



CITY OF LONG BEACH

DEPARTMENT OF ECONOMIC DEVELOPMENT

C-11

333 West Ocean Boulevard • Long Beach, CA 90802 • (562) 570-6099 • Fax (562) 570-6380

June 11, 2019

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Authorize the City Manager, or designee, to execute all documents necessary for a Lease with the Israel Dakar Trust, for the continued use of the premises at 402 Atlantic Avenue for City employee parking. (District 1)

DISCUSSION

On May 8, 2018, the Housing Authority of the City of Long Beach (Housing Authority) authorized the execution of Lease No. 34953 between the Israel Dakar Trust (Lessor) and the Housing Authority, for the property at 402 Atlantic Avenue (Leased Premises) (Attachment A – Site Map). The Leased Premises is a former gas station that has been activated by allowing general parking for Housing Authority staff, as well as periodic City-supported special events and programming that serve the adjacent community. The City has recently completed temporary improvements to the site, which include an asphalt overlay to repair the deteriorating surface of the lot, new striping of parking spaces, and installation of fencing, solar lighting, and decorative planters.

To allow for the City's continued use for general parking purposes and City-supported programming, a new proposed Lease with the Lessor has been negotiated containing the following major terms and provisions:

- Lessor: Israel Dakar Trust.
- Lessee: City of Long Beach, a municipal corporation.
- Leased Premises: 402 Atlantic Avenue, comprised of two parcels, 7281-006-101 and 7281-006-011. The building on the site is excluded from the Leased Premises.
- Purpose/Use: The Premises will be used for general parking purposes and for periodic City-supported programming, including arts, music, social events, and associated parking.
- Term: To commence on June 1, 2019 and terminate on June 1, 2020.

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- Options to Extend: The Lease may be extended for one additional one-year term.
- Rent: Rent will be \$1,313 per month.
- Maintenance/Utilities: Lessee will be responsible for keeping the Leased Premises clear of dumping and debris. Lessor will remain responsible for all other maintenance and improvements.
- Termination: Either party may terminate the Lease upon 30 days advance written notice.

This matter was reviewed by Deputy City Attorney Richard F. Anthony on May 23, 2019 and by Budget Management Officer Rhutu Amin Gharib on May 24, 2019.

TIMING CONSIDERATIONS

City Council action is requested on June 11, 2019, to finalize and execute the new Lease in a timely manner.

FISCAL IMPACT

The annual lease amount of \$15,750 is budgeted in the General Fund Group in the Economic Development Department. This recommendation has no staffing impact beyond the normal budgeted scope of duties and is consistent with existing City Council priorities. There is no local job impact associated with this recommendation.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



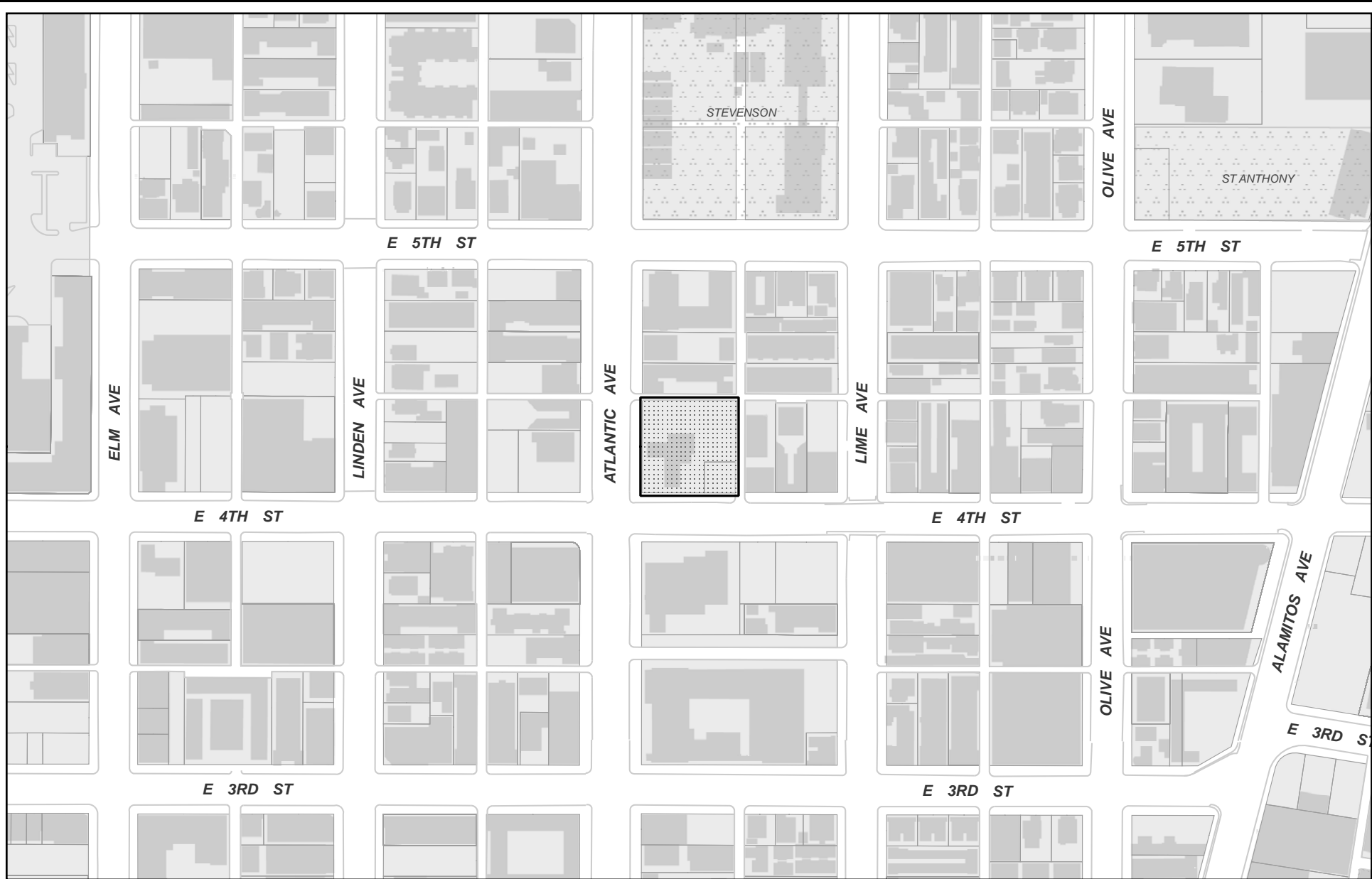
JOHN KEISLER
DIRECTOR OF ECONOMIC DEVELOPMENT

APPROVED:


PATRICK H. WEST
CITY MANAGER

JK:KC:MFT:LCC

Attachment A – Site Map



Subject Property:
APNs: 7281-006-010 &
7281-006-011
Council District : 1

Attachment A

