



# CITY OF LONG BEACH

DEPARTMENT OF COMMUNITY DEVELOPMENT

C-9

333 WEST OCEAN BOULEVARD • LONG BEACH, CALIFORNIA 90802

June 21, 1994

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

RECEIVED  
CITY CLERK  
LONG BEACH, CALIF.  
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SUBJECT: Lease for a 2,610 Square Foot Building at 13-17 E. Market Street to House the Health and Human Services Department Administered Women, Infants and Children Program (W.I.C.) (9)

It is recommended that the City Council request the City Attorney to prepare and authorize the City Manager to execute a lease with Mr. Thomas F. Merrick for a 2,610 square foot building at 13-17 E. Market Street.

## BACKGROUND

The City's Department of Health and Human Services administers the W.I.C. Program from four locations. Since 1989, W.I.C. recipients in North Long Beach have been served through the North Community Center located in Houghton Park. The clientele has tripled and the North Long Beach facilities are no longer adequate to house the program. W.I.C. provides supplemental food and nutrition education for pregnant women and young children who are at nutritional risk. In order to better serve its clientele, the Health and Human Services Department has undertaken an extensive search of available office space in the North Long Beach area. They have concluded that the site that best fits their geographic and office space requirements, parking needs and budget is a former insurance building at 13-17 E. Market Street.

The following are the proposed terms and conditions of a lease with Mr. Thomas F. Merrick.

1. Premises - 2,610 rentable square feet with 18 free parking spaces.
2. Lease Term - The lease term shall be ten years and shall commence upon issuance of an Administrative Use Permit or completion of all tenant improvements, whichever occurs later. The City will have the right to cancel the lease annually, 120 days prior to the anniversary date.

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3. Rent - The rent will be \$.70 per square foot per month for the first five years and will be adjusted to fair market value for years six through ten.
4. Utilities, Maintenance and Repair - The City will pay for utilities, janitorial service, maintenance of the building exterior and landscaping and maintenance of the parking lot. Maintenance of the building exterior will be limited to keeping the property clean and free of debris and graffiti. The Landlord will be responsible for all repairs.
5. Improvements - Prior to the City taking occupancy of the building the Landlord will construct certain A.D.A. required improvements and will be carpeting, painting, and installing mini-blinds.

John Calhoun, City Attorney, has been consulted regarding this lease.

IT IS RECOMMENDED THAT THE CITY COUNCIL:

1. Request the City Attorney to prepare a lease between Mr. Thomas F. Merrick and the City for a 2,610 square foot building at 13-17 E. Market Street.
2. Authorize the City Manager to execute a lease with Thomas F. Merrick for a 2,610 square foot building at 13-17 E. Market Street.

Respectfully submitted,




SUSAN F. SHICK  
DIRECTOR OF COMMUNITY DEVELOPMENT



DIANA M. BONTA  
DIRECTOR OF HEALTH AND HUMAN SERVICES

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APPROVED:

  
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JAMES C. HANKLA  
CITY MANAGER



**Date:** October 15, 2004  
**To:** The Honorable Mayor and Councilmembers  
**From:** Tonia Reyes Uranga, Chair, I-710 Oversight Committee  
**Subject:** **Request by Gateway Cities COG for City Resolution Regarding the I-710 Major Corridor Study Design Concept and Community Recommendations**


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On October 28, 2004, the Gateway Cities Council of Governments (Gateway COG) I-710 Oversight Policy Committee (OPC) will be in a position to act on recommendations of their Technical Advisory Committee (TAC) and the Corridorwide Community Advisory Committee (CAC) Tier 2. The Gateway COG is requesting all cities along the I-710 Corridor to forward its City's position regarding the I-710 Major Corridor Study. Specifically they are requesting that each City adopt a resolution which forwards the recommendations of each community, and forwards support for the Tier 2 CAC Report. They are also requesting that each City Council articulate any specific issues that they believe require particular attention during the environmental phase of the project.

Tier One Community Advisory Committees in cities within the corridor have been developing locally preferred strategies for their communities without the full engagement of their City Councils. Unlike other cities, the City of Long Beach developed its strategy with the City Council through the I-710 Oversight Committee, which served as our Tier One CAC. On June 22, 2004, the Long Beach City Council took an action approving and concurring with the recommendations of the I-710 Oversight Committee incorporating the community recommendations and a systems approach. The approved Long Beach locally preferred strategy was forwarded to the I-710 OPC for incorporation into the corridorwide strategy. Both the physical improvements and the community's recommendations have been incorporated into the corridorwide strategy as well as the Tier 2 report, so technically, this action could be somewhat redundant. However, in keeping with the spirit of full community participation in Long Beach, both the I-710 Oversight Committee and the community should have an opportunity to review the final products of the regional TAC and Tier II Committees before the City Council officially approves these documents.

It is therefore recommended that the matter of adopting a resolution regarding the I-710 Major Corridor Study be referred to the I-710 Oversight Committee.

Respectfully Submitted,  
I-710 OVERSIGHT COMMITTEE

  
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Councilmember Tonia Reyes Uranga, Chair