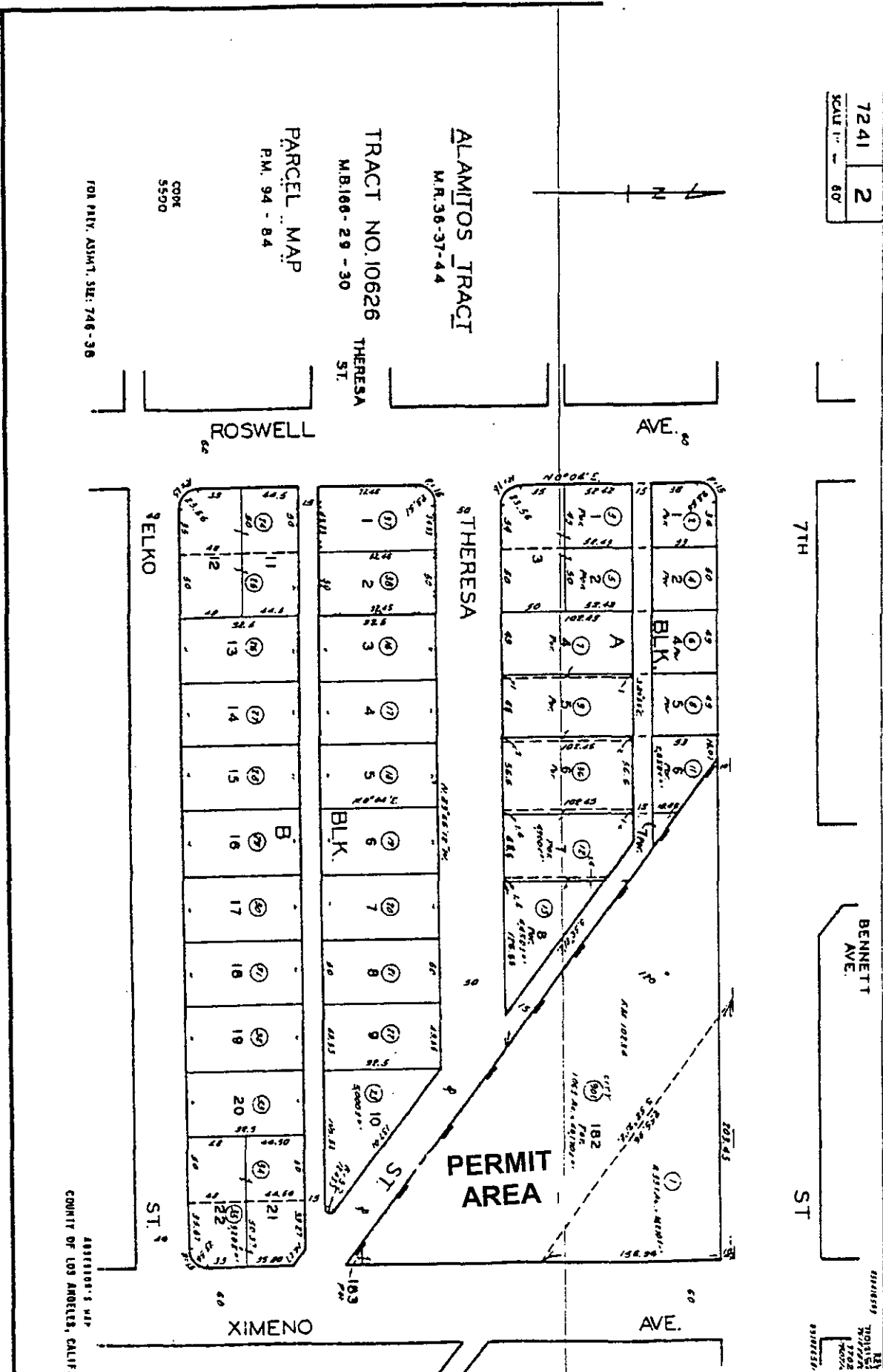


County of Los Angeles Rick Auerbach, Assessor

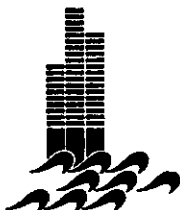
View Enlarged Map View Printing Instructions

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SCALE 1" = 80'



ASSessor's MAP
COUNTY OF LOS ANGELES, CALIF.

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COUNTY OF LOS ANGELES

**CITY OF LONG BEACH**

Department of Parks, Recreation and Marine

2760 N. Studebaker Road, Long Beach, CA 90815-1697

(562) 570-3100 • FAX (562) 570-3109

www.lbparks.org

July 15, 2004

Members of the Parks and Recreation Commission:

SUBJECT: Permit With Gene and Jan Todd for use of a Portion of the Former Pacific Electric Right-of-Way Property Located Between 7th Street and Ximeno Avenue

The Parks and Recreation Commission is requested to recommend that the City Council authorize a permit with Gene and Jan Todd (Permittee) for use of a portion of the former Pacific Electric right-of-way property located between 7th Street and Ximeno Avenue (7th and Ximeno Property). The 7th and Ximeno Property, part of the former Kitano's Nursery site, consists of a paved parking lot, storage structure, and plant growing beds. The permit will allow the Permittee to use the 7th and Ximeno Property as a temporary tree growing location and for limited retail sales of Christmas trees and Halloween pumpkins from October through December during the term of the permit.

The Permittee has sold Christmas trees within the City of Long Beach for 45 years and has used a portion of the former right-of-way south of Ximeno Avenue (South of Ximeno Property), as a tree sales lot during the Christmas season since 1996. Both the 7th and Ximeno Property and the South of Ximeno Property will be impacted by a pending Los Angeles County drain project, which may require trenching that could interfere with the properties in the future.

Upon completion of the Los Angeles County drain project, the Permittee plans to use the South of Ximeno Property as a year-round tree farm. Because the drain project has been subject to repeated delays, the Permittee has expressed interest in using the 7th and Ximeno Property to begin a small-scale tree-growing project using potted saplings.

The 7th and Ximeno property is currently vacant and unused. Once the Los Angeles County drain project is completed, it is anticipated that a park-use master plan will be developed for the 7th and Ximeno Property, the South of Ximeno Property and other portions of the former Pacific Electric right-of-way.

The proposed permit for the 7th and Ximeno Property contains the following main provisions:

- Permit Area: Portion of the former Pacific Electric right-of-way shown on Attachment A.

Members of the Parks and Recreation Commission
July 15, 2004
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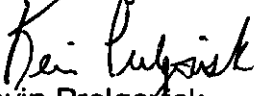
- Authorized Use: The permit area is to be used for growing trees and other plants in containers or pots. Use of existing structures will be permitted only for storage and other activities related to horticulture.

Limited seasonal retail sales of Christmas trees and Halloween pumpkins using the permit area will be allowed from October through December, subject to the City's issuance of a permit for retail sales for the South of Ximeno Property.

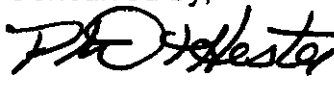
- Permit Fee: \$200 per month.
- Maintenance: The Permittee will be responsible for all day-to-day maintenance of the property.
- Utilities: The Permittee will pay all costs associated with utilities for the site.
- Insurance: Evidence of general liability, automobile, property and workers' compensation insurance naming the City as an additional insured will be required as directed by the City's Risk Manager.
- Term: One year with either party having the right to terminate the permit by providing the other party with 30-day written notice. At the conclusion of the one-year term, the City Manager will have the option to extend the term for an additional year.

It is recommended that the Parks and Recreation Commission recommend to the City Council that a permit with Gene and Jan Todd be executed allowing them to use a portion of the former Pacific Electric right-of-way property located between 7th Street and Ximeno Avenue for growing trees and other horticultural purposes.

Respectfully submitted,


Kevin Pregorisk
Manager, Business Operations Bureau

Concurred by,


Phil T. Hester
Director

KP:GP:DR:dr
Attachment