Site is adjacent to the Miracle on 4<sup>th</sup> Street mini-park and is used by the Department of Parks, Recreation and Marine (PRM) to provide a children's art education program.

The lease expired on December 31, 2005. The City remains at the Site on a month-to-month tenancy, but would like to secure a longer lease term for continued art education programming.

The proposed First Amendment to Lease No. 29128 contains the following major provisions:

- Lease Term: The Lease Term shall be extended and shall terminate on December 31, 2006;
- Option Term: The City shall be granted two one-year options to renew the term of the Lease;
- Rent: Rent for the Lease Term shall be \$600 per month;
- Option Term Rent: If exercised, rent for the first one-year option term shall be \$650 per month. If exercised, rent for the second one-year option term shall be \$700 per month;

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- Utilities: Landlord shall pay for all utilities including water, gas, electricity and trash disposal;

The City shall continue to have use of the parking area adjacent to the building and the restrooms in the part of the building that is adjacent to the Site. All other terms, covenants and conditions in Lease No. 29128 shall remain in effect.

This letter was reviewed by Senior Deputy City Attorney Donna F. Gwin on March 28, 2006 and Budget Management Officer David Wodynski on April 6, 2006.

#### TIMING CONSIDERATIONS

City Council action is requested on April 18, 2006, in order to formalize an agreement for the City's continued use of the Site.

#### FISCAL IMPACT

Funds to cover the annual rental costs of \$7,200 are appropriated in the General Fund (GP) in the Department of Parks, Recreation and Marine (PR).

#### SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



for/ PATRICK H. WEST  
DIRECTOR OF  
COMMUNITY DEVELOPMENT

PHW:JMLR:lel  
4.18.06 CC Ltr 1526 E. 4th St. 1st Amendment.doc



PHIL T. HESTER  
DIRECTOR OF  
PARKS, RECREATION AND MARINE

APPROVED:



GERALD R. MILLER  
CITY MANAGER